

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

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

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

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**Tuesday, April 2, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Request to Withdraw Item 8G\***

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 Chair Reikenis at 6:00 PM on April 2, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

Members Present:

Eric Reikenis, Chair  
Peter Previte, Vice Chair  
Melody Creese, Chair Pro-Tem  
John "Jack" Doughney  
Jim Norton  
Greg Pettibon  
Peter Louis Spatara

Others Present:

Mary Savage-Dunham, Director, Planning and Zoning  
Elizabeth Hertz, Senior Deputy City Attorney  
Carly Fabien, Deputy City Attorney  
Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Reikenis determined there was a quorum.

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Minutes - March 5, 2024

[2024-321](#)

Board Member Norton moved to approve the minutes of the March 5, 2024, meeting of the Planning and Zoning Board. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

At this point, Mr. Spatara suggested the Chair call for a voice (yea/nay) vote in lieu of a roll call vote when the Board is voting on items, unless the item is contentious. Chair Reikenis indicated the Board would discuss this further under Old Business.

6. Consent Agenda

There were no items on the Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

**7.a** P24-021 Calvary Port St. Lucie Ministries, Inc. - Future Land Use Amendment

[2024-319](#)

Location: The property is located north of St. James Boulevard and West of NW St. James Drive.

Legal Description: St. Andrews Park Commercial Parcel "C".

This is a request to amend the Future Land Use from Residential-Office-Institutional (ROI) to Institutional (I).

Noel Comeaux, Planning and Zoning, presented a PowerPoint presentation on this request to amend the Future Land Use of 13.244 acres from Residential-Office-Residential to Institutional. He indicated the agent is George Missimer, Cotleur & Hearing, and the applicant is Calvary Port St. Lucie Ministries. Planner Comeaux reviewed the summary of the request, location of the subject property, surrounding future land use and zoning as well as the background and justification. He stated the Future Land Use Amendment is consistent with the direction and policies of the Comprehensive Plan, given the applicant's intent to develop a school on the site, and the Planning & Zoning Department staff recommends approval.

George Missimer, Cotleur & Hearing, stated he was representing the applicant and property owner. He indicated they have several applications before the Board this evening, including a concurrent rezoning of the property as well as a PUD amendment. Mr. Missimer explained the ultimate goal of the property is to develop it as a private school. He stated Calvary Ministries owns and operates the Calvary Christian Academy and

their church location north of this property, so they are all connected in that location. Mr. Missimer explained they are amending the Future Land Use from ROI to Institutional due to recent Code changes. He reviewed the subject location, addressed the odd shape of the property, and discussed the Site Plan along with the proposed rezoning changes. Mr. Missimer noted the substantial reduction in potential traffic with this proposed land use change.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Mr. Norton inquired if ingress and egress studies were done for a school with regard to timing and compatibility with the area. Planner Comeaux indicated the City's traffic analysis showed a reduction.

There being no further discussion, Board Member Pettibon moved to recommend approval of P24-021, Calvary Port St. Lucie Ministries, Inc. - Future Land Use Amendment, to the City Council. Board Member Doughney seconded the motion, which passed unanimously by roll call vote.

## 8. Public Hearing - Quasi-Judicial

Deputy City Attorney Carly Fabien explained the Quasi-Judicial rules and procedures for the items under Section 8 of the Agenda. The Deputy City Clerk swore in those individuals who intended to speak on the Quasi-Judicial items.

### 8.a P23-181 Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning

[2024-212](#)

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.

Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.

This is a request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Chair Reikenis inquired if there were any ex parte communications, to which the members each indicated they had none to report.

Bridget Kean, Planning and Zoning, stated she was sworn in and the application was submitted to the Clerk's Office five days prior to this meeting. She asked that the file be added to the record.

Planner Kean provided a PowerPoint presentation on this application to rezone approximately 15.6 acres of property from St. Lucie County

Agricultural 5 to the zoning designation of City of Port St. Lucie Master Planned Unit Development. She indicated the agent is Chris Hollen, Kimley Horn and Associates, and the applicant/property owner is Mattamy Palm Beach, LLC. Planner Kean reviewed the location of the subject property, future land use, and the proposed project. She explained that the property will be divided into two areas: a 13.89 area designated for commercial and residential, and a 1.8 acre area designated for retail and office. She noted a site plan has been submitted for the 1.8 acre property for a future 10,000 square foot pharmacy. Planner Kean discussed the project access, MPUD concept plan, land use consistency, and Southern Grove NCD District Land Use Map. She stated the Site Plan Review Committee recommended approval on November 21, 2023, and the Planning & Zoning Department staff finds the application to be consistent with the City's Comprehensive Plan and Future Land Use Map, and recommends approval.

