

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, January 2, 2024

6:00 PM

Council Chambers, City Hall

Request to Table Item 8A

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 Planning and Zoning Director Mary Savage-Dunham at 6:01 PM on January 2, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

(Clerk's Note: Item 9.a Oath of Office and 9.b Election of Officers were heard at this time.)

2. Roll Call

(Clerk's Note: This Item was heard after Item 9.b Election of Officers.)

Members Present:

Eric Reikenis, Chair
Peter Previte, Vice Chair
Melody Creese, Chair Pro-Tem
Jim Norton
Greg Pettibon
John "Jack" Doughney
Peter Spatara

3. Determination of a Quorum

Chair Reikenis confirmed there was a quorum.

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance. Chair Reikenis thanked the Board Members for allowing him to serve as Chair.

5. Approval of Minutes

5.a Approval of Minutes - December 5, 2023

[2024-015](#)

There being no corrections, Vice Chair Previte moved to approve the minutes of the Planning and Zoning Board meeting of December 5, 2023. Board Member Creese seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

(Clerk's Note: There was nothing scheduled for this section of the Agenda.)

7. Public Hearings - Non Quasi-Judicial

Attorney Russell Ward provided a procedural overview of the Non-Quasi-Judicial and Quasi-Judicial Public Hearings. He explained the criteria for completing a Form 8B-Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers.

7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment -
Large Scale

[2023-232](#)

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.

Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.

This is a request to change the Future Land Use from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use, 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) land use to 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation for the Lulfs Grove – Comprehensive Plan Amendment – Large Scale. She reviewed the Applicant's request, project background, existing land uses, Policy 1.1.4.19(B), aerial and existing future land use map of the subject property and proposed Comprehensive Plan Amendment. Ms. Kean continued to provide a review of the application process, proposed future land use classifications, proposed revision to Policy 1.1.4.18 and 1.1.4.19 (B), proposed future land use map, staff analysis, and the traffic impact analysis.

Kevin Matyjaszek, Utility System Director, provided an overview of the City's Glades Wastewater treatment facility.

Ms. Kean continued with providing the Board with Staff's analysis, other considerations and staff recommendations.

Steve Garrett, Lucido & Associates, was present on behalf of the Applicant. He provided a letter of support from R. Austin Burr, Vice President of Midway Glades Developers, LLC. He gave the Board a PowerPoint Presentation.

Ms. Kean pointed out the existing future land use map. Board Member Creese requested that Ms. Kean provide a brief explanation of the difference between the annexation agreement and the comprehensive plan. Ms. Kean explained the differences between both. Board Member Creese inquired if the Southern Grove land uses were included in the statistics that Ms. Kean provided, to which she responded in the affirmative.

Board Member Norton inquired if the rationale for the recommendation of denial was the loss of the potential industrial land use, to which Ms. Kean explained it would be a combination of losing non-residential entitlements for more single-family residential development. She indicated that the City had a significant amount of low-density residential development currently developed and available.

Board Member Norton asked if by approving this application they would be removing 2.4 million square feet of Industrial usage, to which Ms. Kean responded in the affirmative. He asked if that was a substantial loss for the City and if it goes against the comprehensive plan, to which she responded in the affirmative. Board Member Norton inquired if industrial land use meant warehouses, distribution centers, and businesses like Firestones, to which Ms. Kean responded in the affirmative. Board Member Norton asked if this was the reason Staff was concerned with losing up to 2.4 million square feet of industrial land use, to which Ms. Kean responded in the affirmative. Board Member Norton inquired if City Staff took into consideration the Southern Grove land uses, to which Ms. Kean responded in the affirmative. Board Member Norton asked if any of the land use loss would be replaceable, to which she responded in the negative and explained existing entitlements exist under the NCD land use.

Board Member Creese inquired about the buffer zone between Wylder and

the Utility Facility, to which Director Matyjaszek stated he did not know the exact amount of distance between the facility and Wylder. He confirmed that Wylder/LTC Ranch West preceded the City of Port St. Lucie Wastewater facility. Board Member Creese inquired if the Utility Facility would have the opportunity to build or expand into the Lulfs Grove, to which Director Matyjaszek responded in the negative. Director Matyjaszek confirmed that it would likely be expanded to the west of the City owned parcel.

