

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, October 7, 2025

6:00 PM

Council Chambers, City Hall

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 approximately 6:00 PM on October 7, 2025, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Acting Chair Norton

Acting Vice Chair Previte

Board Member Reikenis

Board Member Doughney

Board Member Pettibon

Board Member Spatara

Alternate Board Member Mocerino

Members Not Present:

Alternate Board Member Harvey

3. Determination of a Quorum

Acting Chair Norton determined 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 - September 2, 2025

[2025-917](#)

Board Member Pettibon moved to approve the minutes of September 2, 2025, Planning and Zoning Board meeting. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no items scheduled under this portion of the agenda.

7. Public Hearings - Non Quasi-Judicial

7.a P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale Comprehensive Plan Amendment

[2025-918](#)

Location: 3500 SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East

This is a request for a small-scale future land use map amendment to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I).

Bethany Grubbs, Planner, presented a PowerPoint Presentation of the City of Port St. Lucie's Application for Sandpiper Bay Small-Scale Comprehensive Plan Amendment.

Acting Chair Norton opened the Public Hearing. No one signed up to speak; therefore, he closed the Public Hearing.

There being no discussion, Board Member Spatara moved to recommend approval of P25-154, City of PSL – Sandpiper Bay, Small-Scale Comprehensive Plan Amendment, to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Hertz reviewed the process and procedures for Quasi-Judicial Hearings.

The Deputy City Clerk administered the Oath of Testimony to staff and those present who intended to speak on all items under Section 8 of the Agenda.

8.a P24-216 Pine Trace Planned Unit Development (PUD) - Amendment No. 4

[2025-804](#)

Location: The property is located at the NW Corner of St. James Drive and NW Pine Trace Avenue.

Legal Description: A portion of the Pine Trace PUD Plat (PB 49, PG 5),

the Pine Trace Phase II Plat, and all of the Pine Trace Second and Third Replats.

This is a request for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal service uses as allowed uses for Parcel A of the PUD.

The Board Members confirmed they did not have ex-parte communication.

Marissa Da Breo-Latchman, Planner, presented a PowerPoint Presentation on the Application of P24-216 Pine Trace Planned Unit Development (PUD) Amendment No. 4.

Acting Chair Norton inquired about the comment that the Applicant stated that they could not secure unified control. Attorney Hertz explained unified control to the Board.

Board Member Reikenis questioned why the Applicant could not secure unified control.

Jeremy Anderson, Common Oak Engineering, Licensed Professional Engineer, was present on behalf of the Applicant. Mr. Anderson presented a PowerPoint Presentation to the Board of their application for the PUD Amendment and Special Exception Use.

Acting Chair Norton asked if the City Council would require a 10-foot buffer wall, to which Mary Savage-Dunham, Director of the Planning and Zoning Department, advised that, since the property was adjacent to utility property, the City Code would not require the buffer wall. She advised the Board that they may add a condition during the Special Exception Use portion.

Board Member Reikenis inquired if the utility tract was fenced in, to which Planner Da Breo-Latchman responded in the negative and explained that only the lift station was fenced in.

Attorney Scott Baker at Zimmerman Kiser Sutcliffe explained and discussed the Declaration of Protective Covenants, Conditions and Restrictions for Pine Trace, a memorandum, Exhibit A, and the Amended and Restated Declaration of Conditions, Covenants, Easement and Restrictions for Pine Trace. He explained the Applicant's position relating to the unified control.

Acting Vice Chair Previte asked the Applicant to share the discussion they had with the HOA homeowners, to which Mr. Anderson shared that the HOA Board body was generally in support of the project.

Attorney Baker confirmed he spoke to the HOA Counsel in May 2025.

Attorney Hertz indicated she would like an opportunity to review the memo provided by Attorney Baker.

The memorandum was introduced into the file as Applicant's Exhibit #1.

Acting Chair Norton opened the Public Hearing.

Barbara Meinhardt, 5180 NW Pine Trail Circle, spoke against Item 8)a.

Clare Davis, 5365 NW Pine Trail Circle, spoke against Item 8)a.

Simone Boike, 5070 NW Pine Trail Circle, spoke against Item 8)a.

Barb Mazurkiewicz, 5060 NW Pine Trail Circle, spoke against Item 8)a.

Acting Chair Norton closed the Public Hearing.

Board Member Reikenis inquired about the size of Parcel A, to which Planner Da Breo-Latchman responded that it was 2.21 acres and discussed the use of the property.

Clyde Cuffy, Regulatory Division Director, Public Works, indicated that during the Site Plan process, the City staff goes into detail regarding the need to add any roundabouts, median access, any drainage needs, or tortoise studies. He noted that St. James was a county road, thus it would also be involved.