The applicant indicated he did not have a presentation.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

There being no further discussion, Board Member Spatara moved to recommend approval of P23-181, Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning, to the City Council. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.b** P23-188 Starbucks Cashmere - Special Exception Use

[2024-323](#)

Location: The property is located at the southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard.

Legal Description: BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20

This is a request for a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district.

Chair Reikenis inquired if there were any ex parte communications, to which the members each indicated they had none to report.

Bethany Grubbs, Planning and Zoning, stated she was sworn in and the official file was provided to the Clerk's Office five days prior to this meeting.

Planner Grubbs provided a PowerPoint presentation on this application for a Special Exception Use to allow a Starbucks drive-through in a General Commercial zoning district and indicated the applicant is Equity One (Florida Portfolio), LLC. She stated the proposed site is a 1.04 acre property, an outparcel located at the southwest corner of the intersection of

St. Lucie West Boulevard and Cashmere Boulevard. She noted the Site plan will be forthcoming upon any approval, when the traffic will be reviewed to the full extent. Planner Grubbs explained the stacking analysis showed that four vehicle spaces past the menu board is the typical use required and it has been met with no spillage onto Cashmere Boulevard. She reviewed the location of the subject property and surrounding areas, conceptual plan and elevations, as well as the compatibility analysis and SEU criteria.

Board Member Norton inquired about the queuing of the vehicles near Cashmere Boulevard, to which Planner Grubbs stated the comparable site analysis came back consistent. She explained they will ask for a full traffic analysis at the time of the Site Plan and review the queuing analysis in greater detail to see if the existing conditions need to be altered, so there is no spillage onto Cashmere Boulevard. She stated the queuing analysis submitted shows that it will not.

Vice Chair Previte confirmed there are no new access points and questioned how the queuing of vehicles will take place in the parking lot. Mr. Spatara stated in his experience, Starbucks and Chick-fil-A have long drive-through lines. Planner Grubbs explained the site is located in the rear of the shopping plaza, so there is an opportunity to rearrange the parking lot to allow for extra queuing if deemed appropriate after the full traffic analysis is reviewed.

Board Member Creese asked if the City or Planning & Zoning can do something should the traffic start flowing beyond what was anticipated. Planner Grubbs stated conditions can be applied to this is a Special Exception Use and explained the City can require a Site Plan submittal to rearrange the parking and queuing. Mary Savage-Dunham, Director Planning & Zoning, added that the Board did not have to condition anything, as this is a Special Exception Use and they will further review a major Site Plan. She stated if there is a problem down the road and the applicant is found to be in violation of the stacking and queuing, it would be a Code case. Ms. Savage-Dunham indicated the cure would be for the applicant to come back and make application to modify their site or their operations to end the problem. She stated there is a mechanism in place, if it becomes problematic in the future.

Ms. Savage-Dunham indicated the applicant, who is via Zoom, does not have a presentation. Deputy City Attorney Fabien asked that anyone on Zoom be sworn in. The Deputy City Clerk swore in the applicant at this time. Vice Chair Previte inquired about the Zoom policy, as he thought they were no longer allowing people to participate via Zoom. Ms.

Savage-Dunham stated they are stopping Zoom, and she will speak with her department.

Board Member Pettibon asked if the Board could approve with a condition that the applicant, prior to Site Plan approval, adequately document they are not going to put traffic out onto Cashmere Boulevard, or if there is any type of additional signage about not blocking the roadway. Ms. Savage-Dunham explained part of the Site Plan review process is to review a full traffic analysis, including the queuing and stacking demand. She stated Public Works reviewed it and stated, "The conceptual Site Plan submitted for the proposed restaurant drive-through provides queuing for up to 11 vehicles. Therefore, this plan as proposed is consistent with the direction and policies of the commercial development review for traffic generation, stacking, and circulation. No significant traffic impacts are proposed, based upon the conceptual Site Plan and drive-through queuing analysis submitted." Ms. Savage-Dunham indicated the next step would be part of Site Plan review with a more detailed review by Public Works as part of that process.

Chair Reikenis opened Public to be Heard.