Chair Reikenis questioned if the Headworks & Aeration Basin was the area within the facility that generates odors, to which Director Matyjaszek responded in the affirmative. He explained that they installed covers in the aeration basins at the Westport Facility. Director Matyjaszek stated that their department would get complaints about odors due to wind shifts despite communicating with the neighboring homeowner's association. Chair Reikenis and Director Matyjaszek discussed the various mitigation efforts the City has completed to help with odors emanating from the Glades wastewater facility. Director Matyjaszek indicated that the Glades wastewater facility would be expanding regardless of the decision of the Board at today's meeting.

Board Member Pettibon stated he would be abstaining from voting due to the nature of the item. He indicated he was unable to provide an 8B Form prior to the meeting. Board Member Pettibon disclosed that he had a brief discussion with the Applicant prior to the meeting and would submit an 8B Form at today's meeting. He inquired if he was allowed to ask about the project, to which Deputy City Attorney Ward indicated he would need to verbally disclose the nature of the conflict before participating. Deputy City Attorney Ward stated that the brief discussion did not require Board Member Pettibon from abstaining to vote.

Board Member Creese asked if the Wastewater facility was placed with the understanding that the Lulfs parcel would never be utilized for residential, to which Director Matyjaszek explained that the parcel was County-owned during the design and development of the wastewater facility. He stated that when the City acquired the parcel that was the intended use of the Lulfs Grove site.

Board Member Norton asked if the Board was present today to amend the Comprehensive Plan, to which Ms. Kean responded in the affirmative. Board Member Norton inquired if the water treatment facility could be moved to a different location, to which Director Matyjaszek responded in the affirmative; however, noted that it would cost the City. He stated the property was purchased with the understanding that the property would be

utilized as such.

Board Member Spatara stated that based on his experience the residential homes being this close to the wastewater facility would not work.

Vice Chair Previte asked when DR Horton started working with Lulfs Grove to add residential in the area, to which Mr. Steve Garrett stated maybe a little over a year. Vice Chair Previte inquired if it would add 850 additional homes, to which Mr. Garrett responded in the affirmative.

Attorney Lee Dobbins, Dean Mead Law Firm, was present representing the Applicant. He stated that during the original land-use amendment there was nothing there and it was not known what it was going to be.

Board Member Norton expressed concern over the area south of the wastewater treatment facility regarding the foreseeable issues that may arise from adding residential homes, to which Attorney Dobbins indicated they would notify folks by putting them on notice to let them know the wastewater facility would be to the north of their property.

Board Member Creese asked if there was an objection from DR Horton to enter a Comprehensive Plan and/or Annexation Agreement, to which Mr. Garrett explained that they had entered an amendment to the Annexation Agreement concurrently with the Comprehensive Plan Amendment. He advised that the Annexation Agreement Amendment would memorialize all the public benefits that were shared with the Board.

Chair Reikenis asked if a road from Glades Cut Off would make it possible to put light industrial or industrial use on the north side of the Astoria Property, to which Mr. Garrett stated that adding an additional road would not provide an answer.

Board Member Norton inquired if the Board was changing the Comprehensive Plan today, to which Ms. Kean responded in the affirmative. She explained it would be an amendment to the Comprehensive Plan and would amend the Future Land Use Map and policies in the Comprehensive Plan.

Vice Chair Previte asked if it would affect the percentages of the non-residential entitlements available in the City, to which Ms. Kean responded in the affirmative.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Norton asked for additional clarification regarding the percentages of the non-residential entitlements available in the City, to which Ms. Kean provided an explanation. Board Member Norton inquired if that would result in the City losing 2.4 million square feet of industrial use, to which Ms. Kean responded in the affirmative.

Board Member Spatara advised that residential homes would not work in proximity to the wastewater facility.

Vice Chair Previte stated he would not be going against the staff's recommendation.

