

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 7B

Tuesday, April 1, 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 - February 18, 2025, Special Meeting & March 4, 2025

[2025-304](#)

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

- 7.a** P25-010 Conley Drive - Small-Scale Comprehensive Plan Text Amendment

Location: The property is generally located at the southwest corner of NW Conley Drive and NW East Torino Parkway.

Legal Description: Port St. Lucie Section 47, Tract E (PB 16, PG 40)

This is a request to change the future land use designation from Limited Commercial (CL) to Low Density Residential (RL) for 3.72 acres.

[2025-303](#)

- 7.b** P25-030 City of Port St. Lucie Text Amendments - Title XV: Land Usage, Chapter 153 - Definitions; Chapter 158 - Zoning Code, Article VII - Institutional Districts, Section 158.110 - Institutional Zoning District (I); Article VIII: Commercial Districts, Section 158.120 - Neighborhood Convenience Commercial (CN); Article IX: Industrial Districts, Section 158.135 - Warehouse Industrial Zoning District (WI) and Section 158.137 - Utility Zoning District (U); and Article X: Planned Unit Development Zoning District, Section 158.177 - Changes in Conceptual Plans; and Article XI: Supplementary Use Regulations Text Amendments, Section 158.212.

Location: N/A

Legal Description: N/A

The city is requesting a text amendment to amend Chapters 153 and 158 of the Zoning Code.

[2025-302](#)

8. Public Hearing - Quasi-Judicial

- 8.a** P22-093 Tradition - DRI Amendment [2025-300](#)
This project is generally located west of Interstate 95 and north and south of Tradition Parkway.
Legal Description: All of Section 9 and a portion of Sections 4, 5, 6, 7, 8, 10, 15, 16, 17 and 18, Township 37 South, Range 39 East and a portion of Section 33, Township 36 South, Range 30 East, St. Lucie County, Florida. The full legal description is included in the submittal packet.
This is a request for the 7th Amendment to the Tradition DRI.
- 8.b** P24-149 America Walks - Becker Road Master Planned Unit Development (MPUD) Amendment [2025-301](#)
Location: This project is generally located south of Becker Road and between Interstate 95 and SW Village Parkway.
Legal Description: Tracts, D, G, and A Southern Grove Replat No. 30
This is a request to amend the America Walks - Becker Road MPUD (Master Planned Unit Development) Regulation Book and Concept Plan to revise the development plan for approximately 59 acres of undeveloped land (Tracts D and G) within the MPUD.
- 8.c** P24-213 LTC Ranch - Wylder Commercial Planned Unit Development (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).

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.