

City of Port St. Lucie

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



Meeting Agenda

Tuesday, May 5, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

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

Joe Rosen, At-Large

Douglas Harvey, Alternate

Peter Webb, 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 - April 7, 2026

[2026-412](#)

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

7.a P26-042 City of Port St. Lucie- Zoning Text

[2026-409](#)

Amendment-Section 158.225 Outdoor Sales and Special Events.

This is a request to amend Section 158.225 to include a different title, provide definitions and remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

8. Public Hearing - Quasi-Judicial

8.a P24-179 McCarty Road, LLC - Planned Unit Development (PUD) Amendment

[2026-373](#)

Location: The property is located approximately 1.25 miles south of Midway Road and east of McCarty Road.

Legal Description: The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1. Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

This is a request for the 1st amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.

- 8.b** P25-178 Wilson Groves Parcel A - Master Planned Unit [2026-370](#)
Development (MPUD) Amendment No. 2
Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Legal Description: A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14, together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.
This is a request for a major amendment to the MPUD zoning regulation book for Wilson Groves Parcel A to reference independent design standards.
- 8.c** P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance [2026-399](#)
Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.
Legal description: Port St. Lucie Section Twenty Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D)
A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development
- 8.d** P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited Mixed Density (LMD) Rezoning [2026-402](#)
Location: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.
Legal Description: Port St. Lucie Section Twenty Three, Block 1616, Lots 5-10 (Plat Book 13, Pages 29, 29A-29D)
This is a request to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District.

- 8.e** P25-219 Dollar Tree - Gatlin and Bougainvillea - Special Exception Use [2026-407](#)
- The property is generally located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue.
- Legal Description: Lots 5-10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the public records of St. Lucie County, Florida
- This is a special exception use application for a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet.
- 8.f** P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 [2026-324](#)
- Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
- Legal Description: As set forth in the attached Warranty Deed
- The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

9. New Business

- 9.a** Selection of a Planning and Zoning Board Representative for the Site Plan Review Committee [2026-388](#)

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.