

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, April 1, 2025

6:00 PM

Council Chambers, City Hall

Addition of Item 7B

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](#)

ACTION: Motion passed unanimously by voice vote to approve the minutes of the Special Planning and Zoning Board Meeting of February 18, 2025, and the Planning and Zoning Board Meeting of March 4, 2025.

Approved

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

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

[2025-303](#)

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.

ACTION: Motion passed (5-2) by roll call vote to approve the denial of the Conley Drive
 - Small-Scale Comprehensive Plan Text Amendment, with Board Member Pettibon and
 Vice Chair Norton dissenting.

Denied

- 7.b** P25-030 City of Port St. Lucie Text Amendments - Title XV: [2025-302](#)
 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.

ACTION: Motion passed unanimously by voice vote to approve the 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.

Approved

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.

ACTION: Motion passed unanimously by voice vote to approve the Tradition DRI Amendment, including the updated Page 24.

Approved

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.

ACTION: Motion passed unanimously by voice vote to approve the America Walks - Becker Road Master Planned Unit Development (MPUD) Amendment.

Approved

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).

ACTION: Motion passed unanimously by voice vote to table the Ranch - Wylder Commercial Planned Unit Development (PUD) - PUD Rezoning.

Tabled

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