

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes - Final

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

Eric Reikenis, Chair, Term 1, Expires 1/1/2027
Peter Previte, Vice Chair, Term 1, Expires 1/1/2027
Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027
Jim Norton, At-Large, Term 1, Expires 1/1/2027
John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027
Greg Pettibon, At-Large, Term 1, Expires 1/1/2027
Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027
Rose Futch, Alternate, Term 1, Expires 1/1/2027
Saadat Syed, Alternate, Term 1, Expires 1/1/2027

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

Tuesday, March 5, 2024

6:00 PM

Council Chambers, City Hall

Addition of Item 7A

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 6:02 p.m., on March 5, 2024, 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 (arrived at 6:04 p.m.)

Jim Norton

John "Jack" Doughney

Greg Pettibon

Peter Spatara

Nicole Fogarty, St. Lucie County School Board

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 - February 6, 2024 **2024-204**

There being no corrections, Mr. Norton moved to approve the minutes. Vice Chair Previte seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

Board Member J Pettibon moved to approve agenda item [FILE_NR]. Vice Chair Previte seconded the motion. The City Clerk restated the motion as follows: to approve [FILE_NR]. The motion passed unanimously by roll call vote.

6.a P23-004 Arcadia at Veranda Falls - Special Provision Parking **2024-206**

Request

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD).

Legal Description: Tract 2, Veranda Plat No. 8

The request is to allow a portion of the project's required parking spaces be set aside as 'reserved parking' as opposed to having it constructed with the initial development of the project.

There being no discussion, Mr. Pettibon moved to approve the Consent Agenda. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

6.b P23-183 Wilson Groves DRI - Conceptual Master Plan **2024-213**

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.

This is a request for approval of a conceptual master plan for the Wilson Groves DRI.

There being no discussion, Mr. Pettibon moved to approve the Consent Agenda. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial**7.a** P24-016 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment **2024-194**

Proposed amendment to Chapter 155, "Sign Code" (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany

Grubbs, Planner, presented to the Board and stated that this amendment was to provide some content neutral updates and clarifications on sign code regulations, and she discussed the modification request. Mr. Norton inquired if someone could put up a temporary sign with the approval of the landowner, to which Ms. Grubbs and Mary Savage-Dunham, Planning & Zoning Director, both advised that it would have to be on your own property and that real estate agents could still promote the sale of a property.

Chair Reikenis opened the Public Hearing and asked if there was any Public to speak on the item. There being none, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to recommend approval of P24-016 City of Port St. Lucie – Chapter 155, Sign Code – Text Amendment to the City Council. Mr. Doughney seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 j.) and the Deputy City Clerk swore in staff and applicants.

8.a P21-148 Wilson Groves Parcel A - Master Planned Unit

[2024-210](#)

Development (MPUD) - Rezoning

Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Legal Description: The property is legally described as a portion of the Alan Wilson Plat.

This is a request to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.

Chair Reikenis inquired if there was any ex parte communication, to which the Board responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, 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 to rezone approximately 390.375 acres of a property from St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). She provided a project background, detailed the proposed project, discussed associated applications, and exhibited the conceptual land use plan. She also presented the land use consistency, traffic impact analysis, proposed access, proposed conditions for approval. Ms. Kean also further explained the removal of the age restriction and Diana Spriggs, Public Works, further clarified and explained that report

would not have to be rewritten for the first condition, only removing verbiage. She also noted that the roads were developer obligations and they were also required to provide a traffic analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Dan Sorrow, Cotleur & Hearing, presented to the Board and exhibited the location and conceptual plan, discussed MPUD rezoning, exhibited a development standards table and roadway section, and discussed a traffic memo and transportation commitments. (Clerk's Note: A video was played at this time. Mr. Sorrow also advised that all requirements would be met upon the Board's approval, and that future expansion for the road was possible.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Norton moved to recommend approval of P21-148 Wilson Groves Parcel A – Master Planned Unit Development (MPUD) - Rezoning to the City Council with the conditions that the Traffic Study is updated to remove all references to age-restricted units prior to the public hearing before the City Council, and that the MPUD shall be revised to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187 (B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the Public Hearing before the City Council. Mr. Spatara seconded the motion which passed unanimously by roll call vote.

8.b P23-057 Wylder Master Sign Program Application

[2024-153](#)

Location: The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.

Legal description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.

This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

Chair Reikenis inquired if there was any ex parte communication, to which the Board responded in the negative. Mr. Pettibon advised that he would be abstaining from the vote.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, 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 to create a Master Sign Program for the LTC Ranch/Wylder Community. She exhibited City Sign Code comparisons for permanent & temporary signs and the location of property.

