

City of Port St. Lucie

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



Meeting Agenda

Tuesday, June 2, 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 - May 5, 2026

[2026-490](#)

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

7.a P25-113 Founders Crossing - Large Scale Comprehensive
Plan Amendment

[2026-499](#)

The property is generally located south of Midway Road and on the east and west sides of McCarty Road.

The legal description is Tracts A, C, and G, Founders Crossing PUD Master Plat (Plat Book 61, Page 2) and Tract A, Founders Crossing PUD Master Plat 1st Replat (Plat Book 62, Page 38).

This is a request to amend the future land use on approximately 60 acres of land.

8. Public Hearing - Quasi-Judicial

8.a P16-042-A3 Tradition Master Sign Program - 8th Amendment
Location: The property is located west of I-95, east of Range Line Road, and south of Crosstown Parkway.

[2026-497](#)

This request is to amend the Tradition Master Sign Program to allow for additional signage for larger commercial and industrial/warehouse uses.

8.b P25-220 SLW-Diamond Elite Academy, LLC - Special
Exception Use

[2026-515](#)

The property is located East of NW Peacock Blvd. and south of NW University Blvd.

Legal Description: University Park St. Lucie West Plat No. 143 Second Replat in Parcel 21D, Lot 1

This is a request to allow an enclosed assembly area over 3,000 square feet without an alcoholic beverage license for on-premises consumption of alcoholic beverages.

- 8.c** P26-059 Riverview Plaza - Buffer Wall-Landscape [2026-494](#)
Modification
Location: southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd. and north of the C-24 Canal.
Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 12, Page(S) 55, 55A through 55G, public records of St. Lucie County.
This is a request to provide enhanced landscaping in lieu of a wall per Section 154.12 of the Landscape and Land Clearing Code.
- 8.d** P26-003 Riverview Plaza Limited Mixed Use (LMD) [2026-496](#)
Rezoning/Conceptual Plan Amendment
Location: The property is generally located on the southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 12, Page(S) 55, 55A through 55G, public records of St. Lucie County.
This is a request to amend the previously approved Conceptual Plan to provide for a re-envisioned development plan.
- 8.e** P26-004 Riverview Plan-Special Exception Use (SEU) [2026-498](#)
Application
Location: Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section Twelve, according to the map or plat as recorded in the Plat Book 12, Page(s) 55, 55A through 55G, public records of St. Lucie County.
This is a request to approve a Special Exception Use (SEU) application to allow retail or personal services uses exceeding 50% of the building's gross square footage and to allow any one use to exceed 5,000 SF in the Limited Mixed Use (LMD) Zoning District as per Section 158.155 (D)(4 & 5) of the Zoning Code.
- 8.f** P26-023 Darwin Square Pollo Tropical - Parking Variance [2026-471](#)
Location: The property is located at 3201 SW Port St. Lucie Boulevard
Legal Description: Lot A of the plat of Darwin Square, according to the plat thereof recorded and filed in Plat Book 34, Pages 30 and 30A, in the public records of St. Lucie County, Florida
This is a request to grant a variance to reduce the required number of parking spaces by 18 spaces to allow the construction of a standalone drive-through restaurant.

9. New Business

- 9.a** Rescheduling of the November 2026 Meeting from
November 3rd to November 2nd.

[2026-461](#)

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.