

**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  
Joe Rosen, At-Large  
Douglas Harvey, Alternate  
Peter Webb, Alternate

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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**Tuesday, May 5, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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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](#)

**ACTION:** Motion passed unanimously by voice vote to approve the April 7, 2026 minutes.

Approved

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

**7.a** P26-042 City of Port St. Lucie- Zoning Text  
Amendment-Section 158.225 Outdoor Sales and Special  
Events.

[2026-409](#)

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-042 City of Port St. Lucie- Zoning Text Amendment-Section 158.225 Outdoor Sales and Special Events to the City Council.

Approved

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-179 McCarty Road, LLC - Planned Unit Development (PUD) Amendment to the City Council with the condition that the proposed amendment to the Annexation Agreement (P26-046) shall be approved prior to the first reading of the ordinance for proposed PUD amendment.

Approved

**8.b** P25-178 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) Amendment No. 2

[2026-370](#)

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-178 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) Amendment No. 2 to the City Council.

Approved

**8.c** P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & [2026-399](#)

Joan - Variance

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

**ACTION:** Motion failed by roll call vote to approve P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance with Ms. Mocerino, Mr. Reikenis, Vice Chair Pettibon in favor and Mr. Rosen, Chair Norton, Mr. Previte, Mr. Spatara opposed.

Denied

**8.d** P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited [2026-402](#)

Mixed Density (LMD) Rezoning

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.

**ACTION:** Motion passed unanimously by voice vote to table P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited Mixed Density (LMD) Rezoning Location to a date uncertain.

Tabled

**8.e** P25-219 Dollar Tree - Gatlin and Bougainvillea - Special [2026-407](#)

Exception Use

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.

**ACTION:** Motion passed unanimously by voice vote to table P25-219 Dollar Tree - Gatlin and Bougainvillea - Special Exception Use to a date uncertain.

Tabled

**8.f** P26-026 Tradition Master Planned Unit Development [2026-324](#)

(MPUD) - Amendment No. 16

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 to the City Council with the following conditions:

1. It is required that any lighting on the site be shielded and/or oriented to prevent light spill-over on the parcel, and the applicant shall submit a Photometric Plan with the Site Plan for review.
2. The applicant shall extinguish or eliminate any access from the parcel into Heritage Oaks.
3. The applicant shall provide no less than a 10ft landscape buffer with a 6ft wall and 1ft berm with shrubs and deciduous trees on both sides, with the trees being placed 20ft on center on each side of the wall.

Approved

9. New Business

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

the Site Plan Review Committee

**ACTION:** Motion passed unanimously by voice vote to appoint Peter Spatara as the Planning & Zoning Board representative for the Site Plan Review Committee.

Approved

10. Old Business

11. Public to be Heard

12. Adjourn