Board Member Creese stated she understood what the Board was facing regarding the odor and noise emitting from the wastewater facility. She indicated there had not been any Copper Creek, Wylder, and PGA Reserve residents discussing how they feel about bringing industrial use to that area.

Chair Reikenis asked Director Savage-Dunham if the Board's vote would be a vote to recommend the item to the City Council and ultimately it would be up to the City Council, to which Director Savage-Dunham responded in the affirmative and stated the Board was an advisory Board for the City Council. She stated that the current land-uses of Industrial, Service Commercial and General Commercial were previously entitled. Director Savage-Dunham indicated that was previously approved many years ago. She stated that the wastewater facility was zoned as Utility. Director Savage-Dunham explained that that was the land that the Utility Department currently possesses to meet the future expansion needs of the City.

Vice Chair Previte moved to recommend denial of P22-336 Lulfs Grove Comprehensive Plan Amendment. Board Member Doughney seconded the motion, which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Board Member Doughney, Board Member Norton and Board Member Spatara voting in favor and Board Member Creese dissenting. Board Member Pettibon abstained from voting on this item. (Clerk's Note: Board Member Pettibon submitted a completed 8B Form-Memorandum of Voting conflict for County, Municipal, and Other Local Public Officers.)

8. Public Hearing - Quasi-Judicial

The Deputy City Clerk administered the Oath of Testimony to those individuals who would be testifying.

8.a P23-139 St. Lucie Trail - Planned Unit Development (PUD)

[2023-1137](#)

Amendment

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

Director Savage-Dunham indicated there was a request to table this item. Board Member Doughney asked who was requesting to table the item, to which Director Savage-Dunham responded the Applicant was requesting to table the item. Board Member Norton moved to table P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment to a date uncertain. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.b P23-169 St. Lucie HCA Hospital - PUD Rezoning

[2024-010](#)

Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.

Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490

This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Francis Forman, Planning and Zoning, provided a PowerPoint presentation of the St. Lucie HCA Hospital Planned Unit Development (PUD) Rezoning Application.

Board Member Spatara inquired if the expansion would occur by the emergency room parking area, to which Mr. Forman indicated that all that would be happening would be adding two additional stories to the hospital facility.

Steve Garrett, Lucido & Associates, was present on behalf of the Applicant, HCA. He indicated there would not be a presentation for this item.

Board Member Creese asked how many beds would be added based on the expansion, to which Mr. Garrett responded it would add 56 beds.

Board Member Norton inquired if the additional two stories would be

consistent of the height limitations of the Institutional zoning, to which Mr. Forman stated the rezoning to PUD would include the height restrictions of 75 feet.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Creese moved to recommend approval of P23-169 St. Lucie HCA Hospital - PUD Rezoning. Board Member Doughney seconded the motion, which passed unanimously by roll call vote.

8.c P23-170 Western Grove DRI - 4th Amendment - Map H [2023-1020](#)
Amendment

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.

This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation of the 4th Amendment to the Western Grove DRI.

Board Member Norton inquired if the North-South Road was Community or Village Parkway, to which Ms. Kean responded in the negative and indicated that it would be North/South A.

Steve Garrett, Lucido & Associates, was present on behalf of the Applicant. He indicated they agreed with the staff's recommendation.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Creese moved to recommend approval of P23-170 Western Grove DRI - 4th Amendment - Map H Amendment. Board Member Norton seconded the motion, which passed unanimously by roll call vote.

8.d P22-211 Verano South Pod D PUD - Amendment No. 4 [2023-1221](#)

Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation of P22-211 Verano South Pod D PUD - Amendment No. 4.

Daniel Sorrow, Cotleur & Hearing, was present on behalf of the Applicant.

Board Member Norton asked why this application was not administratively approved, to which Director Savage-Dunham responded that staff could not currently approve these applications administratively based on it being a rezoning request.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Pettibon indicated he would need to abstain from voting on this item.

Board Member Doughney moved to recommend approval of P22-211 Verano South Pod D PUD - Amendment No. 4. Board Member Norton seconded the motion, which passed by roll call vote with Board Member Pettibon abstaining for voting on this item. (Clerk’s Note: Board Member Pettibon submitted a completed 8B Form-Memorandum of Voting conflict for County, Municipal, and Other Local Public Officers.)