1. David Sawtag (Clerk's Note: The last name may not be spelled correctly.), 204 SW Lake Forest Boulevard. Mr. Sawtag stated there is a pedestrian gate behind his home by the Home Depot and they cross the intersection there between the Shell and into the Walmart. He stated the traffic there is a nightmare with U-turns and the ART bus stop. Mr. Sawtag indicated queuing 11 vehicles out of that egress is his main concern. He recommended the Board table this item until a traffic study can address this intersection and the turnaround area. He noted the lot to the south has been sold and there is pending future development there for another strip mall. Mr. Sawtag stated that Cashmere cannot support the additional traffic, as the high school students will be traveling to this Starbucks, and the traffic is already bad after school.

There being no further comments, Chair Reikenis closed Public to be Heard.

Board Member Norton inquired about the peak hours of the study. Ms. Savage-Dunham indicated the peak hour is 8:00 AM to 9:00 AM. Planner Grubbs added that the high school starts at approximately 7:15 AM.

Board Member Pettibon confirmed that all queuing was internal to the site and not going out to Cashmere Boulevard, to which Planner Grubbs responded in the affirmative.

Vice Chair Previte indicated he would only agree to this if all of the queuing is located inside the plaza, as there is a lot of traffic in that area. Planner Grubbs noted that during the Site Plan process with City Council for Cashmere Ventures, the adjacent commercial center that was referenced, Councilwoman Morgan conditioned the Site Plan to make improvements to Cashmere and extend the median to avoid illegal U-turns. Planner Grubbs stated that during this review, the City's traffic engineer will look at this approved Site Plan condition as well.

Board Member Doughney noted the pinch-point in the queuing from the menu board is a problem today, and indicated the queuing will be backed up on Cashmere.

Board Member Creese inquired how many cars can be in the queue before it reaches Cashmere. Planner Grubbs stated the full traffic analysis has not been provided, but it will indicate how many turn movements there are in each direction of the three access points. Planner Grubbs estimated that seven vehicles could be in the queue before reaching Cashmere. Ms. Savage-Dunham added that this was a conceptual Site Plan and when they have the complete traffic study, the applicant may decide to move the menu board to allow for more queuing or stacking. She stated the Board could approve this application with a condition that allows minor adjustments to the conceptual Site Plan based upon the full traffic study. Ms. Savage-Dunham explained if Public Works deems to make a shift, they will be able to make minor changes. She stated the traffic study will be submitted with the full Site Plan, which takes place after this process.

Ms. Savage-Dunham further explained how the conceptual Site Plan goes with the Special Exception Use that permits this drive-through. She stated if the Board is inclined to support a Starbucks, but acknowledges that when the full traffic study comes in they may need to make minor adjustments to make the queuing longer or change the window, the Board could support the project with a condition that allows minor changes to the conceptual Site Plan in accordance with the traffic study and the full Site Plan. Mr. Doughney stated that was an excellent recommendation.

There being no further discussion, Board Member Doughney moved to recommend approval of P23-188, Starbucks Cashmere - Special Exception Use, to the City Council with the terms as explained by Ms. Savage Dunham where changes can be made after the full traffic study is received. Board Member Norton seconded the motion to allow staff to make the minor changes as needed, which passed (6-1) by roll call vote with Board Member Spatara dissenting.

**8.C** P23-219 St. Andrews Park Phase II Planned Unit[2024-322](#)

Development - PUD Amendment No. 2

Location: The property is located north of St. James Blvd. and west of NW St. James Drive

Legal Description: St. Andrews Park Phase II Planned Unit Development

This is a request to amend the St. Andrew Park Phase II Planned Unit Development (PUD) to reduce the size from 42.33 to 27.58 acres.

Chair Reikenis inquired if there were any ex parte communications, to which each member indicated they had none to report.

Noel Comeaux, Planning and Zoning, stated he was sworn in and the file was submitted to the Clerk's Office five days prior to this meeting. He asked that the file be added to the record.

Planner Comeaux provided a PowerPoint presentation on the St. Andrew Park Phase II Planned Unit Development, PUD Amendment No. 2, and indicated this was the same parcel discussed earlier regarding the future land use. Planner Comeaux stated the applicant is requesting to amend the St. Andrew Park Phase II Planned Unit Development comprised of 42.33 acres and reduce the size to 27.579 acres. He indicated the agent is George Missimer, Cotleur & Hearing, and the applicant is Calvary Port St. Lucie Ministries and St. Andrews Park Commercial, LLC. Planner Comeaux reviewed the location of the subject property, future land use, and existing zoning, noting that 14.751 acres will be removed. He also discussed the background and justification as well as the findings and recommendation. Planner Comeaux stated the Planning & Zoning Department staff recommended approval of the PUD Amendment.

