

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes - Draft

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

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

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Tuesday, November 4, 2025

6:00 PM

**Community Center, 2195 SE Airoso
Blvd.**

1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Acting Chair Norton at 6:00 p.m., on November 4, 2025, at Community Center, 2195 SE Airoso Blvd.

2. Roll Call

Members Present:

James Norton, Acting Chair
Peter Previte, Acting Vice Chair
Greg Pettibon
Eric Reikenis
Peter Spatara
Rose Mocerino, Alternate

Members Not Present:

John Doughney
Doug Harvey, Alternate

3. Determination of a Quorum

Acting Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

Acting Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - October 7, 2025[2025-1039](#)

Mr. Spatara moved to approve the minutes. Mr. Pettibon seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial**7.a** P25-120 MedSquare at Becker Road - Small-Scale
Comprehensive Plan Amendment[2025-1035](#)

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Lots 1, 2 and 3, Becker Commons, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida

This is a request for a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.

Carly Fabien, Deputy City Attorney, stated that Item 7a was related to Item 8d which was quasi-judicial, therefore she requested anyone speaking on Item 8d be sworn in at this time. the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

Acting Chair Norton inquired if there were any ex-parte communications, to which Acting Vice Chair Previte, Chair Norton and Mr. Reikenis replied in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, explained that the applicant was requesting a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) to allow for a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. She informed the Board that the site plan was approved in 2024, to construct a two-story medical office which is a permitted office. The land use designation is needed to allow the FSED to operate alongside the medical office services in a single location. She explained that the request was being processed concurrently with a PUD rezoning (Item 8d). She clarified that shifting the land-use designation to CG would allow for a broader array of potential future uses. If the amendment was approved, the property could be developed in the future for any use permitted under the CG category, not only the emergency medical facility currently being proposed. She noted that in 2006 and 2008 the property requested a land use change from CL to CG but was denied both times.

Mr. Reikenis inquired about the land use in the area and what consistencies with the City's Comprehensive Plan staff had found, to which Ms. Grubbs explained the surrounding areas and stated that there were adequate traffic analysis and public facilities availability as well as land use and zoning consistency. Acting Vice Chair Previte stated that a focus of the City was healthcare, to which Ms. Grubbs replied that there was a policy in the Comp Plan which encouraged medical offices for future sightings.

(Clerk's Note: A PowerPoint was shown at this time.) Tod Mowry, Redtail Design, gave a brief history of the property. He explained that the free-standing emergency department was separated from the hospital. He explained that the patients could not stay overnight at the FSED and there were no Code 3 (ambulance with sirens/no trauma) calls. He added that going to the FSED would be a trip reduction compared to what was already approved. He gave statistics of the nearby fire stations and described all the public outreach that had been carried out. Mr. Reikenis inquired about the lighting in the parking lot, to which Mr. Mowry replied that the lighting was approved in the Site Plan. Mr. Pettibon inquired if an economic analysis was completed to explain property values near hospital facilities, to which Kellie Hensley, Senior Regional Director of Marketing/Community Relations Florida Market at Cleveland Clinic, replied that she did not have that information. Mary Savage Dunham said that the change from CL to CG would allow for broader and intensity of uses.

Acting Chair Norton opened the Public Hearing.

Jesse Cooke voiced concerns over traffic and said that a brand-new HCA hospital was built 1.4 miles down the street.

Samantha Smigelski voiced concerns over traffic and safety and said that an ER facility, Florida Coast, was built across from the fire station.

Wes McCurry, Senior VP at the Economic Development Council of St. Lucie County, stated that the FSED aligned with the community's goals.

Tyler Sherrill, CEO of Florida Coast Medical Center, stated that the HCA hospital was not near capaCity. He felt that his hospital was satisfying the need of an ER in the area.

Acting Chair Norton closed the Public Hearing.

Mr. Mowry and the Board discussed traffic issues and turn-lanes in the

area. Mr. Mowry explained that urgent care, which was an allowable usage, could be a 24-hour facility.

Mr. Reikenis moved to recommend approval of P25-120, MedSquare at Becker Road, Small-Scale Comprehensive Plan Amendment, to the City Council. Acting Vice Chair Previte seconded the motion, which passed with Acting Chair Norton, Acting Vice Chair Previte, Mr. Spatara and Mr. Reikenis voting in favor and Mr. Pettibon voting against.

