

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
Douglas Harvey, Alternate

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

Tuesday, April 1, 2025

6:00 PM

Council Chambers, City Hall

Addition of Item 7B

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 Creese at 6:00 PM on April 1, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

Members Present:

Melody Creese, Chair
Jim Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Eric Reikenis (arrived late)
Greg Pettibon
Peter Louis Spatara
Rose Mocerino (Futch), Alternate

Members Not Present:

John "Jack" Doughney

Others Present:

Mary Savage-Dunham, Director, Planning and Zoning
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney

Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Creese determined there was a quorum.

4. Pledge of Allegiance

Chair Creese led the assembly in reciting the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - February 18, 2025, Special Meeting &
March 4, 2025

[2025-304](#)

There being no corrections, Board Member Spatara moved to approve the minutes of the Special Planning and Zoning Board Meeting of February 18, 2025, and the Planning and Zoning Board Meeting of March 4, 2025. Vice Chair Norton seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Board Member Reikenis arrived and joined the meeting at this time.)

6. Consent Agenda

There were no items on the Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

Chair Creese read into the record the process and procedures for Non Quasi-Judicial Hearings.

7.a P25-010 Conley Drive - Small-Scale Comprehensive Plan Text
Amendment

[2025-303](#)

Location: The property is generally located at the southwest corner of NW Conley Drive and NW East Torino Parkway.

Legal Description: Port St. Lucie Section 47, Tract E (PB 16, PG 40)

This is a request to change the future land use designation from Limited Commercial (CL) to Low Density Residential (RL) for 3.72 acres.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this application for a Small Scale Comprehensive Plan Future Land Use Map Amendment. She stated the applicant/owner is Conley Drive, LLC, and the agent is Oscar Izquierdo with Left Builders, LLC. Planner Grubbs indicated the request is to change the 3.72-acre property from Limited Convenience Commercial to Low Density Residential to develop four (4) single-family residential lots. She showed the location of the subject property and surrounding uses.

Planner Grubbs discussed the land use and density information, consistency and compatibility with the Comprehensive Plan, adequate

public facilities analysis, and balancing growth. She stated the Planning & Zoning Department staff finds the petition to be inconsistent with the intent and direction of the City's Comprehensive Plan and recommends denial.

Javier Izquierdo spoke to the Board, as he indicated Oscar Izquierdo was not in the United States at this time. Senior Deputy City Attorney Hertz advised that Javier Izquierdo could speak on behalf of Oscar Izquierdo and the owner. Javier Izquierdo stated that Torino will be increasing the size of the road to meet the demands of the traffic. He noted nearby commercial sites and stated there is a demand for housing. Javier Izquierdo explained their proposed plan of constructing four (4) homes and stated it will not increase the traffic in the area.

The Board inquired if the applicant was proposing 4 or 19 units. Planner Grubbs and Ms. Savage-Dunham, Director, Planning & Zoning, explained if the property transfers hands it will have an RL land use, which allows for 5 dwelling units per acre according to the density allowance, so up to 19 houses can be built there. Planner Grubbs noted the public notice for the meeting this evening was sent to those within 750 feet of the property.

Vice Chair Norton asked if conditions could be applied to the approval of this use by limiting it to four (4) units and/or limiting it to the applicant. Senior Deputy City Attorney Hertz indicated a Comprehensive Plan Amendment is legislative in nature and further restrictions can be included, but they need to be based on a rational basis.

Chair Creese inquired if any restrictions would carry over to the purchaser if the property is sold. Senior Deputy City Attorney Hertz stated the restrictions would not only apply to the applicant.

Board Member Reikenis believed that the surrounding neighborhoods would not prefer a 19-unit subdivision. Planner Grubbs noted that 1-acre lots would be out of character for the 1/4-acre lot neighborhood.

Chair Pro-Tem Previte stated that Staff is advising that the application is inconsistent with the City's Comprehensive Plan, and he is inclined to follow Staff's recommendation and vote against the amendment.

