

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

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

Jim Norton, Chair  
Greg Pettibon, Vice Chair  
Eric Reikenis, Chair Pro-Tem  
Peter Previte, At-Large  
Peter Louis Spatara, At-Large  
Rose Mocerino, At-Large  
Douglas Harvey, Alternate  
Joe Rosen, Alternate

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**Tuesday, January 6, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Request to Table Item 8B\***

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 January 6, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Jim Norton, Vice Chair/Acting Chair

Peter Previte

Eric Reikenis

Greg Pettibon

Peter Spatara

Rose Mocerino

Joe Rosen, Alternate

Douglas Harvey, Alternate

3. Determination of a Quorum

4. Pledge of Allegiance

There being no discussion, Mr. Previte moved to hear item 9.c first. Mr. Reikenis seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 9.c was heard at this time.)

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

5. Approval of Minutes

**5.a** Approval of Minutes - December 2, 2025 [2026-042](#)

There being no corrections, Mr. Reikenis moved to approve the minutes. Mr. Previte seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

cThere was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

**7.a** P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive [2026-016](#)

Plan Amendment to the Future Land Use Map

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East (full description attached)

This is a request to amend the Future Land Use Map to change the designation of approximately 28.6 acres from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

There being no discussion, Mr. Reikenis moved to table P25-157 Sandpiper Bay Resort – Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to the January 20, 2026 Special Planning & Zoning meeting. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**7.b** P25-174 City of Port St. Lucie - Zoning Text Amendment - [2026-013](#)

Chapter 158: Zoning Code - Appendix B - City of Port St. Lucie Land Use Conversion Manual

This application is a city-initiated text amendment to the City of Port St. Lucie Land Use Conversion Manual (Appendix B) of the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Sofia Trail, Planner, presented to the Board and stated that this request was a zoning text amendment to the Land Use Conversion Manual, which would allow unified control as adequate legal documentation. She provided a background of the Conversion Manual, exhibited the Conversion Area

Map, and discussed the proposed amendment and analysis.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P25-174, City of Port St. Lucie - Zoning Text Amendment - Chapter 158: Zoning Code - Appendix B - City of Port St. Lucie Land Use Conversion Manual to the City Council. Mr. Spataro seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

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

**8.a** P25-091 Town Place - Master Sign Program Application [2026-015](#)

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 (PB 1, PG 35) (see Application for full legal description).  
 This is a request to create a master sign program for Town Place.

Vice Chair Norton 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.) Daniel Robinson, 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 the creation of a Master Sign Program for Town Place, which would provide a comprehensive regulation for all commercial and residential façade and monument signs within the Town Place development. He discussed the analysis and project comparison. Richard Lundy represented the applicant.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P25-091 Town Place - Master Sign Program Application to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.b** P25-158 Sandpiper Bay Resort PUD Amendment No. 2 [2026-025](#)

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard  
 Legal Description: Portions of Section 23, Township 37 South, Range 40

East

This is a request for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.

There being no discussion, Mr. Previte moved to table P25-158 Sandpiper Bay Resort PUD Amendment No. 2 to the January 20, 2026, Special Planning & Zoning meeting. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.c** P25-192 SLW-500 Stadium Property, LLC - Unit 117 - Variance

[2025-1089](#)

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Vice Chair Norton 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.) Cody Sisk, 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 to allow a reduction in the required parking for a recreational use for Jump Start Boutique Fitness Studio. He discussed the project background and parking analysis. He noted that items 9.d and 9.e were separate requests, but for the same property, and that this variance was only for 3 parking spaces on site because the current parking was being utilized for all the other spaces per code.

Vania Pedraja-Castro represented the applicant and Luke Lambert, Traffic & Mobility Consultants, was also present. Mr. Lambert discussed the parking analysis, noting that the data showed that they should have 96 spaces, but only had 94, and that at peak times they would be using around 74 spaces. Ms. Castro discussed the class times and Mr. Lambert stated that per the analysis, they would have an adequate number of parking spaces for the current businesses on the property.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Reikenis moved to approve P25-192 SLW-500 Stadium Property, LLC - Unit 117 – Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and

shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.d** P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 -  
Variance

[2025-1090](#)

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Vice Chair Norton 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.) Cody Sisk, 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 allow a reduction in the required parking for a recreational use/private fitness coach for Gold Standard Fitness Studio. He discussed the project background, parking analysis, future land use/zoning, and Site Plan.

Vania Pedraja-Castro represented the applicant and Luke Lambert, Traffic & Mobility Consultants, was also present.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Pettibon moved to approve P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 – Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Mr. Previte seconded the motion which passed unanimously by voice vote.

