

# 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

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

**Tuesday, April 16, 2024**      **6:00 PM**      **Council Chambers, City Hall**

---

**\*Special\***

## 1. Meeting Called to Order

6:00 PM

## A Special Meeting of Stockholders will be

A Special Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Reikenis at 6:01 p.m., on April 16, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

## 2. Roll Call

## Members Present:

Eric Reikenis, Chair

Peter Previte, Vice Chair

Jim Norton

John “Jack” Doughney

Peter Spatara

## Regenia Herring, Alternate

### Members Not Present:

# Melody Creese

Greg Pettibon

3. Determination of a Quorum
4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

## 5. Approval of Minutes

There was nothing to be heard under this item.

## 6. Consent Agenda

There was nothing to be heard under this item.

## 7. Public Hearings - Non Quasi-Judicial

There was nothing to be heard under this item.

## 8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for Item 8.a and the Deputy City Clerk swore in staff and applicants.

**8.a P24-041 City of Port St. Lucie Municipal Complex - Variance****2024-362**

Location: The property is located at 121 SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 18, Block 689, Lots 6-11 and a portion of Tract F.

This is a request to grant a variance of design relief to allow a flat roof with no pitched or sloped design elements.

Chair Reikenis inquired if there was any ex parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and 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 presented to the Board and stated that the request was for a variance to Section 5.4.1(1) of the Citywide Design Standards to allow for a flat roof design with no pitched or peaked design elements. He exhibited the subject property and aerial views and discussed the future land use and zoning. He also shared proposed exhibits of the building and its elevation.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spatara moved to approve P24-041 City of Port St. Lucie Municipal Complex – Variance. Mr. Doughney seconded the motion which passed unanimously by roll call vote.

## 9. New Business

(Clerk's Note: This item was heard at the start of the meeting.)

The Deputy City Clerk swore in Alternate Member Regenia Herring.

## 10. Old Business

There was nothing to be heard 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 6:10 p.m.

---

Eric Reikenis, Chair

---

Jasmin De Freese, Deputy City Clerk