

**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, December 2, 2025**

**6:00 PM**

**Council Chambers, City Hall**

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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 December 2, 2025, at City Hall, Council Chambers, 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984.

2. Roll Call

Members Present:

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

Members Not Present:

John Doughney

3. Determination of a Quorum

Acting Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

Acting Chair Norton requested a moment of silence for Police Sergeant Eric Lavasser and led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - November 4, 2025

[2025-1151](#)

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 P25-145 City of PSL Luca Bay - Small Scale Future Land Use Map Amendment

[2025-1073](#)

Location: The property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.

Legal Description: Being A Portion of a Parcel of Land Lying In Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, Saint Lucie County, Florida

This is a request to change the future land use designation of approximately 45.93 acres of property from Low Density Residential (RL) and Utility (U) future land use designation to the Open Space Recreation/ Institutional (OSR/I) future land use designation.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, explained that the item was City initiated and it proposed to amend the Future Land Use from Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation/ Institutional (OSR/I) for a property located 1.5 miles south of W. Midway Road and between NW East Torino Parkway and Florida's Turnpike; it would allow the zoning district to be brought into compliance for the purposes of park uses. He showed an aerial & explained the surrounding future land use designations and zonings.

Mr. Harvey inquired about the protection of the wetlands and Mr. Sisk responded that those details would be addressed during the Site Plan process, noting that the intent is to ensure their protection.

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 P25-145, City of PSL Luca Bay Small Scale Future Land Use Map Amendment, to the City Council. Mr. Pettibon seconded the motion, which passed which passed unanimously by voice vote.

**7.b** P25-151 City of PSL - Torino Park- Small Scale Future Land  
Use Map Amendment

[2025-1088](#)

Location: The property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway.

Legal Description: Port St. Lucie-Section 46- First Replat Tract F

This is a request to change the future land use designation for approximately 28.81 acres of property from the Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Sisk explained that the item was City initiated and it proposed to amend the Future Land use from Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation for a property located northwest corner of W Blanton Boulevard and NW East Torino Parkway; it will be included in the future development of Torino Regional Park. He explained that the land was previously owned by Saint Matilda and a land swap had taken place. He showed an aerial & explained the surrounding future land use designations and zonings.

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 P25-151, City of Port St. Lucie Torino Park Small Scale Future Land Use Map Amendment, to the City Council. Mr. Pettibon seconded the motion, which passed unanimously by voice vote.

**7.c** P25-177 City of PSL - Northport Utility Site Small-Scale  
Comprehensive Plan Amendment

[2025-1155](#)

Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.

Legal Description: Port St. Lucie Section Twenty Five, Block 325, Lots 7 through 10 (PB 13, PG 32)

This is a request for a small-scale future land use map amendment to change the future land use designation of approximately 0.92 acres from Residential, Office and Institutional (ROI) to Utility (U).

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, explained that the item was City initiated and it proposed to amend future land use designation from Residential, Office and Institutional (ROI) to Utility (U) to support the development of a City utility facility and act as a buffer to the Northport site.

Mr. Reikenis inquired about any changes that would be made to the site, to which Ms. Grubbs replied that all the invasive & non-native species would

be removed. Mary Savage-Dunham, Planning & Zoning Director, explained that departments have a policy to acquire parcels adjacent to their existing land holdings.

Mr. Harvey inquired if a new warehouse would be created, to which Ms. Grubbs replied that the Northport Site had a Master Plan that included a larger facility but currently there was no plan for this specific property.

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 P25-177, City of Port St. Lucie Northport Utility Site Small-Scale Comprehensive Plan Amendment, to the City Council. Mr. Harvey seconded the motion, which passed unanimously by voice vote.

**7.d** P25-199 City of Port St. Lucie - Zoning Text Amendment -

[2025-1149](#)

Chapter 158: Zoning Code - Institutional Zoning District

This application is a city-initiated text amendment to amend Chapter 158, Zoning Code to increase the maximum height allowed for publicly owned or operated buildings or uses.

(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 158-Zoning Code, Section 158.110 (g), Institutional Zoning District to provide for a maximum height of 65 feet for publicly owned or operated buildings or uses in an Institutional (I) Zoning District, a maximum height of 35 feet will remain for all other uses.

Mr. Harvey inquired if there was a definition for publicly known and operated, to which Ms. Kean replied that it would mean City or County owned. Ms. Savage referenced the new police training facility and emphasized that the City hoped to eliminate the need for variances whenever new municipal facilities were built.

Acting Chair Norton opened the Public Hearing.

Brad Moore voiced that the building height should be open to public businesses.

Ms. Savage clarified that the amendment was only related to Institutional areas which were mostly City owned campuses but would include IRSC if they wanted to build dormitories. There being no one else to speak, Acting Chair Norton closed the Public Hearing.