At this time, Chair Reikenis disclosed that he is a member of the Calvary Church and his son is on the waiting list for the 5th grade. Senior City Attorney Elizabeth Hertz indicated there was no conflict of interest.

George Missimer, Coutleur & Hearing, stated he was sworn in. He provided a brief Powerpoint presentation on the PUD amendment for the St. Andrews Park PUD. Mr. Missimer explained this plan is undeveloped and has had several approved plans in the past. He reviewed the location of the subject property, the existing approved PUD Concept Plan, and proposed PUD Concept Plan. Mr. Missimer indicated the most recent approved PUD Amendment had a concept plan to include 60 additional town homes and villas, which would be connected to the existing St. Andrews Park town home community next door. He stated, for the record, they attended an HOA meeting at St. Andrews Park last month to present the project, and they received positive feedback and helpful suggestions

from the community.

Mr. Pettibon inquired if there was a current Site Plan for the school. Mr. Missimer stated they do have a Site Plan, but it will not be submitted to the City until tomorrow. Mr. Pettibon indicated the prior Site Plan contemplated this parcel using the eastern entrance into the neighborhood and asked if that was still being considered. Mr. Missimer responded in the negative. He explained the existing eastern entrance to the town and community today will remain in its current condition and will not be connected to the school.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

There being no further discussion, Board Member Pettibon moved to recommend approval of P23-219, Planned Unit Development (PUD) Amendment - St. Andrew Park Phase II, to the City Council. Board Member Norton seconded the motion, which passed unanimously by roll call vote.

- 8.d** P23-230 Calvary Port St. Lucie Ministries, Inc. - Rezoning  
Location: The property is located on the north side of NW St. James Blvd and west of NW St. James Drive.  
Legal Description: St. Andrews Park Commercial (PB 59-9) - Parcel C (13.244 acres) &  
St. Andrews Park Commercial (PB 59-9) - Parcel B (1.507 acres) (OR 3470-2836)  
This is a request to rezone 13.244 acres from Planned Unit Development (PUD) to Institutional (I) and 1.51 acres from PUD to Open Space Conservation (OSC).

[2024-320](#)

Noel Comeaux, Planning and Zoning, stated he was sworn in and the file was submitted to the Clerk's Office five days prior to this meeting. He asked that the file be added to the record.

Planner Comeaux provided a PowerPoint presentation on the St. Andrew Park Phase II Planned Unit Development, PUD Amendment No. 2. He indicated this was the same parcel discussed earlier regarding Calvary Port St. Lucie Ministries, Inc., and the request is to rezone 14.751 acres of that property. Planner Comeaux indicated the agent is George Missimer, Cotleur & Hearing, and the applicant is Calvary Port St. Lucie Ministries, Inc.

Planner Comeaux reviewed the location of the subject property, future land use, and existing zoning. He stated the request is to change the zoning from PUD to Institutional (I) for the outer parcel and from PUD to Open

Space Conservation (OSC) for the inner parcel, consistent with open space preservation. He discussed the surrounding future land use and zoning, background and justification, findings, and recommendation. Planner Comeaux stated the Planning & Zoning Department finds the request to be consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan and recommends approval.

At this time, Chair Reikenis inquired if there were any ex parte communications, to which each member indicated they had none to report. Chair Reikenis reiterated that he is a member of the Calvary Church and his son is on the waiting list for the 5th grade.

George Missimer, Coutleur & Hearing, stated he was sworn in and did not have anything to add to Staff's presentation. Mr. Missimer clarified the smaller parcel is being rezoned from PUD to Open Space Conservation and the larger parcel is being rezoned from PUD to Institutional.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

There being no further discussion, Board Member Spatara moved to recommend approval of P23-230, Calvary Port St. Lucie Ministries, Inc. - Rezoning, to the City Council.. Board Member Norton seconded the motion, which passed unanimously by roll call vote.

**8.e** 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.

Chair Reikenis inquired if there were any ex parte communications, to which each member indicated they had none to report.

Bethany Grubbs, Planning and Zoning, stated she was sworn in and the official file was provided to the Clerk's Office five days prior to this meeting. She inquired if the applicant was in attendance in person or online, and stated the applicant was not present. Chair Reikenis indicated the Board needed to make a motion to table this item to the next meeting.