Steve Garrett, Lucido & Associates, represented the applicant and noted that this was consistent with other City Master Sign programs and briefly provided additional information to the Board. (Clerk's Note: A formal presentation was not provided at this time.)

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Ms. Creese moved to recommend approval of P23-057 Wylder Master Sign Program Application to the City Council. Mr. Spatara seconded the motion which passed by roll call vote.

8.c P23-107 Southern Grove 8 - Master Planned Unit

[2024-211](#)

Development (MPUD) - Rezoning Application

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and Becker Road.

Legal description: Kenley Tract C1 and Kenley Tract B1.

This is a request to rezone 41.35 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Chair Reikenis 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.) Bridget Kean, 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 to rezone approximately 41.35 acres of a property from St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). She discussed the proposed project, associated applications, land use consistency, and MPUD Concept Plan. She also explained the conditions of approval.

Steve Garrett, Lucido & Associates, represented the applicant briefly addressed the Board. (Clerk's Note: A formal presentation was not provided at this time.) Ms. Kean further clarified the access points on the property. Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing.

There being no discussion, Mr. Pettibon moved to recommend approval of P23-107 Southern Grove 8 – Master Planned Unit Development (MPUD) – Rezoning Application to the City Council with city staff recommendations:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the adoption hearing at City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
 - a. Construction shall commence within 12 months of the MPUD's approval by the City Council.
 - b. Certification of signal shall be completed within 18 months of the MPUD's approval by the City Council.
 - c. No further building permits will be issued within this MPUD if the above conditions are not met.

Mr. Doughney seconded the motion which passed unanimously by roll call vote.

8.d P23-176 Economy Self Storage, Inc. - Variance

2024-112

Location: 1915 SW Hayworth Avenue

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14

This is a request for a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land area. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

Chair Reikenis 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 of a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land size. He noted that the Land Use Conversion Manual requires a minimum of 160 feet of frontage and the zoning code requires 20,000 feet for General Commercial (GC) Zoning Districts. He exhibited the surrounding areas and discussed variance criteria and conversion area – performance standards variance criteria.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Lisa Reves, Becker & Poliakoff, presented to the Board and showcased the

subject site and highlighted that the request complies with Variance Criteria 158.295(B)(1) through (7). She also provided and discussed a staff report. Regarding the petition that had been filed on record, Vice Chair Previte inquired as to where the signatures came from, noting that some of the addresses were not near the facility. Ms. Reves replied that they were mostly from their customers and Blake Angle, Ekonomy General Manager, stated that they were from residents in the community that either moved in or moved out, so the addresses may not be located in the area.

Mr. Norton inquired if the property to the north of the parcel in question was also storage, to which Ms. Reves replied that it was the current storage facility, and that they were looking to use the parcel in question as temporary parking for vehicles that are returned after hours. Staff then advised of acceptable uses and enforcement. Upon an inquiry by Ms. Creese, Mr. Sisk informed that staff believed that if the variance were to be approved and there was no cross access, it would isolate the adjacent lots. Mr. Angle then provided information regarding the purchase of the lot and the current parking scenarios, and Ms. Savage-Dunham provided information on conversion areas. Mr. Sisk and Senior City Attorney Hertz further discussed access points, and Mr. Sisk and Ms. Savage-Dunham provided information on the adjacent lots.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. Vice Chair Previte voiced opposition of approving the item. Ms. Savage-Dunham informed that everyone within 750 feet of the property was noticed for the public hearing and Mr. Sisk informed that any parking was not permitted with the current zoning of the parcel.

There being no further discussion, Mr. Norton moved to approve P23-176 Ekonomy Self Storage, Inc. – Variance with the condition that cross access to lots 13 and 15 from lot 14 shall be required. Ms. Creese seconded the motion which passed by roll call vote with Chair Reikenis, Mr. Doughney, Ms. Creese, Mr. Norton, and Mr. Pettibon in favor and Vice Chair Previte and Mr. Spatara opposed.

8.e P23-181 Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning 2024-212

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.

Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.

A request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie

Master Planned Unit Development (MPUD).

There being no discussion, Ms. Creese moved to table P23-181 Southern Grove 11 – Master Planned Unit Development (MPUD) – Rezoning Application to the April 2, 2024, Planning & Zoning meeting. Mr. Doughney seconded the motion which passed unanimously by voice vote.

8.f P23-193 Mayas Retail Plaza (Mayas Property Management

2024-154

LLC) - Limited Mixed Use LMD Zoning District - Rezoning

Location: 4189 SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 21, Block 2108, Lots 1,2,27 and 28

This is a request to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district.