7.b P25-162 City of Port St. Lucie - Public Works Small- Scale
Future Land Use Map Amendment

[2025-1042](#)

Location: The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.

Legal Description: The property is legally described as Crosstown Parkway, Parcel 1 (PB 63, PG 34).

This is a request to change the future land use designation for approximately 38.93 acres of property from Utility (U) to Institutional (I).

(Clerk's Note: This item was heard after Item 8d.)

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner III, informed the Board that this item was a City initiated Small-Scale Future Land Use Amendment to be consistent with all City owned properties. He stated that the area was currently the City's solid waste drop-off center which would be closing in January. He explained the Future Land Use and Zoning in the area.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Acting Vice Chair Previte moved to recommend approval of P25-162, City of Port St. Lucie, Public Works Small Scale Future Land Use Map Amendment, to the City Council. Mr. Reikenis seconded the motion, which passed unanimously by voice vote.

7.c P25-176 City of Port St. Lucie - Zoning Text Amendment -
Chapter 153: Definitions and Chapter 158: Zoning Code

[2025-1045](#)

This is a request to amend Chapter 153 "Definitions" to modify the definition for Microbrewery and to add a definition for Craft Distillery, and to modify Subsections 158.135 and 158.136 of the Zoning Code to add Craft Distillery as a permitted use.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning and Zoning Deputy Director, explained that the item was a City initiated text amendment to Chapter 153 "Definitions" and Chapter 158

"Zoning Code" to expand the definition of microbrewery and to add the definition of craft distillery. She added that it would also conform to state statute.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Acting Chair Previte moved to recommend approval of P25-176, City of Port St. Lucie, Zoning Text Amendment, Chapter 153: Definitions and Chapter 158: Zoning Code, to the City Council. Mr. Reikenis seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 f.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P17-066-A1 Gatlin Plaza - Master Sign Program Amendment

[2025-1007](#)

No. 4

Location: The property is located just east of the I-95 Interstate along Gatlin Boulevard.

Legal Description: All of the Gatlin Plaza Plat. (PB 54, PG 18)

This is a request for the 4th amendment of the Gatlin Plaza Master Sign Program.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was proposing to amend the Master Sign Program for Gatlin Plaza. He showed the Concept Plan with the proposed updates.

Dennis Murphy, Culpepper and Terpening stated that he agreed with staff's presentation.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P17-066-A1, Gatlin Plaza Master Sign Program Amendment No. 4, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.b P24-131 FPL Savannah Substation - Cell Tower - Special

[2025-1036](#)

Exception Use

Location: North of SE Veterans Memorial Parkway and west of US Highway 1

Legal Description: A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida

The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Sofia Trail, Planner I, stated that she had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She stated that the applicant was requesting a 150-foot monopole tower within the General Use Zoning District on the Savannah Substation. She explained the Future Land Use of the surrounding areas, she showed a site area map, a site coverage map, a concept plan and an aerial. She explained that there were conditions of approval, 1.) in accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the City may order abatement of the same including but not limited to, requiring removal of the tower. 2.) Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars (\$15,000.00) shall be required prior to obtaining final site development permits.

Ms. Mocerino inquired as to whom was responsible if the tower collapsed, to which James Johnston, Shutts and Bowen, replied that FPL owned and maintained the pole and Verizon was the anchor licensee (antennas) on the pole.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing. Chair Pro Tem added that a public comment was added to the record.

Mr. Reikenis moved to recommend approval of P24-131, FPL Savannah Substation, Cell Tower, Special Exception Use, to the City Council with the conditions. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.c P25-099 Cashmere Townhomes PUD - Amendment No. 1 -[2025-1018](#)

Planned Unit Development (PUD) Amendment

Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.

Legal description: A portion of St. Lucie West Plat No. 178 (PB 49, PG 3)

This is a request to amend the Cashmere Townhomes Planned Unit Development (PUD) to revise the PUD concept plan, permitted uses, maximum building height, and setback and parking requirements.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson, Planner III, stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained the updates that the applicant intended to introduce through the amendment. He added that the City Council would need to approve the Site Plan.

(Clerk's Note: A PowerPoint was shown at this time.) Pete Hofheinz, Coteleur and Hearing, gave a brief history of the project, and explained the proposed changes to the PUD.

Acting Chair Norton opened the Public Hearing.

Edward Demirgian voiced his concerns about the increase in canal water and drainage.