Deputy City Attorney Fabien clarified that the term “public buildings” encompasses city, county, and federal facilities, including universities, libraries, and other structures designated for public use.

Mr. Reikenis moved to recommend approval of P25-199, City of Port St. Lucie Zoning Text Amendment Chapter 158: Zoning Code Institutional Zoning District, to the City Council. Mr. Spatara 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 h.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

**8.a** P24-134 Decorative Concrete Specialists of South Florida -  
Special Exception Use

[2025-1119](#)

Location: 2134 and 2174 NW Commerce Lakes Drive.

Legal Description: Go Team Industrial Park-Unit Three-Block B, Lots 13  
& 14

The request is for a Special Exception Use (SEU) to allow a Concrete  
Plant at this location per Section 158.136 (C) (8) of the Zoning Code.

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 requesting a Special Exception Use (SEU) to allow a concrete plant in the Industrial Zoning District. He showed a conceptual site plan with the proposed improvements. He informed the Board that the Public Works Department found that the additional loading on City roads would cause faster deterioration of the roadway, therefore it was agreed that the applicant would need to provide 1" of additional asphalt from the project's southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.

Mr. Spatara inquired about the surrounding areas as he was concerned about noise and dust, to which Mr. Robinson replied that it was mostly commercial & industrial.

Julissa Carvel informed the Board that they used high quality dust collection systems which would be located on top of the silos and used a shaker system. She added that they would install buffers along with an

eight-foot concrete fence to mitigate noise. Jorge Mercado stated that the silos were around 20 feet high and added that the systems were electric which did not create noise.

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

Mr. Pettibon moved to recommend approval of P24-134, Decorative Concrete Specialists of South Florida Special Exception Use, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**8.b** P25-091 Town Place Master Sign Program

[2025-1081](#)

Location: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Legal Description: The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.

This is a request to create a master sign program for Town Place.

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

Mr. Reikenis moved to table P25-091, Town Place Master Sign Program to the January 6, 2026, Planning & Zoning Board meeting. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.c** P25-135 VRE PSL Landco, LLC - Variance

[2025-1134](#)

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1)

This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 4. 1. d. which requires a fueling station canopy length to not exceed 120 linear feet. The property owner seeks a variance of 34 feet to allow for a fueling station canopy length of 154 linear feet.

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.) Mr. Robinson 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 requesting a variance

of 34 feet to allow for a fueling station canopy length of 154 linear feet. He explained the future land use and the zoning & he showed a conceptual plan. He informed the Board that staff was requesting the following condition if approved, the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3- foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.

Chris Hollen, Kimley Horn, stated that he was available for questions.

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

Mr. Pettibon moved to approve P25-135, VRE PSL Landco, LLC Variance with the stated conditions. Mr. Harvey seconded the motion. Under discussion, Mr. Harvey clarified that the landscaping buffer should be planted on top of the three-foot buffer and planted at a minimum of two feet and maintained at three feet. The motion passed unanimously by voice vote.

**8.d** P25-137 VRE PSL Landco, LLC - Special Exception Use

[2025-1144](#)

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).

The request is for approval of a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances.

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.) Mr. Robinson 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 requesting a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District. He explained the future land use & zoning and showed a concept plan with the proposed canopy elevations. He stated that the site was consistent with the existing surrounding uses but added that there would be conditions for additional buffering if approved. If approved, staff

recommended the following conditions of approval: Prior to Site Plan approval, the proposed multiuse sidewalk located within the frontage landscape buffer along Becker Road shall be revised to be 10 feet in width and stay as a single meandering multiuse sidewalk as designed, and the existing 10-foot-wide multiuse sidewalks on Port St. Lucie Boulevard are to remain in the right-of-way. The landscaping along both rights-of-way shall be enhanced and provide the semi-opaque buffer intended to screen or minimize the view of uses along the street and sidewalks. In addition to the requirement of condition #2, the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets. Mr. Spatara inquired if electrical charging stations were required at the site, to which Mr. Robinson replied in the negative. Acting Vice Chair Previte questioned the order of the items on the agenda, to which Ms. Savage Dunham replied that the variance was required first because they needed the relief to develop the site as designed.

Chris Hollen, Kimley Horn stated that he was available for questions. Mr. Harvey stated that his clarification on the condition applied to the previous item would also apply to this one, and Mr. Hollen acknowledged this. Ms. Mocerino inquired if the convenience store would be 24 hours, to which Mr. Hollen replied in the affirmative.

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 P25-137, VRE PSL Landco, LLC Special Exception Use to the City Council with the stated conditions. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.e** P25-143 VRE PSL Lando, LLC - Variance

[2025-1143](#)

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1).

This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 2. 1. a. which requires a setback or "Build-To Zone" of 30-40 feet. The property owner seeks a variance of 13.3 feet to allow for a setback for the McDonalds Building of 53.3 feet.