Chair Reikenis 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 rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) Zoning District. He exhibited the surrounding areas and discussed future land use compatibility, concept plan, and justification for the request. Steve Marquart, CAPTEC Engineering, represented the applicant.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Doughney moved to recommend approval of P23-193 Mayas Retail Plaza (Mayas Property Management LLC) – Limited Mixed Use LMD Zoning District – Rezoning to the City Council. Mr. Pettibon seconded the motion which passed unanimously by roll call vote.

8.g P23-239 Cottin, Gregory D. - Variance

2024-152

Location: The property is located at 2722 & 2732 SW Fondura Road.

Legal Description: Lots 18 And 19, Block 1708, Port St. Lucie Section 31

This is a request to grant a variance to allow an isolation of a parcel.

Chair Reikenis 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 grant a variance to allow an isolation of a parcel. He discussed the surrounding areas and variance criteria.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Alejandro Toro, Engineering Design and Construction, presented to the Board and discussed the overview of the request, as well as exhibited the Future Land Use map, zoning map, and the conversion area 24 future trend. Mr. Norton inquired if the applicant was agreeable to allowing cross-access to the other lots, to which Mr. Norton responded in the negative, stating that it was not a provision to be proposed. He also clarified that this was not for storage, that it was for maintenance and repair. The Board and staff then held discussion on cross-connectivity for the lot, and the Senior City Attorney, Elizabeth Hertz, advised the Board of the various options for approval that they could determine.

Applicant Gregory Cottin spoke before the Board to provide further information on the request, and he advised that he did not have contact with the adjacent lot owners and had not tried to purchase that property. Ms. Savage-Dunham then advised the Board of further clarification for the shared access, and Mr. Toro exhibited the surrounding lots and access points.

Chair Reikenis 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 P23-239 Cottin, Gregory D. – Variance to the City Council with the condition that cross access to Lot 20 from Lots 18 and 19 shall be required. Mr. Norton seconded the motion which passed unanimously by roll call vote.

8.h P24-011 City of PSL- Northport Utility Site - Rezoning [2024-209](#)

Location: West of the intersection of NE Airoso Blvd. and NE St. James Dr.

Legal Description: Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida

This is a request to rezone from Institutional (I) to Utility (U) zoning district.

Chair Reikenis 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.) Bianca Lee, 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 to rezone two parcels totaling 23.04 acres from Institutional (I)

to Utility (U) to be consistent with the City's Comprehensive Plan. She exhibited the subject property and surrounding uses and provided a justification for the request. Stefanie Beskovoyné, Utilities, represented the applicant and briefly addressed the Board.

Mr. Norton inquired if the Board was required to disclose ex parte communications with the City, to which Deputy City Attorney Fabien clarified that any communication with the Planning & Zoning staff did not need to be disclosed, but all other staff would require disclosure.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to recommend approval of P24-011 City of PSL – Northport Utility Site - Rezoning to the City Council. Mr. Doughney seconded the motion which passed unanimously by roll call vote.

8.i P24-013 Brian & Susan Barnes - Variance

2024-202

Location: 1003 SE Kitching Cove Lane

Legal Description: Kitching Cove Estates, Lot 3

This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

Chair Reikenis 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.) Francis Forman, 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 for a 4.3-foot encroachment into the side yard setback for the construction of a driveway. He exhibited the future land use, zoning, survey of the property, and staff findings. Upon the Board's inquiries, Mr. Forman provided information on the requirements of a vertical wall and setbacks.

John M. Cherveny, JMC Contracting, Inc., informed the Board that he was the builder, Ms. Savage-Dunham clarified that this neighborhood was one of nine within the city that the Public Works Department did not review the grading and drainage plans for, noting that the responsibility was assumed by the HOA. Upon the Board's inquiries, staff, Mr. Cherveny and Regina Karner, Surveyor, provided further information regarding the history of the project, the details of the wall, alternatives for if the variance was not approved, and details of the encroachment. Attorney Hertz clarified that the variance before the Board was solely for the driveway.

The Board and applicants then further discussed drainage under the stem

wall and stability. Building Official Michael Peters then provided clarification to the Board regarding the retaining wall not being a part of the variance. (Clerk's Note: Mr. Peters appeared via Zoom.) Owner Brian Barnes then spoke to the Board about the request and provided opinions on the project.

Chair Reikenis opened the Public Hearing. Resident Logan McLaren stated opposition to the request and noted that the HOA meeting had not mentioned the new construction/home. Resident John Brady stated opposition to the request and discussed items such as the Site Plan and HOA approval. (Clerk's Note: A handout from Mr. Brady was provided at this time.) Resident Jennifer Brady spoke in opposition to the request and discussed items such as the Site Plan and retaining wall. (Clerk's Note: A handout from Ms. Brady was provided prior to the start of the meeting.)