**8.e** P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 -  
Variance

[2025-1091](#)

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Vice Chair Norton 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.) Cody Sisk, 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 allow a reduction in the required parking for a medical use for a physical therapy office. He discussed the project background, parking analysis, and Site Plan.

Vania Pedraja-Castro and Marvin Mora represented the applicant and Luke Lambert, Traffic & Mobility Consultants, was also present. Mr. Mora discussed the model of the physical therapy office, and Mr. Reikenis expressed concerns for the possibility of patients needing to park on the grass. They then discussed caseloads, amount of spots they may take up per case, and length of the lease. Mr. Lambert then discussed the remaining empty spots and analysis.

Vice Chair Norton opened the Public Hearing. Resident Douglas Harvey spoke on the original purpose of the building and informed that under the Florida Accessibility Building Code Section 208.2.2, physical therapy buildings were required to have 20% of parking spaces accessible. Ms. Savage-Dunham stated that the owners still had 3 buildings on this site, so they have encouraged them to lease these sites for the uses that the buildings were designed for so that they did not find themselves in this position for the other units.

Ms. Pedraja-Castro informed that she had sent a letter to the other on-site businesses, of whom approved of the 3 businesses heard at this meeting to be added to the site. She also advised that she would not allow parking on the grass. Per the Board's inquiries, she also stated that they do not have assigned parking, nor allow for overnight parking.

There being no further public to be heard, Vice Chair Norton closed the Public Hearing. There being no discussion, Mr. Reikenis moved to approve P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 – Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Mr. Spatara seconded the motion which passed unanimously by voice vote.

**8.f** P25-195 6500 Selvitz, Inc. - Special Exception Use [2026-008](#)

Location: North of NW North Macedo Boulevard and west of NW Selvitz Road

Legal Description: Port St. Lucie Section Fourty Three, Tract E (PB 16, PG 15)

The request is for a Special Exception Use (SEU) for a developed property to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (daycare center) for a total of 3,778 square feet.

Vice Chair Norton 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.) Sofia Trail, Planner, stated that she 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. She presented to the Board and stated that the request was for a Special Exception Use (SEU) to add 957 sq. ft. of enclosed assembly area to an existing 2,821 sq. ft. of enclosed assembly area. She discussed the project background, surrounding areas, proposed floor plan, traffic impact statement, and evaluation of SEU criteria. Ms. Trail clarified that changing from Retail to Enclosed Assembly use would reduce average daily trips, but because it was to become a daycare, it would increase AM and PM traffic for drop-offs.

Manuel Leonor represented the applicant.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spatara moved to recommend approval of P25-195 6500 Selvitz, Inc. - Special Exception Use to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.g** P25-206 MidFlorida Credit Union Façade Sign - Variance [2026-010](#)

Location: 1692 SW Gatlin Boulevard

Legal Description: Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section Fourteen, and that part of vacated Merrick Street

according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.  
 This is a request to grant a variance from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow 58.07 SF more façade signage than allowed.

Vice Chair Norton 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.) Marissa Da Breo-Latchman, Planner, stated that she 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. She presented to the Board and stated that the request was for a variance of 58.07 sq. ft. to allow an additional façade sign, totaling 75.63 sq. ft. She discussed the zoning map, existing signage location, visuals from Rosser Blvd, and proposed signage exhibit. She noted that if they were to put the sign on the ground, they would lose parking space and must uproot landscaping, so it was recommended to be put on the building.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Gina Penney, Atlas Sign Industries, presented to the Board and discussed the history of the MidFlorida Credit Union, existing signage, proposed signage, and request for exception. She noted that the sign is non-illuminated.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to approve P25-206 MidFlorida Credit Union Façade Sign - Variance. Ms. Mocerino seconded the motion which passed unanimously by voice vote.

9. New Business

**9.a** Sunshine Law / Robert's Rules Training [2026-022](#)

Deputy City Attorney Carly Fabien presented to the Board and discussed Sunshine Laws, Public Records, Ethics, and Robert's Rules of Order.

**9.b** Election of Officers [2026-026](#)

Jim Norton was elected as Chair and Site Plan Review Committee representative, Greg Pettibon was elected as Vice Chair, Eric Reikenis was elected as Chair Pro-Tem.

**9.c** Oath of Office for Members [2026-030](#)

The Deputy City Clerk administered the Oath of Office to Rose Mocerino, Joe Rosen, Eric Reikenis, Jim Norton, and Greg Pettibon.

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 8:33 p.m.

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Jim Norton, Vice Chair

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Jasmin De Freese, Deputy City Clerk