Chair Creese clarified the Comprehensive Plan has this property designated for commercial in order to bring commercial use closer to the surrounding community. Planner Grubbs and Board Member Reikenis discussed the commercial sites located near this property.

Chair Creese opened Public to be Heard. There being no comments, she

closed Public to be Heard.

Board Member Reikenis expressed that he did not believe there was enough commercial property in the area, and stated he would vote with Staff's recommendation.

Chair Creese clarified that a rational basis was needed to limit the size of the lots and asked if there was a basis for the four (4) lots. Senior Deputy City Attorney Hertz stated she did not know what a court would do, but she has not heard any facts or analysis relating to why it would be restricted, when the surrounding community appears to have similar sized lots as to what the applicant is requesting. Ms. Savage-Dunham indicated the surrounding community has smaller sized lots, so the question would be why are they not letting the applicant have what the prevailing RL land use has.

There being no further discussion, Board Member Spatara moved to recommend denial of P25-010 Conley Drive - Small-Scale Comprehensive Plan Text Amendment to the City Council. Board Member Reikenis seconded the motion. Chair Creese called for a voice vote of those in favor and those opposed. Chair Pro-Tem Preivite requested a roll-call vote, due to the voice vote not being unanimous. Board Member Reikenis clarified that the motion was to deny the Conley Drive - Small-Scale Comprehensive Plan Text Amendment. The Board voted via roll call, and the motion was approved (5-2), with Board Member Pettibon and Vice Chair Norton dissenting, to recommend denial of the P25-010 Conley Drive - Small-Scale Comprehensive Plan Text Amendment to the City Council.

- 7.b** P25-030 City of Port St. Lucie Text Amendments - Title XV:
Land Usage, Chapter 153 - Definitions; Chapter 158 - Zoning
Code, Article VII - Institutional Districts, Section 158.110 -
Institutional Zoning District (I); Article VIII: Commercial
Districts, Section 158.120 - Neighborhood Convenience
Commercial (CN); Article IX: Industrial Districts, Section
158.135 - Warehouse Industrial Zoning District (WI) and
Section 158.137 - Utility Zoning District (U); and Article X:
Planned Unit Development Zoning District, Section 158.177 -
Changes in Conceptual Plans; and Article XI: Supplementary
Use Regulations Text Amendments, Section 158.212.

Location: N/A

Legal Description: N/A

The city is requesting a text amendment to amend Chapters 153 and 158 of the Zoning Code.

[2025-302](#)

At this time, Board Member Pettibon inquired if item 8.c was being moved to a future date. Chair Creese indicated there was a request to table item 8.c to a date uncertain.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this application for a Zoning Text Amendment to Chapters 153 and 158. She noted that the presentation excludes the Utilities Zoning District's change, as the material in the Board's application packet shows an increase in the Utility Department's rear yard setback. Planner Grubbs asked that with their motion, the Board accept removing the Utility Zoning District rear setback change from their vote.

Planner Grubbs explained this amendment defines virtual auto sales dealers and establishes supplementary regulations, revises rear yard setbacks for the institutional and neighborhood commercial zoning districts, and corrects a PUD conceptual plan submittal text error. She indicated the City of Port St. Lucie is the applicant and reviewed the proposed amendments to Section 153.01 Definitions, Section 158.110 Institutional Zoning District (I), Section 158.120 Neighborhood Convenience Commercial (CN), Section 158.135 Warehouse Industrial Zoning District (WI), Section 158.137 Utility Zoning District (U), and Section 158.212 Virtual Auto Sales.

Planner Grubbs concluded her presentation by stating the Planning & Zoning Department finds the proposed text amendments to be consistent with the intent and direction of the City's Comprehensive Plan, and recommends approval.

Vice Chair Norton inquired if no advertising included the company's name. Planner Grubbs stated they would be allowed to have signage as required with the proper permit.

