

# City of Port St. Lucie

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



## Meeting Agenda

**\*Addition of Item 8F\***

**Tuesday, May 7, 2024**

**6:00 PM**

**Council Chambers, City Hall**

## **Planning and Zoning Board**

*Eric Reikenis, Chair, Term 1, Expires 1/1/2027*

*Peter Previte, Vice Chair, Term 1, Expires 1/1/2027*

*Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027*

*Jim Norton, At-Large, Term 1, Expires 1/1/2027*

*John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027*

*Greg Pettibon, At-Large, Term 1, Expires 1/1/2027*

*Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027*

*Rose Futch, Alternate, Term 1, Expires 1/1/2027*

*Regenia Herring, Alternate, Term 1, Expires 3/25/2027*

*Please visit [www.cityofpsl.com/tv](http://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 2, 2024 & Special Meeting April 16, 2024

[2024-429](#)

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

- 7.a** P24-033 Rivella (fka Ravello) Development, LLC - [2024-394](#)  
Comprehensive Plan Amendment/Small -Scale  
Location: The property is located north of SE Morningside Boulevard and west of SE Westmoreland Boulevard.  
Legal Description: Tract A of Tesoro Preserve Plat No. 4.  
This is a request to amend the Future Land Use Designations for the parcel from General Commercial (CG), Limited Commercial (CL) and Low Density Residential (RL) to Medium Density Residential/ Institutional (RM/I).

**8. Public Hearing - Quasi-Judicial**

- 8.a** P16-042-A2 Tradition Master Sign Program Amendment No. 7 [2024-428](#)  
Location: The property is located west of I-95, east of Range Line Road, and south of Crosstown Parkway.  
This is a request to amend the Tradition Master Sign Program to provide a comprehensive update of all signs within the Tradition, Southern Grove, and Western Grove Communities. The amendment also provides a content neutral master sign program and is better aligned with the current signage needs of the communities.

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- 8.b** P00-221-A1 St. Lucie West Master Sign Program 5th Amendment [2024-404](#)
- Location: The project is located north of Crosstown Parkway west the Florida Turnpike and east of I-95.
- Legal Description: SLW Plat No. 178
- This is a request to amend The St Lucie West Master Sign Program. This 5th amendment is to bring the program in line with modern signage standards and desires. The proposed program will govern both existing and future residential and commercial signs, including those for the St. Lucie West Community.
- 8.c** P23-194 Southern Grove - Baron Shoppes Tradition-Cell Tower (PCW Holdings LLC) - Special Exception Use [2024-442](#)
- Location: The property is located at 10870 SW Tradition Parkway, south of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard.
- Legal Description: Southern Grove Plat No. 28, Parcel 3
- This is a request for a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District, with a Mixed Use Area designation, per Section 2.C.1. of the Southern Grove MPUD Regulation Book and Section 158.213 of the Zoning Code.
- 8.d** P24-026 Freese, James - Rezoning [2024-327](#)
- Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
- Legal Description: Port St. Lucie Section 31, Block 1706, Lot 12
- This is a request to rezone from Single Family Residential (RS-2) to Service Commercial (CS) zoning district.
- 8.e** P24-040 The Marketplace - Crunch Fitness - Special Exception Use [2024-432](#)
- Location: Southeast of the intersection of U.S. Highway 1 and SE Jennings Road.
- Legal Description: The Marketplace Lot D - Less First Replat in The Marketplace
- The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) zoning district per Section 158.124(C)(1) of the Code of Ordinances.
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**8.f** P22-311 Riverland/Kennedy DRI Parcel E - Master Planned  
Unit Development (MPUD) Application

[2024-305](#)

Location: The property is located north of Marshall Parkway, south of Discovery Way, east of Range Line Road, and west of N/S A.

Legal Description: The property is legally described as a parcel of land lying within Sections 18 and 19, Township 37 South, Range 39 East, St. Lucie County, Florida.

This is a request for a rezoning of 658.21 acres from St. Lucie County AG-5 to an MPUD to allow 2,061 age restricted dwelling units.

**9. New Business**

**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.