

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

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

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

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Wednesday, November 6, 2024

6:00 PM

Council Chambers, City Hall

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 November 6, 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
John "Jack" Doughney
Jim Norton
Peter Louis Spatara
Rose Futch, Alternate

Absent:

Melody Creese, Chair Pro-Tem
Greg Pettibon

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 - September 5, 2024 & October 2, 2024 [2024-984](#)

This Minutes item was Approved. Mr. Norton moved to approve the September 5, 2024, and October 2, 2024, Planning and Zoning Board Meeting Minutes. Mr. Doughney seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled for this portion of the agenda.

7. Public Hearings - Non Quasi-Judicial

7.a P24-094 Economy Storage - Comprehensive Plan [2024-742](#)

Amendment/Small Scale

Location: 1915 SW Hayworth Avenue, which is located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

Legal Description: Port St. Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to change the future land use designation from Commercial General (CG) to Service Commercial (CS).

Chair Reikenis indicated that the Applicant requested that this item be tabled to the December 3, 2024, Planning and Zoning Board Meeting. Mr. Spatara moved to table the item for the December 3, 2024, Planning and Zoning Board Meeting. Vice Chair Previte seconded the motion, which passed unanimously by voice vote.

7.b P24-130 Sandpiper Bay PUD Small-Scale Comprehensive Plan [2024-1104](#)

Amendment

Location: 3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Street intersection.

Legal Description: See attached survey.

This is a request for a small-scale future land use map amendment to change the future land use designation from Commercial Limited (CL) to Commercial General/Institutional (CG/I) for 6.83 acres of the overall project site.

Bethany Grubbs, Planning and Zoning Senior Planner presented a PowerPoint Presentation to the Board of the Sandpiper Bay PUD Small Scale Comprehensive Plan Amendment (formally known as ClubMED).

Mr. Norton inquired if the Applicant violated any City Code or had any outstanding fine, to which Planning and Zoning Director Mary Savage-Dunham responded in the negative.

The Deputy City Clerk administered the Oath of Testimony to those

individuals who would be testifying on Item 8c.

The Applicant, Rebecca Miller, President of LPMD Consulting presented a PowerPoint Presentation to the Board for Item 7b and 8c.

Vice Chair Previte and Ms. Miller discussed the public outreach meeting held with the residents.

Chair Reikenis opened the Public Hearing.

Robert Shettle, 3153 SE Monte Vista Street, spoke against the item.

Dorothy Rosch, 2940 SE Treasure Island Road, spoke against the item.

David Lipps, 2777 SE Bluem Way, spoke about the item.

Tracy Kutzler, 2861 SE San Jeronimo Road, spoke against the item.

Roseann Mazjanis, 2861 SE Morningside Boulevard, spoke against the item.

Joseph LaBonte, 1433 SE Cambridge Drive, spoke against Item 8b.

Robin Zinter, 2882 SE Farley Road, spoke against the item.

Chair Reikenis closed the Public Hearing.

Mr. Norton stated that the Board was considering a change of land use designation from CO to CG/I for 6.83 acres.

Ms. Miller addressed the public comments made during the Public Hearing.

Mr. Norton moved to recommend approval of P24-130, Sandpiper Bay PUD Small-Scale Comprehensive Plan Amendment to the City Council. Mr. Spatara seconded the motion, which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Mr. Norton, Mr. Spatara, and Mr. Doughney voting in favor and Ms. Futch opposed.

8. Public Hearing - Quasi-Judicial

8.a P24-050 Economy Self Storage - Rezoning

[2024-498](#)

Location: The property is located at 1915 SW Hayworth Avenue.

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to rezone 0.24 acres from the Single Family Residential (RS-2) zoning district to the Service Commercial (CS) zoning district.

Chair Reikenis indicated that the Applicant requested this item to be tabled to the December 3, 2024, Planning and Zoning Board Meeting. Mr. Norton moved to table the item for the December 3, 2024, Planning and Zoning Board Meeting. Vice Chair Previte seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 8c was heard after this item.)

8.b P24-070 10th Amendment to the Ravello/Rivella Planned Unit Development PUD

[2024-1100](#)

Location: The property is located east of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevard.

Legal Description: Tesoro Preserve Plats 1 through 5 and first replat of River Point PUD.

Request: An application for the 10th Amendment to the Ravello PUD.

(Clerk's Note: This Item was heard after Item 8c.)