Chair Creese opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Reikenis moved to recommend approval, to the City Council, of P25-030 City of Port St. Lucie Text Amendments - Title XV: Land Usage, Chapter 153 - Definitions; Chapter 158 - Zoning Code, Article VII - Institutional Districts, Section 158.110 - Institutional Zoning District (I); Article VIII: Commercial Districts, Section 158.120 - Neighborhood Convenience Commercial (CN); Article IX: Industrial Districts, Section 158.135 - Warehouse Industrial Zoning District (WI) and Section 158.137 - Utility Zoning District (U); and Article X: Planned Unit Development Zoning District, Section 158.177 - Changes in

Conceptual Plans; and Article XI: Supplementary Use Regulations Text Amendments, Section 158.212. Board Member Pettibon seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Hertz reviewed the process and procedures for Quasi-Judicial Hearings. The Deputy City Clerk swore in those individuals who intended to provide testimony on Items 8.a through 8.c.

8.a P22-093 Tradition - DRI Amendment

[2025-300](#)

This project is generally located west of Interstate 95 and north and south of Tradition Parkway.

Legal Description: All of Section 9 and a portion of Sections 4, 5, 6, 7, 8, 10, 15, 16, 17 and 18, Township 37 South, Range 39 East and a portion of Section 33, Township 36 South, Range 30 East, St. Lucie County, Florida. The full legal description is included in the submittal packet.

This is a request for the 7th Amendment to the Tradition DRI.

Chair Creese inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none. At this time, Board Member Pettibon informed the Board that he would be recusing himself from Item 8.c if it is not tabled.

Bridget Kean, Planning & Zoning, stated she was sworn in and the official file was sent to the City Clerk's Office within five days of the meeting. She asked that the file be entered into the record.

Planner Kean provided a PowerPoint presentation on P22-093 7th Amendment to the Tradition DRI, which is intended to amend the Development Order entitlements, update certain conditions of approval, revise the conversion matrix, as well as update project phasing, buildout, and expiration dates per statutory extensions. Planner Kean stated Steve Garrett, Lucido and Associates, and Autumn Sorrow, AJ Entitlements and Planning, are the agents, and Mattamy Palm Beach, LLC, is the Master Developer for Tradition.

Planner Kean reviewed the location of the subject property, project background, future land use, and existing zoning. She also discussed the proposed amendment, proposed changes to entitlements and PM peak hour trips, additional changes, and updated transportation conditions.

Planner Kean noted that Staff is requesting the Board to recommend approval of the updated Page 24 of the DRI, if this amendment is approved, which states the intersection of North/South A and Westcliffe Drive will become a future roundabout. She explained Staff would like this platted and conveyed to the City through the City's normal process of a

special warranty deed, and free and clear of liens and material encumbrances, prior to August 1, 2025. Planner Kean stated the road must be constructed and opened to the public on or before August 1, 2026; however, it provides for FPL not being able to install the lights and delaying the opening of the roadway.

Planner Kean reviewed the analysis of Section 380.06(7)(a) of the Florida Statutes, Policy 1.2.8.1 of the Future Land Use Element, and the Traffic Study. She noted the Utility Systems Department and Public Works Department might make some additional tweaks to their proposed conditions of approval.

Planner Kean concluded her presentation by stating the Planning & Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and land development regulations, and recommends approval. She reiterated that the Board's approval include the updated transportation conditions as shown on the revised Page 24.

Planner Kean indicated that public comment was received from a resident of Tradition and included in the Board's submittal packet. She explained the resident had several questions about the traffic study and the developer provided a response. Planner Kean noted that the applicant's traffic engineer and the Public Works Department were in attendance to answer any questions.

Vice Chair Norton inquired if the traffic studies were current to today, to which Planner Kean responded in the affirmative.

Board Member Reikenis questioned the chart entitled Proposed Changes to Entitlements and PM Peak Hour Trips and asked about the increase in the number of units. Planner Kean explained the process as well as the conversion matrix being utilized. Board Member Reikenis clarified that overall they would be seeing an increase in residential and a decrease in commercial and office.