(Clerk’s Note: The Board heard Item 9.c after this Item.)

9. New Business

9.a Oath of Office [2024-025](#)

(Clerk’s Note: This Item was heard after Item 1. Meeting Called to Order.)

The Deputy City Clerk administered the Oath of Office to Board Member Creese, Board Member Doughney, Board Member Norton, Board Member Pettibon, Board Member Previte, Board Member Reikenis, Board Member Spatara and Alternate Board Member Syed.

9.b Election of Officers [2024-024](#)

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Chair. The Deputy Clerk announced Board Member Reikenis achieved the majority vote.

Board Member Doughney moved to approve Board Member Reikenis as the Planning and Zoning Chair. Board Member Norton seconded the motion, which passed unanimously by voice vote.

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Vice Chair. The Deputy Clerk announced Board Member Previte achieved the majority vote.

Board Member Norton moved to approve Board Member Previte as the Planning and Zoning Vice Chair. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Chair Pro-Tem. The Deputy City Clerk announced Board Member Creese, Board Member Norton and Board Member Pettibon received an equal amount of votes. She returned all members ballots and requested that they cast a new vote for either Board Member Creese, Board Member Norton or Board Member Pettibon. The Deputy City Clerk announced that Board Member Creese achieved the majority vote.

Board Member Norton moved to approve Board Member Creese as the Planning and Zoning Chair Pro-tem. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 2. Roll Call was heard after this Item.)

- 9.c** Review of O.L. Peacock Sr. Park Enhancements for the Proposed Land and Water Conservation Fund (LWCF) Grant Application

[2024-022](#)

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

Kate Parmelee, Deputy City Manager, provided a brief overview of the grant application to the Board. Chair Reikenis moved to support Item 9.C. Board Member Creese seconded the motion, which passed unanimously by voice vote.

10. Old Business

Chair Reikenis thanked staff for the training information. He mentioned if annual training opportunities existed, he would like the Board to participate. Director

Savage-Dunham stated they would keep the Board apprised of any training opportunities. She indicated she was looking to bring training opportunities to the City as well. Director Savage-Dunham asked the Board if they had any specific questions on the training or invited them to contact her office or the department.

Chair Reikenis expressed he would like to have more communication with staff. He asked if it would be okay to just pop in to visit, to which Director Savage-Dunham encouraged him or others to contact her office to schedule a time or scheduling a standing meeting.

Vice Chair Previte thanked Mary for putting the information together for the Board, to which Director Savage-Dunham indicated it was staff who put that together for the Board.

Chair Reikenis stated that Board Member Norton discussed using personal email addresses and computers to communicate with staff. He asked if that was proper protocol for the Board to utilize their own personal email and computers. Deputy City Attorney Ward indicated there was no legal issue with the Board utilizing their personal email and personal computer for communication. He stressed that any public record that gets created using that personal email or communication device would remain a public record regardless of the email coming from a City email/computer or personal email/computer. Deputy City Attorney Ward instructed the Board that there should not be any communication between the Board Members about items that would come before the Board. Board Member Pettibon asked if there was an option to obtain a City email address.

Board Member Pettibon inquired if there was a need to file a Form 1, to which Deputy City Attorney responded he would have to research that information and get back to the Board. Board Member Creese and Board Member Spatara indicated that they do have to file a Form 1. Vice Chair Previte and Board Member Creese indicated that it comes to the Member automatically by mail.

Board Member Norton asked if IT could set up an exchange or portal for emails. He expressed concern over having his computer be subject to Florida Statute Chapter 119 and the need to have to turn it over to someone, to which Director Savage-Dunham advised she would find out if they can get the Board City email addresses. She explained she would speak to the Information Technology Department and report back to the Board. Director Savage-Dunham reminded the Board not to "reply all" to any email that goes to the Board.

11. Public to be Heard

No one signed up to speak during this section of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 9:05 PM.

Eric Reikenis, Chair

Daisy Ruiz, Deputy City Clerk