The Deputy City Clerk administered the oath of testimony to Daniel McHenry who voiced his concern over the setback changes.

Acting Chair Norton inquired if there were drainage issues in the area, to which Clyde Cuffy, Public Works, replied in the negative but added that he would bring the concern to the drainage department's attention.

There being no one else to speak, Acting Chair Norton closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-099, Cashmere Townhomes PUD Amendment No. 1, Planned Unit Development (PUD) Amendment, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.d P25-121 MedSquare Becker Road - Planned Unit[2025-1043](#)

Development (PUD)

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida

This is a request to rezone 5.8 acres of land from Professional (P) to Planned Unit Development (PUD) for a medical facility which will include a freestanding emergency department.

(Clerk's Note: This item was heard after Item 7 a. and ex-parte information was heard under that item.)

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, stated that she had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She explained that the item was the companion for Item 7a. She informed the Board that the applicant was requesting to rezone the property from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED). She explained the surrounding uses and showed the proposed PUD Concept Plan.

Tod Mowry, Redtail Design Group, entered his presentation from Item 7a into the record.

Deputy City Attorney Fabien informed the public that the comments submitted under Item 7a would be included in the record for that item, but that they were also permitted to speak again.

Acting Chair Norton opened the Public Hearing.

Samantha Smigelski stated that the U-turn lane was narrow.

Acting Chair Norton closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-121, MedSquare Becker Road Planned Unit Development (PUD), to the City Council. Acting Vice Chair Previte seconded the motion which passed unanimously by voice vote.

A break was called at 7:09 p.m., and the meeting resumed at 7:18 p.m.

8.e P25-153 Verano South - School Access Road to Legacy Lion

2025-1012

Drive and North-South A Road to Sundance Vista Boulevard -
Street Name Changes

Location: North of Crosstown Parkway

Legal Descriptions: Portion of the Verano South - Pod H - Plat No. 1
and the North-South "A" Roadway Plat

This is a request to change the street names of School Access Road to
Legacy Lion Drive and of North-South A Road to Sundance Vista
Boulevard.

(Clerk's Note: This item was heard after Item 8c.)

Acting Chair Norton inquired if there were any ex-parte communications, to
which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson,
Planner III, stated that he had been sworn in and stated that the file was
submitted to the City Clerk's Office 5 days prior to the meeting and
requested that it be entered into the record. He explained that the applicant
was proposing to change two street names within the Verano DRI (Verano
South Pod H Plat No. 1 plat to Legacy Lion Drive and North-South A Road
to Sundance Vista Boulevard.) He informed the Board that the St. Lucie
County Commissioners had to approve the changes via resolution. The
Board and staff discussed whether it was meant to be Lion or Lions, to
which Nicole Fogarty replied that it should be Legacy Lions.

Acting Chair Norton opened the Public Hearing, there being no one to
speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend that the City Council approve P25-153,
Verano South, School Access Road, with the name selected by St. Lucie
County. Mr. Spatara seconded the motion which passed unanimously by
voice vote.

8.f P25-159 Shoppes at the Heart-Amore Façade Sign - Variance

[2025-1040](#)

Location: Southwest corner of SW Village Parkway and Discovery Way

Legal Description: SG-3 Commercial Shoppes at the Heart (PB 133-4)

Parcel A

This is a request to grant a variance to allow 315.52 SF more façade
signage than allowed by the Tradition Master Sign Program. The
increased square footage will be dispersed among three façade signs.

Acting Chair Norton inquired if there were any ex-parte communications, to
which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Marissa Da
Breo-Latchman, Planner II, stated that she had been sworn in and stated

that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She explained that the signage was the subject of this variance was located on the building at the northeast corner of the property, adjacent to the Heart in the Park public art feature. She showed an aerial, a map of the signage location, and a picture of the sign.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido and Associates, explained the issues with addressing all sides of the building as well as the other bays of users.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Pettibon moved to approve P25-159, Shoppes at the Heart-Amore Façade Sign Variance. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Approval of 2026 Planning & Zoning Board Meeting Schedule

[2025-1047](#)

Acting Vice Chair Previte moved to approve the 2026 Planning and Zoning Board meeting schedule. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

10. Old Business

There was nothing scheduled under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 8:21 p.m.

James Norton, Acting Chair

Shanna Donleavy, Deputy City Clerk