Clyde Cuffy, Public Works, stated the dates for the traffic studies are correct and they utilized the 11th Edition of the ITE Manual, which is the industry standard. He indicated they also had a third party review the traffic study dated March 10, 2025.

Steve Garrett, Lucido and Associates, stated he was representing the applicant, Mattamy Palm Beach, LLC. He indicated he was sworn in and thanked Staff for working so diligently. Mr. Garrett explained Tradition was the first of three DRI's west of I-95, as it is two decades old. He stated

there are only a handful of parcels remaining in Tradition that do not have active development plans. Mr. Garrett indicated this amendment is to ensure all entitlements accurately reflect what is in Tradition today, along with any remaining parcels that will be developed.

Mr. Garrett stated that Shaun MacKenzie, Traffic Engineer, and his office ran the numbers using the 11th Edition of the ITE Manual, which is the most current and required by the City Code. He noted there was an approximate 1% change in traffic, which is accommodated for in all of the previous traffic improvements for Tradition. Mr. Garrett indicated Mattamy has been working with City staff and understands there are still unconstructed segments of roads in Tradition, such as Fernlake and Westciffe. He stated Mattamy is committed to ensuring that the first two lanes of the interconnected roadway system are in place and making it date specific and not tying it to an arbitrary phase of the project. Mr. Garrett indicated that Mattamy is in agreement with the conditions, and the alternate or revised conditions, and will continue to work with Staff if this amendment progresses to Council. He asked for the Board's consideration and recommendation for approval.

Chair Creese opened Public to be Heard.

1. Dr. Cathy Powers, 11749 SW Apple Blossom Trail in Tradition, questioned the traffic study, entitlements, and proposed changes as well as suggested reducing the speed the limit and reviewing the impact studies.

In response, Mr. Garrett stated for the record that they received Dr. Power's comments on Friday and provided a response earlier today.

Board Member Pettibon clarified that this is a trade-off between entitlements and use. Mr. Garrett responded in the affirmative and explained the trade off is based on the conversion matrix.

Vice Chair Norton inquired if Mr. Garrett concurred that Staff's trips analysis is current to March 2025, to which Mr. Garrett responded in the affirmative.

Chair Pro-Tem Previte inquired if the applicant had any interaction with the folks at the Community Development Districts (CDD). Mr. Garrett stated they did not have any direct communication with the CDD. He explained the Master Developer does three or four outreach meetings a year, for the Boards and HOA's within the community. Mr. Garrett noted that Mr. Albertson with Mattamy is in attendance and could answer any questions

in more detail.

Chair Pro-Tem Previte asked if the applicant was okay with the road buildout requirements, to which Mr. Garrett responded in the affirmative. Mr. Garrett spoke to the growth in Tradition and the road segments that need to be completed, which is why they suggested providing a date certain. He stated the Master Developer will be able to plan and budget for the improvements, and the residents can expect them to be done. Chair Pro-Tem Previte liked the suggestion of it being date specific.

Chair Pro-Tem Previte inquired about the median of the roadways. Mr. Garrett indicated it would be a road-by-road basis, depending on the type of road and allocated right-of-way, but they realize a median is preferred. Mr. Garrett also spoke to the roadway plans for Fernlake Drive and Westcliffe Drive.

Chair Creese asked what would trigger the possibility of street signals. Planner Kean stated the Community Blvd roundabout was currently in the DRI and planned to become a 2-lane roundabout by April 1, 2026, based on Mr. MacKenzie's traffic studies. She explained a signal WAN analysis is required to determine if and when this roundabout turns to a signalized intersection. Clyde Cuffy, Public Works, added that the traffic studies will be done on a bi-annual basis and the signal will be constructed when warranted.

Board Member Reikenis stated his concern was that the City has too much residential and not enough commercial, but these were not huge numbers.