Chair Reikenis inquired if there were any ex-parte communications, to which all Board members responded in the negative. Mr. Norton indicated he read all the comments received before the meeting, to which Director Savage-Dunham advised that those do not require disclosure since they were part of the packet.

Bridget Kean, Planning and Zoning Deputy Director presented the Board with a PowerPoint Presentation of the Application of the 10th Amendment to the Ravello/Rivella Planned Unit Development (PUD). She indicated that the Notice sent to the residents included the entire Ravello PUD. Deputy Director Kean stated that the 56 acres of parkland acquired by the City would remain parkland and was not a part of this application. She added that there was a water management tract dedicated to the Visconti Property Owners Association. Deputy Director Kean clarified there were no changes to either of those parcels.

Vice Chair Previte asked what residents were notified of the Amendment, to which Deputy Director Kean stated that they sent notice to all property owners who live within the PUD. She provided a brief historical overview of the Ravello/Rivella PUD.

Director Savage-Dunham gave the Board a historical summary of the 9th Amendment Ravello/Rivella PUD.

Deputy Director Kean presented the Board with the Future Land Use Map for the subject property, purpose, and requests of the Application.

Mr. Norton questioned the size of the entire PUD, to which Deputy Director Kean stated it was 416 acres. He asked if the Board was only reviewing 7 acres of the 416 acres, to which Deputy Director Kean responded in the affirmative.

Vice Chair Previte asked if the PUD was previously approved for 150 units of Assisted Living and if the Applicant was requesting to change half of the units to Independent Living, to which Deputy Director Kean advised that based on the City Code, the Applicant did not have to notify the City that they would like to convert 75 units to Independent Living. Vice Chair Previte discussed the Traffic Report submitted by the Applicant. Deputy Director Kean advised that when the Comprehensive Plan goes before the City Council an updated Traffic Analysis would be included.

Mr. Norton inquired if the reason the Applicant was also before the Board was due to the City changing its Code in 2021, to which Deputy Director Kean advised that it was correct and thus generating an incompatibility issue.

Director Savage-Dunham stated that the City took action to change the Future Land Use compatibility table with different zoning districts thus causing an inconsistency. Mr. Norton asked if the property rights were still grandfathered into the PUD, to which she responded in the affirmative and added that the Applicant was entitled to 150 units.

Attorney Hertz stated she could not confirm if the Applicant was grandfathered in and noted that they were attempting to modify the documents.

The Applicant, Attorney Michael Ryan, was present and explained he reviewed the comments submitted. He confirmed that he held a neighborhood meeting. Attorney Ryan discussed the concerns raised during the neighborhood meeting.

Vice Chair Previte asked Attorney Ryan when the neighborhood meeting was held, to which he stated it took place on October 22, 2024.

Chair Reikenis opened the Public Hearing.

Roseann Mazjanis, 2861 SE Morningside Boulevard, spoke against the item.

Scott Poundstone, 1477 SE Westmoreland Boulevard, spoke against the item.

David Lipps, 2777 SE Bluem Way, spoke against the item.

Thomas Gion, 2514 SE Snapper Street, spoke against the item.

Kim Gion, 2514 SE Snapper Street, spoke against the item.

Director Savage-Dunham offered additional information regarding the Application. She indicated that the Applicant offered to complete a supplemental restrictive covenant.

Mr. Norton asked if the land use would include a substance abuse home, to which Director Savage-Dunham responded in the negative. She advised the land use was only for an assisted living facility. Director Savage-Dunham stated that a restrictive covenant had been signed and would be recorded. If approved, they would file the restrictive covenant.

Deputy Director Kean explained that in 2017 the PUD prohibited the use of the following in parcel I: nursing homes, convalescent homes, substance abuse rehabilitation facilities, community residential homes, and group care homes.

Tracy Kutzler, 2861 SE San Jeronimo Road, spoke against the item.

Lydia Licari, 1370 SE San Ignacio Lane, spoke against the item.

Andrew Holland, 3014 SE Pine Valley Street, spoke against the item.

Charles D'Agata, 2552 SE Morningside Boulevard, requested that the item be tabled.

John Crawford, 1685 SE Holiday Road, spoke against the item.

Lisa D'Esposito, 1425 SE San Sovina Terrace, spoke against the item.

Robin Zinter, 2882 SE Farley Road, spoke against the item.

Kelly Lee, 2866 SE Ginza Street, spoke against the item.

