

City of Port St. Lucie

Planning and Zoning Board

Action Agenda

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

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Douglas Harvey, Alternate
Joe Rosen, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, January 20, 2026

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order
2. Roll Call
3. Determination of a Quorum
4. Pledge of Allegiance
5. Approval of Minutes
6. Consent Agenda
7. Public Hearing - Non Quasi-Judicial

7.a P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive
Plan Amendment to the Future Land Use Map

2026-016

Location: 3500 SE Morningside Boulevard, generally located north of
the North Fork of the St. Lucie River, south of SE Westmoreland
Boulevard, between the western terminus of SE Pine Valley Street and
the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40
East (full description attached in Special Warranty Deed)

This is a request to amend the Future Land Use Map to change the
designation of approximately 28.6 acres from Commercial Limited (CL),
Residential Low (RL), and Open Space Recreational (OSR) to
Commercial General / Institutional (CG/I).

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to the City Council.

Approved

8. Public Hearing - Quasi-Judicial

8.a P25-158 Sandpiper Bay Resort PUD Amendment No. 2

2026-025

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East (full legal description attached in the PUD regulation book)

This is a request for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-158 Sandpiper Bay Resort PUD Amendment No. 2 to the City Council with the condition that the applicant will enter into a Revocable Encroachment Agreement prior to Site Plan approval.

Approved

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn