

# City of Port St. Lucie

## Planning and Zoning Board

### Action Agenda

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

Melody Creese, Chair  
Jim Norton, Vice Chair  
Peter Previte, Chair Pro-Tem  
Eric Reikenis, At-Large  
John "Jack" Doughney, At-Large  
Greg Pettibon, At-Large  
Peter Louis Spatara, At-Large  
Rose Mocerino, Alternate  
Douglas Harvey, Alternate

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

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<b>Tuesday, May 6, 2025</b>	<b>6:00 PM</b>	<b>Council Chambers, City Hall</b>
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1. Meeting Called to Order
2. Roll Call

Rollcall

3. Determination of a Quorum
4. Pledge of Allegiance
5. Approval of Minutes

**5.a** Approval of Minutes - April 1, 2025

[2025-417](#)

**ACTION:** Motion passed unanimously by voice vote to approve the minutes.

Approved

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this item.

8. Public Hearing - Quasi-Judicial

- 8.a** P17-097-A1 Riverland Master Sign Program - 1st Amendment [2025-413](#)

Location: The property is located south of the Discovery Way (E/W 1) right-of-way and west of the Community Boulevard right-of-way.

This is a request to approve the first amendment of the Riverland Master Sign Program.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P17-097-A1, Riverland Master Sign Program 1st Amendment, to the City Council.

Approved

- 8.b** P24-096 Murphy USA -Port St. Lucie Boulevard - Special Exception Use [2025-419](#)

Location: Northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard.

Legal Description: Tract B, 299 SW Port St. Lucie Blvd (Plat Book 167, Page 23)

This is a request for a Special Exception Use to allow a convenience store with fuel sales.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-096, Murphy USA, Port St. Lucie Boulevard Special Exception Use, with the stated conditions, to the City Council.

Approved

- 8.c** P24-152 Harbor Village (fka Gatlin Pointe Phase II) - Special Exception Use [2025-418](#)

Location: At the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description: Gatlin Pointe Lots 3 and 4 (OR Book 114, Page 27)

This is a request to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district, pursuant to Section 158.124(C)(13) of the Zoning Code. One of the proposed drive-throughs will include a menu board for ordering, while the other will operate without a menu board.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-152, Harbor Village (fka Gatlin Pointe Phase II) Special Exception Use, with the stated conditions, to the City Council.

Approved

- 8.d** P24-183 GHO Homes at Southern Grove Master Planned Unit Development (MPUD) - PUD Amendment [2025-311](#)  
Location: The property is located south of the intersection of Village Parkway and Becker Road, and south of the Becker Road right-of-way.  
This is a request to amend the MPUD to create an additional lot that was originally platted and proposed as an emergency ingress egress location. This will bring the total lot number from 300 to 301.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-183, GHO Homes at Southern Grove Master Planned Unit Development (MPUD), PUD Amendment, to the City Council.

Approved

- 8.e** P24-184 Murphy USA - SW Gatlin Boulevard - Special Exception Use [2025-421](#)  
Location: Northwest corner of SW Gatlin Boulevard and SW Import Drive.  
Legal Description: Port St. Lucie Section 31, Block 1702, Lots 9 and 10 and Tract P.  
This is a request for a Special Exception Use to allow a convenience store with fuel sales.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-184, Murphy USA SW Gatlin Boulevard Special Exception Use, to the City Council.

Approved

- 8.f** P24-213 LTC Ranch - Wylder Commercial Planned Unit Development (PUD) - PUD Rezoning [2025-101](#)  
Location: The property is located south of the proposed intersection of Midway Road and Wylder Parkway.  
Legal Description: LTC Ranch West, Tracts A and B.  
This is a request to rezone 72.88 acres from St. Lucie County Agricultural (SLC-AG-5) to Planned Unit Development (PUD).

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P24-213, LTC Ranch Wylder Commercial Planned Unit Development (PUD) PUD Rezoning, to the City Council.

Approved

- 8.g** P25-001 Sundance Port St. Lucie - Master Sign Program [2025-380](#)  
Location: The property is located on the north and south side of Becker Road West of Riverland Boulevard in the Wilson Groves DRI.  
This is a request to create a master sign program for Sundance Port St. Lucie.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-001, Sundance Port St. Lucie Master Sign Program, to the City Council.

Approved

- 8.h** P25-029 Veranda Landings - Landscape Modification [2025-396](#)  
Location: Southeast of SE Veranda Place and north of the Martin County line  
Legal Description: Veranda Plat No. 9 OST-1, OS-2, and Road Right-of-Way  
This is a request to provide landscaping in lieu of an architectural buffer wall on a 310' segment of the eastern property line per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

**(Clerk's Note:** Mr. Pettibon recused himself from voting; Voting Conflict form was added to the record.)

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-029, Veranda Landings Landscape Modification, with the stated condition, to the City Council.

Approved

- 8.i** P25-033 - Tradition SG 11 Master Planned Unit Development (MPUD) Amendment No. 1 - Application has been Withdrawn by Applicant [2025-428](#)  
Location: The subject property is located in the northwest quadrant of the intersection of SW Village Parkway and Marshall Parkway.  
Legal Description: The legal description is Parcels A and B, Tradition SG-11 MPUD  
This is a request to amend the MPUD.

(Clerk's Note: This item was previously withdrawn by the applicant.)

Withdrawn

9. New Business

10. Old Business

11. Public to be Heard
12. Adjourn