There being no further discussion, Board Member Pettibon moved to recommend approval of P25-216, Pine Trace PUD Amendment No. 4, to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.b P24-217 Pine Trace Parcel A - Special Exception Use

[2025-803](#)

Location: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue.

Legal Description: Pine Trace PUD, Tract D (PB 49, PG 5)

The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).

The Board Members confirmed they did not have ex-parte communication.

Sofia Trail, Planner, presented a PowerPoint Presentation on the Application of P24-217, Pine Trace Parcel A Special Exception Use.

Board Member Spatara inquired if the Board could require the Applicant to install a median cut, to which Director Savage-Dunham indicated that median cuts were particular to their engineering standards and usually addressed when engineering reviews the Major Site Plan and Traffic Study, which will determine if that would need to occur. She explained that the Board would not condition the matter but rather leave it up to the Public Works Department.

Alternate Board Member Mocerino asked who maintained the property, to which Mr. Anderson indicated it was the property owners' responsibility.

Acting Chair Norton asked if they would need to consider the type of business, to which Attorney Hertz advised that the Board's job was to review the Special Exception against the Special Exception criteria. She explained that the Board had already recommended approval of the PUD and could not consider who the end-user would be.

Mr. Anderson asked that their previous PowerPoint presentation shown for Item 8)a be introduced to this item. He reiterated that they were not requesting approval of the Site Plan, driveway access, or storm water management.

Acting Chair Norton opened the Public Hearing.

Barbara Meinhardt, 5180 NW Pine Trail Circle, spoke against Item 8)b.

Simone Boike, 5070 NW Pine Trail Circle, spoke against Item 8)b.

Barb Mazurkiewicz, 5060 NW Pine Trail Circle, spoke against Item 8)b.

Clare Davis, 5365 NW Pine Trail Circle, spoke against Item 8)b.

Acting Chair Norton closed the Public Hearing.

Director Cuffy advised that the Site Plan, sidewalks, and traffic analysis would be reviewed during the Site Plan Review process.

Director Savage-Dunham stated they would review the current state of the sidewalks based on Ms. Davis's comment.

Board Member Reikenis stated that the concerns vocalized during the

public comment would be detrimental to their neighborhood.

Board Member Pettibon stated he shared the same traffic concerns as the residents.

Board Member Reikenis expressed concern over the use exceeding 50% of the building's gross floor area and noted he was not sure if he could support this item.

Director Savage-Dunham indicated that this Special Exception Use did not exclude the limit of one tenant for the building.

Board Member Reikenis stated he was not inclined to be supportive of this item.

Board Member Spatara indicated the City should consider installing streetlights for the community, to which Director Savage-Dunham advised that there was a process for the installation of Residential Streetlights, but anything that is required relative to lighting would be discussed during the Site Plan Review process.

Acting Vice Chair Previte asked Mr. Baker to disclose the name of the HOA Counsel he spoke to in the past, to which Mr. Baker stated he spoke to Larry Cortez.

Board Member Reikenis asked if this item was a recommendation to the City Council, to which Director Savage-Dunham responded in the affirmative.

Acting Chair Norton asked if the Board should consider conditions since the Applicant did not secure unified control, to which Attorney Hertz explained that unified control did not relate to this application and was not related to the Special Exception Use. Director Savage-Dunham advised that the Board was able to place conditions related to the Special Exception Use and stated they were limited as to the scope of the proposal, review criteria, and the Board's opinion.

Board Member Pettibon moved to recommend approval of P24-217, Pine Trace Parcel A, Special Exception Use, with a condition to have a 6-foot buffer wall on the west side of the property line, to the City Council.

Board Member Spatara seconded the motion, which passed by roll call vote with Board Member Pettibon, Acting Chair Norton, Acting Vice Chair Previte, Board Member Doughney, and Board Member Spatara voting in

favor and Board Member Reikenis and Alternate Board Member Mocerino voting in opposition.

A recess was taken at 7:59 PM. The meeting resumed at 8:11 PM.

8.c P25-002 Savona Plaza Drive Thru Window - Special Exception

[2025-212](#)

Use

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.

Legal Description: Port St. Lucie Section 19, Tract H (PB 13, PG 19)

This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

The Board Members confirmed they did not have ex-parte communication.

Francis Forman, Planner, presented a PowerPoint Presentation of the P25-002, Savona Plaza Drive Thru Window, Special Exception Use Application.

Alternate Board Member Mocerino inquired if a radius package letter was mailed out, to which Planner Forman responded in the affirmative. She indicated she did not receive one and lives about a quarter mile away from the project. Planner Forman clarified that he received one email about an hour before the meeting in opposition.