There being no further discussion, Board Member Spatara moved to recommend approval of P22-093 Tradition - DRI Amendment, including the updated Page 24, to the City Council. Board Member Pettibon seconded the motion, which passed unanimously by voice vote.

At this time, Vice Chair Norton inquired about Item 7.b, and asked if the motion included Staff's recommendation of removing the Utility setback. Ms. Savage-Dunham stated Staff's presentation was revised, as Planner Grubbs explained at the start of her presentation, but the Board could clarify that motion at their discretion. Senior Deputy City Attorney Hertz thought the motion was fine, due to Planner Grubbs explanation at the beginning of the hearing.

8.b P24-149 America Walks - Becker Road Master Planned Unit
Development (MPUD) Amendment

[2025-301](#)

Location: This project is generally located south of Becker Road and between Interstate 95 and SW Village Parkway.

Legal Description: Tracts, D, G, and A Southern Grove Replat No. 30
This is a request to amend the America Walks - Becker Road MPUD
(Master Planned Unit Development) Regulation Book and Concept Plan
to revise the development plan for approximately 59 acres of
undeveloped land (Tracts D and G) within the MPUD.

Chair Creese inquired if the Board had any ex parte communications to
disclose, to which each member indicated they had none.

Bridget Kean, Planning & Zoning, stated she was sworn in and the file was
sent to the City Clerk's Office five days before the hearing. She asked that
the file be entered into the record.

Planner Kean provided a PowerPoint presentation on the 1st Amendment
to the America Walks MPUD and indicated it is a major amendment to the
America Walks - Becker Road MPUD regulation book and concept plan.
She stated that Derrick Phillips and Steve Garrett with Lucido and
Associates is the agent, and Mattamy Palm Beach, LLC, and AW-PSL
Land Holdings, LLC, are the property owners. Planner Kean showed the
location of the subject property and discussed the future land use, project
background, proposed project and MPUD concept plan, and land use
consistency.

Planner Kean concluded her presentation by stating the Site Plan Review
Committee recommended approval of the proposed MPUD document and
concept plan at the October 23, 2024, Site Plan Review Committee
meeting. She also indicated that the Planning & Zoning Department staff
finds the request to be consistent with the direction and intent of the future
land use map and policies of the City's Comprehensive Plan, and
recommends approval.

Steve Garrett, Lucido and Associates, stated he was representing the
applicant, Mattamy Palm Beach, LLC. He provided the backstory for the
assisted living facility and the applicant's desire to remove the institutional
use with this amendment. He indicated that Mattamy owns the balance of
the approximate 59 acres and has moved forward with other interested
parties to develop this acreage. Mr. Garrett stated the applicant is in
agreement with Staff's comments and conditions relative to the Anthony
Sansone intersection. He explained it is a limited intersection, but there
have been discussions with the FDOT. He stated the applicant has
approval to proceed with a full intersection there, so they will be actively
pursuing that and look forward to providing additional commercial
development in Southern Grove.

Chair Creese opened Public to be Heard. There being no comments, she

closed Public to be Heard.

There being no further discussion, Vice Chair Norton moved to recommend approval of P24-149 America Walks - Becker Road Master Planned Unit Development (MPUD) Amendment, to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.c P24-213 LTC Ranch - Wylder Commercial Planned Unit Development (PUD) - PUD Rezoning

[2025-101](#)

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).

Chair Creese indicated there was a request to table this item to a date uncertain.

There being no discussion, Board Member Reikenis moved to table P24-213 LTC Ranch - Wylder Commercial Planned Unit Development (PUD) - PUD Rezoning to a date uncertain. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

9. New Business

There was no New Business to be heard.

10. Old Business

Board Member Reikenis thanked the Staff for the City shirt and stated breakfast was amazing.

11. Public to be Heard

There were no comments from the Public.

12. Adjourn

There being no further business, the meeting adjourned at 7:19 PM.

Melody Creese, Chair

Traci Mehl, Deputy City Clerk