Upon Mr. Pettibon's inquiries, Ms. Karner discussed the elevation of the wall. There being no further public to be heard, Chair Reikenis closed the Public Hearing and allowed 2 minutes for the applicant to provide a rebuttal, to which Mr. Cherveny provided a rebuttal and advised that he was willing to speak with the residents further to come up with solutions, and Mr. Barnes clarified that he had emails that showed that the Board approved the Site Plan and that the retaining wall was on the original Site Plan. Mr. Peters then exhibited a plan and provided additional information to the Board on the drainage conveyance and incorporation of the wall of the side drainage system.

Attorney Hertz advised that under the City's Code, when variances are reviewed, the Board is not supposed to use another variance as a rationale for granting the variance before them, that they were supposed to be looked at independently. She also advised that with regard to the HOA, it was outside of the City's purview. The Board then discussed the options that were available regarding approval/denial/tabling, and Ms. Savage-Dunham further clarified that the variance that was before them. Mr. Peters requested that the Board review the HOA approval, and stated that upon multiple conversations with the president, she informed that they did not have the expertise to review or approve the proposals, and they would leave it up to the designer of the project.

There being no further discussion, Mr. Spatara moved to approve P24-013 Brian & Susan Barnes – Variance. Ms. Creese seconded the motion, which failed by roll call vote, with Mr. Spatara and Ms. Creese in favor and Chair Reikenis, Vice Chair Previte, Mr. Doughney, Mr. Norton, and Mr. Pettibon opposed.

Mr. Doughney suggested that the item be tabled due to homeowner's presence at this meeting, difficulties in understanding the Building Official's presentation and desire for them to be present in person, and the City needing to clarify the role of an HOA as it relates to pulling a building permit in this community.

There being no further discussion, Mr. Doughney moved to table P24-013 Brian & Susan Barnes – Variance to the April 2, 2024, Planning & Zoning meeting. Ms. Creese seconded the motion which passed unanimously by roll call vote.

Upon brief further discussion of the Board, Ms. Savage-Dunham asked for clarification on if the Board was stating that they would welcome testimony to be received at the next hearing if the applicants and adjacent property owners had reached an agreement, to which the Board responded in the affirmative. Ms. Creese provided further clarification that at the next meeting, all parties should be present.

8.j P24-014 Go Team Industrial Park Unit 1 - Lot 6 - Landscape

2024-200

Modification

Location: The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

Legal Description: Go Team Industrial Park - Unit One - Block B, Lot 6
This is a request to retain the existing landscaping and 8-foot opaque chain-link fence in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances

Chair Reikenis 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.) Bethany Grubbs, 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 approval for the existing landscaping and 8-foot-high opaque chain link fence to remain in lieu of an architectural buffer wall on the south side of the site per section 154.12 of the City of Port St. Lucie Code of Ordinances. She discussed the modification request and exhibited a proposed site plan and landscape plan.

(Clerk's Note: Mr. Pettibon advised that he would be abstaining from the vote.)

Randy Rogers, ONE16 Engineering, represented the applicant. (Clerk's

Note: Mr. Rogers was sworn in at this time.)

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. Attorney Hertz advised the Board of abstention procedures, and Mr. Rogers advised that the landscaping was currently over 6 feet. Staff and the Board then further discussed the surrounding areas and maintenance.

There being no further discussion, Mr. Norton moved to recommend approval of P24-014 Go Team Industrial Park Unit 1 – Lot 6 – Landscape Modification to the City Council with the condition that the existing Clusia Rosea hedges along the southern property line are to be maintained at a minimum of 6 feet. Ms. Creese seconded the motion which passed by roll call vote.

9. New Business

There was nothing to be heard under this item.

10. Old Business

Mr. Norton asked for further clarification regarding having the Chair vote last for all roll call votes, and Chair Reikenis advised that he did not feel comfortable making the final decision on a regular basis but was open to further discussion and would take recommendations into consideration. Deputy City Attorney Fabien clarified that it would be up to the discretion of the Board but advised that having the Chair vote last could create an implication that the vote was being swayed. Mr. Norton voiced that he was in favor of having the Chair vote last, and Ms. Creese, Mr. Spatara, Vice Chair Previte, and Chair Reikenis voiced that they were in favor of the random voting sequence.

Attorney Fabien also clarified past inquiries from the Board and advised that notes taken during a public meeting that were being used to formalize their decision on the item could be interpreted as public record. She also informed that each board member would be the custodian of their own records. She also advised that financial disclosures were mandatory for Planning & Zoning Board members, and Ms. Savage-Dunham informed that they would be submitted online.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 9:42 p.m.

Eric Reikenis, Chair

Jasmin De Freese, Deputy City Clerk