Debra Guertin, 1201 SE Palm Beach Road, spoke against the item.

Laurie Goss, 1182 SE Mendoza Avenue, spoke against the item.

Jastrjembski Jouri, 1473 SE Merion Court, spoke against the item.

Kellie Berthiaume, 2492 SE Wishbone Road, spoke against the item.

Rachel Diaz, 1210 SE Palm Beach Road, spoke against the item.

Chair Reikenis closed the Public Hearing.

Mr. Spatara requested that the Hobe Sound Environmental representative speak about the residents' environmental concerns. The Deputy Clerk administered the Oath of Testimony to Nile Dunton, Hobe Sound Environmental Consulting. He stated he was the gopher tortoise/wetland specialist and discussed his findings of the subject property.

Mr. Norton asked if it was part of the City's process to address any of the concerns voiced by residents, to which Director Savage-Dunham stated that Phase 1 occurs as part of the real estate closing. Attorney Ryan advised that Cindy Bruno had completed Phase 1 and Phase 2.

Attorney Hertz reminded the Board to only analyze the data relevant to the PUD amendment.

Chair Reikenis requested that the Kimley-Horn Representative also discuss the traffic statement. Adam Kerr, Transportation Engineer, previously sworn, discussed the large trip reduction.

Chair Reikenis asked if the area was a protected wildlife conservation area, to which Deputy Director Kean indicated it was a developable parcel within the Ravello PUD. She explained that the South Florida Water Management District would have the opportunity to preserve the wetlands. Chair Reikenis asked about the egress and ingress, to which Clyde Cuffy, Regulatory Division Director for Public Works, stated that during the Site Plan Review and Construction Plan review the City evaluates their requirements. The Board and Mr. Cuffy discussed sidewalks.

Ms. Futch asked if there would be a mobility plan for the area, to which Attorney Hertz advised the Board that the application was for an amendment. Deputy Director Kean confirmed that the City did have a sidewalk program in place.

Vice Chair Previte moved to recommend approval of P24-070, 10th Amendment to the Ravello/Rivella Planned Unit Development (PUD) to the

City Council. Mr. Spatara seconded the motion, which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Mr. Norton, Mr. Spatara voting in favor, and Ms. Futch and Mr. Doughney opposed.

A recess was called at 9:05 p.m., the meeting was reconvened at 9:15 p.m.

(Clerk's Note: Item 8d was called after this item.)

8.c P24-111 Sandpiper Bay PUD (fka Club Med Sandpiper)
Amendment No. 1

[2024-1112](#)

Location: 3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Steet intersection.

Legal Description: See attached survey.

This is a request for the 1st Amendment to the Sandpiper Bay Planned Unit Development (PUD) to revise the PUD concept plan, update to the permitted uses, and other miscellaneous changes.

(Clerk's Note: This Item was heard after Item 8a.)

Chair Reikenis inquired if there were any ex-parte communications, to which Mr. Norton, Mr. Spatara, and Vice Chair Previte, Chair Reikenis responded in the affirmative. Ms. Futch and Mr. Doughney stated they had no ex-parte communication.

Planner Grubbs was previously sworn and stated the file was provided to the City Clerk's Office 5 days before today's meeting. (Clerk's Note: A PowerPoint Presentation was shown at this time.) She explained the Application before the Board was the First Amendment to Sandpiper Bay Planned Unit Development (PUD) (fka Club Med Sandpiper) to revise the PUD concept plan, update to the permitted uses, and other miscellaneous changes.

Mr. Norton inquired if the item before the Board was a PUD already and if their job was to only amend the allowable uses, to which Planner Grubbs responded in the affirmative. She elaborated that the Applicant's request included updating ownership and architectural design. Planner Grubbs confirmed there would be no changes to the landscaping and parking quantity. And that the request was only to allow two additional uses under their permitted uses.

Mr. Norton asked Ms. Miller if there was any intent on increasing the height, to which Ms. Miller answered in the negative and explained that they were investing 5 million dollars in the roofs of the existing buildings.

Director Savage-Dunham asked that the Clerk incorporate the Applicant's PowerPoint Presentation and testimony into the record as provided in Item 7b.

Chair Reikenis opened the Public Hearing.

David Lipps, 2777 SE Bluem Way, expressed his concern over the PUD Amendment.

Director Savage-Dunham clarified that only 6.83 acres of the PUD would be changed from Commercial Limited to Commercial General/Institutional. She explained that a school would be permissible under Institutional.