Acting Chair Norton asked what the requirement radius was within the project, to which Planner Forman confirmed the radius for the letter mailing would be 750 feet.

Alternate Board Member Mocerino asked why the radius was so small, to which Planner Forman advised that the City Code requires a radius of only 750 feet.

Mary Savage-Dunham, Director of Planning and Zoning, shared that most communities only have 300 feet. She confirmed that a sign was posted on the property and a legal ad in the newspaper.

Acting Chair Norton inquired about how to change the radius, to which Attorney Hertz advised that a change would require a Text Amendment.

Acting Vice Chair Previte asked if the number of residents that were notified within the package the Board receives, to which Director Savage-Dunham stated they would evaluate if they should add the mailing list to the backup documentation. He recommended that the number of residents who received the letter would be sufficient, rather than the

mailing list itself.

Board Member Pettibon asked if the roundabout at Paar and Savona would be a requirement of this project, to which Planner Forman responded in the affirmative.

Clyde Cuffy, Regulatory Division Director, Public Works, clarified it was not a requirement of the project but rather a City project that addresses this intersection, as well as Paar and Darwin. Board Member Pettibon asked if the projects had been approved and funded, to which Director Cuffy responded in the affirmative.

Todd Mowery, Redtail, was present on behalf of the Applicant. He provided an update on the cell phone towers and discussed the importance of the Special Exception Uses approval process. Mr. Mowery provided a presentation of the Applicant's request.

Board Member Pettibon moved to recommend approval of P25-002, Savona Plaza Drive Thru Window, Special Exception Use, to the City Council with the conditions as presented by Staff. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

8.d P25-125 Anthony J. & Danielle N. Farinato - Variance

[2025-813](#)

Location: The property is located at 4002 SW Melbourne Street.

Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17 (PB 15, PG 16)

This is a request for a variance of 750 square feet to allow a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.

The Board Members confirmed they did not have ex-parte communication.

Planner Forman presented a PowerPoint Presentation of the P25-125, Anthony J. & Danielle N. Farinato Variance.

Board Member Pettibon asked what the side setback from the structure was, to which Planner Forman advised it was a 10-foot setback.

Acting Chair Norton inquired about the location of the proposed carport.

The Applicant, Anthony Farinato, introduced himself to the Board.

Board Member Spatara asked about the entrance way to get to the driveway, to which Mr. Farinato advised they would have to add another culvert in front of the entrance, which would require an additional permit process.

Acting Vice Chair Previte advised that he would not be supportive of approving the item.

Acting Chair Norton opened the Public Hearing. There being no one present, he closed the Public Hearing.

Board Member Spatara moved to recommend approval of P25-125, Anthony J. & Danielle N. Farinato Variance. Board Member Reikenis seconded the motion, which passed by roll call vote with Board Member Pettibon, Board Member Reikenis, Acting Chair Norton, Board Member Doughney, Board Member Spatara, and Alternate Board Member Mocerino voting in favor and Acting Vice Chair Previte voting in opposition.

8.e P25-148 Liana Marquis - Variance

[2025-915](#)

Location: 2712 SW Fondura Road

Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20

This is a request for a variance of 10,000 square feet to the lot area requirement and a variance of 20 feet to the lot width requirement to allow the property to be rezoned to Service Commercial (CS).

The Board Members confirmed they did not have Ex-Parte Communication.

Ivan Betancourt, Planner, presented a PowerPoint Presentation of the P25-148, Liana Marquis Variance Application.

Acting Chair Norton asked if this property was within the conversion area within the City, to which Planner Betancourt responded in the affirmative.

Acting Chair Norton opened the Public Hearing. Since no one was present, he closed the Public Hearing.

Board Member Pettibon moved to recommend approval of P25-148, Liana Marquis, Variance. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.f P25-147 Liana Marquis - Rezoning

[2025-901](#)

Location: 2712 SW Fondura Road

Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20

This is a request for the rezoning of a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

The Board Members confirmed they did not have ex-parte communication.

Sofia Trail, Planner, presented a PowerPoint Presentation of the P25-148, Liana Marquis Variance Application.

Acting Chair Norton asked if this property was within the conversion area within the City, to which Planner Betancourt responded in the affirmative.

Acting Chair Norton opened the Public Hearing. Since no one was present, he closed the Public Hearing.

Board Member Spatara moved to recommend approval of P25-147, Liana Marquis Rezoning, to the City Council. Board Member Pettibon seconded the motion, which passed unanimously by voice vote.

9. New Business

There were no items scheduled under this portion of the agenda.

10. Old Business

There were no items scheduled under this portion of the agenda.

11. Public to be Heard

No one signed up to speak for this portion of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 8:53 PM.

Jim Norton, Acting Chair

Daisy Ruiz, Deputy City Clerk