

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 8E

Tuesday, July 7, 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 - June 2, 2026

[2026-596](#)

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

7.a P26-080 City of Port St. Lucie - Text Amendment to Section 158.138 - Reserved, Section 158.213 - Wireless Communication Antennas and Towers, 158.217 - Accessory Uses and Structures, Section 155.11 - Enforcement of the Sign Ordinance, Section 155.07 - Regulations for Temporary Signs, Section 154.03 - Landscape Design Standards, and Section 121.02 - Permitted Locations.

[2026-576](#)

This is a request to update multiple sections of the Land Development Code to establish and implement a proposed Planned Industrial Park (PIP) zoning district.

8. Public Hearing - Quasi-Judicial

8.a P25-001-A1 Wilson Groves -Sundance PSL Master Sign Program

[2026-600](#)

Location: The property is located east of Range Line Road and north of the C-23 Canal.

This is a request to amend the master sign program to change the size and number of temporary signs allowed in open space tracts and to clarify the required setbacks from road rights-of-way.

- 8.b** P26-046 Riverland-West Sports & Recreation Master Planned Unit Development (MPUD) Rezoning [2026-594](#)
Location: The subject property is generally located south of SW Discovery Way, east of SW Sundance Vista Boulevard.
Legal Description: A portion of land lying in Sections 18 and 19, Township 37 South, Range 39 East, St. Lucie County.
This is a request to rezone approximately 33.23 acres of land from the St. Lucie County Agricultural (SLC AG-5) to the Riverland-West Sports & Recreation MPUD.
- 8.c** P26-052 Remade Church, Inc. - Special Exception Use [2026-599](#)
Location: The property is generally located at the southwest corner of SW Kentwood Road and SW Kimball Circle.
Legal Description: The property is legally described as Port St. Lucie Section Forty One, Tract H and Block 2926, Lots 7, 8, 9, and 10, according to the Plat thereof, recorded in Plat Book 15, Page 35, 35A through 35L, inclusive, of the Public Records of St. Lucie County, Florida
The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Open Space Recreation (OSR) zoning district per Section 158.100(C)(4) of the Code of Ordinances.
- 8.d** P26-054 Legacy Park North at Southern Grove Master Planned Unit Development (MPUD) Amendment No. 3 [2026-598](#)
Location: The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive.
Legal description: The legal description is Lots 1,2 3, WMT-1, WMT-2, and WMT-3, Southern Grove Plat No. 45 and Tract 7 and WMT-1, Southern Grove Plat No. 47.
This is a request to amend the MPUD document and concept plan for Legacy Park North at Southern Grove MPUD.
- 8.e** P26-025 Darwin Square Pollo Tropical - Special Exception Use [2026-595](#)
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 for the approval of a Special Exception Use (SEU) to allow a standalone restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(14) of the Zoning Code.

9. New Business

- 9.a** Review of Quasi-Judicial Procedures, the Sunshine Law,
Public Records, Ethics and Roberts Rules of Order

[2026-391](#)

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.