Roseann Mazjanis, 2861 SE Morningside Boulevard, expressed concern over changing the PUD.

Planner Grubbs stated if there was a change to a concept plan within a PUD. It would have to come back before the Board to update those uses.

Mr. Norton asked if the Board was allowed to change the land use on Item 7b to 6.83 acres, to which she responded in the affirmative. Mr. Norton asked if Item 8c was only a request to change the permitted uses within the PUD, to which she responded in the affirmative.

Ms. Futch asked if there was always a school and if it was a sports academy, to which Ms. Miller confirmed that the school teaches a full curriculum along with sports training. She offered additional information as to why they were requesting the PUD amendment.

Mr. Norton inquired if the Applicant was requesting a rezoning, to which she responded in the negative.

Chair Reikenis closed the Public Hearing.

Mr. Norton moved to recommend approval of P24-111, Sandpiper Bay PUD (fka Club Med Sandpiper) Amendment No. 1 with recommended staff conditions to the City Council. Mr. Spatara seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Item 8b was heard after this item.)

8.d P24-116 Hass Townhomes - Limited Mixed Use (LMD)
Conceptual Plan Amendment

[2024-1093](#)

Location: The property is located at 810 SW Haas Avenue

Legal Description: Port St. Lucie Section 33, Block 2299, Lots 11-14

(Plat Book 15, Page 1)

This is a request to amend an LMD Conceptual plan to allow for the construction of an 11-unit multifamily project.

(Clerk's Note: This item was heard after Item 8b.)

Chair Reikenis inquired if there were any ex-parte communications, to which all Board Members responded in the negative.

Francis Forman, Planning and Zoning Planner II, previously sworn noted the packet had been submitted to the City Clerk's Office at least 5 days before today's hearing. He provided the Board with a PowerPoint Presentation of P24-116, Hass Townhomes, Limited Mixed Use (LMD) Conceptual Plan Amendment, to allow for the construction of an 11-unit multifamily project.

Mr. Norton questioned how many units per acre, to which Planner Forman stated it would be 11 units per acre.

Mr. Spatara asked Planner Forman if he agreed with the development, to which he responded that the Applicant's proposal met the zoning code.

Abraham Chabab, Applicant, previously sworn, stated they agreed with the Staff's recommendation.

Chair Reikenis opened the Public Hearing.

Nicole Sabino, 825 SW Kappa Avenue, spoke against the item.

Dominick Sabino, 825 SW Kappa Avenue, spoke against the item.

Chair Reikenis closed the Public Hearing and asked if other multi-family projects were being built in the area, to which Planner Forman advised there was another project in the pipeline coming before the Board next month.

Mr. Norton requested to review the satellite of the site location. He pointed out that there were residential homes near the site location. Mr. Norton expressed concern over the increase in density and the impact on the adjacent properties.

Planner Forman indicated that the zoning was not being amended and only the LMD Conceptual Plan was changing which required the Applicant to come before the Board.

Vice Chair Previte asked what the original zoning category was for the

parcel, to which Planner Forman explained it was mixed-use office and retail use to include a 2-story building.

Mr. Norton vocalized his concern over the density of the property.

Mr. Spatara inquired about parking at the site, to which Mr. Norton advised that parking would be discussed during the Site Plan Review process.

Attorney Hertz reminded the Board that the item was not a Rezoning Application.

Vice Chair Previte moved to recommend approval of P24-116, Hass Townhomes, Limited Mixed Use (LMD) Conceptual Plan Amendment to the City Council. Mr. Spatara seconded the motion, which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Mr. Doughney, Ms. Futch, Mr. Spatara voting in favor, and Mr. Norton opposed.

8.e P24-142 City of PSL - Intermodal Transit Facility - Landscape Modification

[2024-994](#)

Location: West side of SE Belvedere Street between Deacon and Thanksgiving Avenues.

Legal Description: Port St. Lucie Section 18, Tract D

This is a request to provide landscaping in lieu of an architectural buffer wall on the northern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Chair Reikenis inquired if there were any ex-parte communications, to which all Board Members responded in the negative.

Marissa Da Breo-Latchman, Planning and Zoning Environmental Planner II, previously sworn noted the packet was submitted to the City Clerk's Office at least 5 days before today's hearing. She provided the Board with a PowerPoint Presentation of P24-142, City of PSL - Intermodal Transit Facility - Landscape Modification, requesting landscaping instead of an architectural buffer wall on the northern portion of the property per Section 154.12 of the City's Code of Ordinances.