There being no further discussion, Board Member Creese moved to table P24-026, Freese, James - Rezoning, to the Planning and Zoning Board meeting of May 7, 2024. Board Member Norton seconded the motion, which passed unanimously by voice vote.

**8.f** P24-029 Calvary Christian Academy - Variance[2024-324](#)

Location: The property is located 5545 NW St. James Drive.

Legal Description: Peachtree Place, Parcel No. 3

This is a request to grant a variance of 7 feet to allow a 42-foot-tall building addition to the existing school and a variance of 9.1 feet to allow a parapet wall to hide the mechanical equipment on the roof.

Chair Reikenis inquired if there were any ex parte communications, to which each member indicated they had none to report. Chair Reikenis reiterated that he is a member of the Calvary Church and his son is on the waiting list for the 5th grade.

Francis Forman, Planning and Zoning, stated he was sworn in and the official packet was submitted to the Clerk's Office five days prior to this meeting. He asked that the file be added to the record.

Planner Forman provided a PowerPoint presentation on the Calvary Christian Academy - Variance and indicated it was a different parcel. He explained the item is a variance of 7 feet to allow the addition of a 42-foot tall building, and a variance of 9.1 feet to allow a parapet wall to hide mechanical equipment on the flat roof. Planner Forman reviewed the project summary and variance request. He indicated the applicant is Connor Kennedy, Engineering Design & Construction, and the owner is Calvary Chapel Port St. Lucie West, Inc. Planner Forman showed the location of the subject property, future land use, zoning, boundary survey and elevation, and exterior rendering. He noted the location of the new addition between the school and the gymnasium as well as the mechanical unit on the flat roof with the extra height of the parapet wall. He concluded his presentation by reviewing the variance criteria.

Alejandro Toro, Engineering Design & Construction, stated he was sworn in and was representing the applicant. He provided a Powerpoint presentation and reviewed the request for the approval of two height variances. Mr. Toro discussed the associated code references, location of subject property and surrounding uses, existing and proposed conditions on the site, site plan and proposed building section, north and south elevations, and exterior rendering. He explained the reason for the request is the growing demand in St. Lucie County for these types of facilities. Mr. Toro stated the third story will allow Calvary Christian Academy to serve a wide range of students and allow for more elective classrooms. He indicated he was present at the March 25, 2024, City Council Meeting for an unrelated project, and Institutional uses from a public sector standpoint were granted an increase in height. He stated their request was the same but for the private sector.

Mr. Spatara inquired about the parking and the grade levels at the school. Mr. Toro indicated a Site Plan has been submitted and is currently under review. Matthew Wiggins, Head of School for Calvary Christian Academy, stated the grade levels are from kindergarten to the 10th grade. He explained queuing was important and they have a plan that includes the church across the street. He stated they never queue onto the road and the parking is not an issue. Ms. Savage-Dunham reminded the Board the matter before them is the variance for the height of the building and the height of the parapet wall.

Mr. Norton questioned if there was residential to the southeast of the subject property. Mr. Toro indicated there are currently town homes to the southeast, which are adjacent to the PUD presented earlier this evening. Mr. Norton stated the properties to the north, south, and west were the applicants properties and would be mostly impacted, to which Planner Forman responded in the affirmative.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

There being no further discussion, Board Member Creese moved to approve P24-029, Calvary Christian Academy - Variance. Board Member Pettibon seconded the motion, which passed unanimously by roll call vote.

**8.g** P24-013 Brian & Susan Barnes - Variance

[2024-202](#)

Location: 1003 SE Kitching Cove Lane

Legal Description: Kitching Cove Estates, Lot 3

This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

Chair Reikenis indicated this item was withdrawn.

9. New Business

Board Member Spatara spoke to his voting recommendation earlier in the meeting and stated if the members were comfortable with the way the Chair was calling the vote, he was fine with it. Chair Reikenis thanked Board Member Spatara for his comments.

10. Old Business

Chair Reikenis inquired about the policy for Zoom participation. Ms. Savage-Dunham stated she was not aware there would be a Zoom participate today and believed the intent was to move away from Zoom for these meetings. She stated she would circle back internally on this matter.

11. Public to be Heard

There were no comments from the public.

12. Adjourn

There being no further business, the meeting adjourned at 7:13 PM.

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Eric Reikenis, Chair

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Traci Mehl, Deputy City Clerk