

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

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

Melody Creese, Chair
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

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, February 4, 2025

6:00 PM

Council Chambers, City Hall

Addition of Items 7A and 9A

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 p.m. on February 4, 2025, 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
Melody Creese
Jim Norton
John "Jack" Doughney
Greg Pettibon
Peter Spatara

3. Determination of 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: December 3, 2024

[2025-108](#)

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

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P24-219 Paradise Realty 17, LLC - Small-Scale Comprehensive
Plan Map Amendment

[2025-109](#)

Location: The property is located at the northeast corner of SE Lennard Road and SE Longhorn Avenue.

Legal Description: Section 30, Block 1543, Lots 14-19 (PB 14, PG 10)

This is a request to change the future land use designation from Residential, Office, Institutional (ROI) to Institutional (I).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was to amend the Small-Scale Future Land Use Map from Residential, Office, Institutional (ROI) to Institutional (I) due to an incompatibility created from the previous amendment made in 2021 and she discussed the adequate public facilities analysis and traffic impact analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) George Gentile, Paradise 17 LLC, presented to the Board and further discussed the reasons for the amendment and property history, as well as outlined the proposed use versus the existing use. He exhibited the City's Conversion Chart: Policy 1.1.4.13 and discussed the proposal consistency. Mr. Previte inquired about the difference between the assisted living facility and a nursing & convalescent home, to which Mr. Gentile replied that there were licensing differences and that in a convalescent nursing home there needed to be specific medical staff on site, and for assisted living they did not need to be.

Chair Reikenis opened the Public Hearing. Resident Dawn Cerini expressed concerns about the item being referred to as a nursing/convalescent home, but it may have other uses on the site. There being no further public to be heard, Chair Reikenis closed the Public Hearing. Mr. Norton asked for clarification on the use, to which Attorney Hertz provided a clarification, noting that what the applicant was proffering was what was being represented before the Board, but it did not mean that it would be that in perpetuity on paper. Mr. Norton then inquired about the intention of the future land use, to which Mr. Gentile replied that it was to make legal non-conforming use become conforming and the applicant did say that he wanted to make a convalescent nursing home, and Attorney

Hertz provided further clarification on the desire of the applicant.

There being no further discussion, Mr. Doughney moved to recommend approval of P24-219 Paradise Realty 17, LLC - Small-Scale Comprehensive Plan Map Amendment to the City Council. Mr. Pettibon seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

8.a P24-213 - LTC Ranch - Wylder Commercial PUD - PUD [2025-101](#)

Rezoning

Location: The property is located south of the proposed intersection of Midway Road and Wylder Parkway.

Legal Description: LTC Ranch West, Tracts A and B.

This is a request to rezone 72.88 acres from St. Lucie County Agricultural (SLC-AG-5) to Planned Unit Development (PUD).

There being no discussion, Mr. Norton moved to table P24-213 LTC Ranch - Wylder Commercial PUD - PUD Rezoning. Ms. Creese seconded the motion which passed unanimously by voice vote.

(Clerk's Note: The motion was amended during item 9.a to reflect a date certain.)

There being no discussion, Mr. Spatara moved to table P24-213 LTC Ranch - Wylder Commercial PUD - PUD Rezoning to the March 4, 2025, Planning & Zoning meeting. Ms. Creese seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Election of Officers: Chair, Vice Chair & Chair Pro Tem [2025-131](#)

Upon ballot voting for Chair, a tie ensued, and a motion was called to determine the candidate. Mr. Previte moved to nominate Ms. Creese as the Chair. Mr. Norton seconded the motion, which passed unanimously by voice vote. Melody Creese was selected as Chair.

(Clerk's Note: An amended motion for item 8.a was made at this time.)

Upon ballot voting for Vice Chair, Mr. Norton held the majority vote. Mr. Reikenis moved to approve Mr. Norton as Vice Chair. Ms. Creese seconded the motion, which passed unanimously by voice vote. Jim Norton was selected as Vice Chair.

Upon ballot voting for Chair Pro-Tem, a tie ensued, and a motion was called to determine the candidate. Mr. Doughney moved to nominate Mr.

Previte as Chair Pro-Tem. Mr. Spatara seconded the motion, which passed unanimously by voice vote. Peter Previte was selected as Chair Pro-Tem.

Mr. Doughney moved to nominate Mr. Reikenis as the Planning & Zoning representative for the Site Plan Review Committee. Ms. Creese seconded the motion, which passed unanimously by voice vote. Erik Reikenis was voted as the Planning & Zoning representative for the Site Plan Review Committee.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was no public to be heard.

Ms. Savage-Dunham advised that there would be a Special Planning & Zoning Board meeting on February 18, 2025 at 6:00 p.m.

Mr. Spatara inquired about an update on the request to amend the City Code to reflect having the developers conduct mandatory community meetings, to which Ms. Savage-Dunham replied that they were holding internal discussions. Chair Reikenis stated that if the developer has not held a meeting, the Board should develop a culture of tabling the item. Attorney Hertz expressed concerns about codifying the mandatory requirement, and Mr. Spatara stated that multiple municipalities have adopted this requirement. Mr. Pettibon informed that he would not support this policy due to potential issues and Vice Chair Previte agreed. Ms. Creese stated that she would not want to require this, only strongly suggest it to the developer so that it makes the process smoother, and Ms. Savage-Dunham advised that they do currently make the suggestion.

Ms. Savage-Dunham then informed that there would be a Comprehensive Plan Workshop the next day and encouraged Board Member participation.

12. Adjourn

There being no further business, the meeting adjourned at 6:44 p.m.

Eric Reikenis, Chair

Jasmin De Freese, Deputy City Clerk