Joe Capra, Captec Engineering, provided the Board with a PowerPoint Presentation of the requested Landscape Modification.

Mr. Norton asked if there would be a berm installed, to which Mr. Capra stated that they could install a low-laying berm. Mr. Capra provided a copy of the building conceptual plan.

Chair Reikenis opened the Public Hearing. There being no one present, he

closed the Public Hearing.

Mr. Doughney moved to approve P24-142, City of PSL, Intermodal Transit Facility, Landscape Modification. Mr. Spatara seconded the motion, which passed unanimously by voice vote.

8.f P24-161 Bogey Bay, LLC - Special Exception Use. [2024-1099](#)

Location: The Property is located at 1449 SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section 23, Block 1615, Lots 1-4 & 42-45 (OR 4366-2714)

This is a request for a Special Exception Use (SEU) to allow a bar to be located in the General Commercial Zoning District as per Section 158.124 (C) (6) of the Zoning Code.

Chair Reikenis inquired if there were any ex-parte communications, to which all Board Members responded in the negative.

Planner Grubbs previously sworn, noted the file had been submitted to the City Clerk's Office at least 5 days before today's hearing. She provided the Board with a PowerPoint Presentation of P24-161, Bogey Bay, LLC, Special Exception Use, to allow a bar to be in the General Commercial Zoning District as per Section 158.124 (C)(6) of the Zoning Code.

Aaron Livingston, the Applicant for Bogey Bay stated he was not applying for a liquor license. He provided a list of other bars that serve liquor nearby.

Mr. Spatara inquired if they would be serving food at the location, to which Mr. Livingston responded in the affirmative.

Ms. Futch questioned if the Applicant was applying for a Beer and Wine Consumption on Premises (2COP) license, to which Mr. Livingston responded in the affirmative.

Mr. Norton asked about the proposed hours of operation, to which Mr. Livingston stated they would operate Monday through Thursday 11 a.m. to 10 p.m. Friday through Saturday 11 a.m. to Midnight, and Sundays 11 a.m. to 7 p.m.

Chair Reikenis opened the Public Hearing.

Adena Hatcher spoke against the item.

John Moore, 1466 SW Flounder Lane, spoke against the item.

Lori Mirabella, 1497 SW Flounder Lane, spoke against the item.

Lori Mirabella, 1466 SW Flounder Lane, spoke against the item.

Chair Reikenis closed the Public Hearing.

Chair Reikenis inquired if the childcare facility qualified as an educational institution, to which Planner Grubbs answered in the negative.

Vice Chair Previte moved to recommend approval of P24-161, Bogey Bay, LLC, Special Exception Use, to the City Council.

Mr. Norton asked if the SEU was granted if it was specific to the business, to which Planner Grubbs explained that the SEU would remain active 1 to 2 years past the end of the business.

Attorney Hertz clarified that the Special Exception Use would be for that particular use. She stated that the Board was able to review the various criteria to decide if it was appropriate to grant the SEU. Attorney Hertz advised the Board that they can add conditions to limit the scope of the approval.

Vice Chair Previte indicated he did not see an issue with approval since it was not a stand-alone bar, and it was an establishment that contained golf simulators.

Mr. Norton advised he would approve upon the condition of it remaining only under this Concept Plan.

Vice Chair Previte moved to amend his previous motion and recommend approval of P24-161, Bogey Bay, LLC, Special Exception Use, to the City Council with the condition that it be tied to this type of business. Mr. Spatara seconded the motion, which passed by a roll call vote with Mr. Norton, Mr. Doughney, Ms. Futch, Mr. Spatara, Vice Chair Previte voting in favor, and Chair Reikenis opposed.

9. New Business

Director Savage-Dunham asked all Board Members to complete the shirt order form before leaving the meeting.

Chair Reikenis advised that there were several past clients of his who spoke on several of the contentious items before the Board. He asked in the event he was approached by them in the future, if he was allowed to discuss the item. Attorney Carly Fabien advised the Board to use their discretion.

10. Old Business

There was nothing scheduled for this portion of the meeting.

11. Public to be Heard

No one signed up to speak during this portion of the meeting.

12. Adjourn

There being no further business, the meeting adjourned at 10:12 p.m.

Eric Reikenis, Chair

Daisy Ruiz, Deputy City Clerk