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.) Mr. Robinson 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 requesting a variance of 13.3 feet to allow for a setback for the McDonald's building of 53.3 feet. He explained the future land use/zoning as well as the concept plan. He informed the Board that if approved staff recommended the following conditions, the area along the street next to the drive-through on Becker Road shall have a 3- foot berm with hedges that shall be planted at a minimum of 2 feet in height and then maintained at a height of no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets. Mr. Spatara inquired about the queuing, to which Ms. Savage Dunham replied that it would be covered in the special exception use item. Acting Vice Chair Previte inquired about the range regarding the setbacks in the Design Standards, to which Mr. Robinson replied that it was specific to the four corners of the Becker Road overlay.

Chris Hollen, Kimley Horn, stated that he was available for questions.

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

Mr. Spatara moved to approve P25-143, VRE PSL Lando, LLC Variance with the stated condition. Ms. Mocerino seconded the motion which passed unanimously by voice vote.

**8.f** P25-138 VRE PSL Landco, LLC - Special Exception Use

**[2025-1145](#)**

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).

This request is for approval of a special exception use (SEU) to allow a drive-through service in the General Commercial (CG) 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.) Mr. Robinson 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 request was for approval of a Special Exception Use (SEU) to allow a drive-through service within the General

Commercial (CG) Zoning District. He explained the future land use/zoning & location and showed the concept plan. He informed the Board that if approved staff recommend the following conditions, prior to Site Plan approval, the proposed multiuse sidewalk located within the frontage landscape buffer along Becker Road shall be revised to be 10 feet in width and stay as a single meandering multiuse sidewalk as designed. The perimeter landscaping shall be enhanced and provide the semi-opaque buffer intended to screen or minimize the view of uses along the street and sidewalks. In addition to the requirement of condition #2, the area next to the drive-through on Becker Road shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 feet in height and maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.

Mr. Spatara asked about queuing, and Mr. Robinson responded that the driveway could accommodate 13 cars and that it would take a significant number of vehicles before any impact would occur on the roadway. Acting Vice Chair Previte inquired if staff and the applicant discussed and agreed to the conditions, to which Mr. Robinson replied in the affirmative. Chris Hollen, Kimley Horn, stated that he was available for questions.

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

Mr. Pettibon moved to recommend approval of P25-138, VRE PSL Landco, LLC Special Exception Use to the City Council with the stated conditions. Acting Vice Chair Previte seconded the motion which passed unanimously by voice vote.

**8.g** P25-181 Barracuda Stations, LLC (Marathon) Monument -  
Variance

[2025-1152](#)

Location: The property is located at 10453 S US Highway 1.

Legal Description: A portion of Block 1, St. Lucie Gardens Plat, lying in Township 37 South, Range 40 East, Section 12

This is a request to grant a variance of 4 feet to allow a monument sign 6 feet from the side property line where 10 feet is required.

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, Environmental 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 applicant was requesting a variance of 4 feet to allow a monument sign 6 feet from the side property line where a setback of 10 feet is required. She clarified that when the Site Plan was approved, the required setback from the side property line for monument sign was 5 feet. She showed an aerial, a future land use map, the approved site plan and location exhibit.

The applicant stated that they were available for questions.

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

Mr. Reikenis moved to approve P25-181, Barracuda Stations, LLC (Marathon) Monument Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.h** P25-172 City of PSL - Northport Utility Site - Rezoning

[2025-1156](#)

Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.

Legal Description: Port St. Lucie Section 25, Block 325, Lots 7 through 10

This is a request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) 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.) Ms. Grubbs 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 City, the applicant, was requesting to rezone four parcels from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District.

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

Mr. Pettibon moved to recommend approval of P25-172, City of Port St. Lucie Northport Utility Site Rezoning, to the City Council. Mr. Spataro seconded the motion which passed unanimously by voice vote.

**9. New Business**

**9.a** Review of McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant

[2025-1055](#)

(Clerk's Note: This item was heard after Item 5.)

(Clerk's Note: A PowerPoint was shown at this time.) Zak Sherman, Executive Project Manager Parks & Recreation, informed the Board that the federal grant was due December 15th. He explained that staff proposed to improve the restrooms, soccer fields, dog park, build a new playground & picnic pavilion, and install a fitness station as well as a new maintenance building. He stated that the fund contains \$785,000 and the grant would match that.

Acting Vice Chair Previte moved to approve the McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

Acting Vice Chair Previte moved to approve moving Item 9a to be heard under Item 5. Mr. Harvey seconded the motion which passed unanimously by voice vote.

10. Old Business

There was nothing 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 7:13 p.m.

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James Norton, Acting Chair

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Shanna Donleavy, Deputy City Clerk