



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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-113, Founders Crossing, Large Scale Comprehensive Plan Amendment with staff's conditions listed in Exhibit C., to the City Council.

Approved

8. Public Hearing - Quasi-Judicial

**8.a** P16-042-A3 Tradition Master Sign Program - 8th Amendment [2026-497](#)

Location: The property is located west of I-95, east of Range Line Road, and south of Crosstown Parkway.

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

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P16-042-A3, Tradition Master Sign Program, 8th Amendment with the stated condition, to the City Council.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-220, SLW Diamond Elite Academy, LLC, Special Exception Use, to the City Council.

Approved

**8.c** P26-059 Riverview Plaza - Buffer Wall-Landscape Modification [2026-494](#)

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.

**ACTION:** Motion passed unanimously by voice vote to approve P26-059, Riverview Plaza, Buffer Wall, Landscape Modification with the stated conditions.

Approved

**8.d** P26-003 Riverview Plaza Limited Mixed Use (LMD) Rezoning/Conceptual Plan Amendment [2026-496](#)

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-003, Riverview Plaza Limited Mixed Use (LMD) Rezoning/Conceptual Plan Amendment, to the City Council.

Approved

**8.e** P26-004 Riverview Plan-Special Exception Use (SEU) Application [2026-498](#)

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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-004, Riverview Plan-Special Exception Use (SEU) Application, to the City Council.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to approve P26-023, Darwin Square Pollo Tropical Parking Variance with the stated condition.

Approved

9. New Business

**9.a** Rescheduling of the November 2026 Meeting from November 3rd to November 2nd. [2026-461](#)

**ACTION:** Motion passed unanimously by voice vote to approve the rescheduling of the November 2026 Meeting from November 3rd to November 2nd.

Approved

10. Old Business

11. Public to be Heard

12. Adjourn