

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes - Draft

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

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Tuesday, May 6, 2025

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 Creese at 6:00 p.m., on May 6, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Melody Creese, Chair
James Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Greg Pettibon
Peter Spatara
Rose Mocerino, Alternate

Members Not Present:

John Doughney
Eric Creese

Rollcall

3. Determination of a Quorum

Chair Creese confirmed that there was a quorum.

4. Pledge of Allegiance

Chair Creese led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - April 1, 2025

[2025-417](#)

Mr. Pettibon moved to approve the minutes. Chair Pro Tem Previte seconded the motion which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this item.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 h.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P17-097-A1 Riverland Master Sign Program - 1st Amendment

[2025-413](#)

Location: The property is located south of the Discovery Way (E/W 1) right-of-way and west of the Community Boulevard right-of-way.

This is a request to approve the first amendment of the Riverland Master Sign Program.

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

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation to the Board which explained the changes made to the MSP Regulations. Vice Chair Norton inquired as to what the electrical changeable copy signs were, to which Mr. Robinson replied that they contained non-pictorial text information which allowed three lines of text.

Azlina Goldstein, Attorney, explained that Riverland combined categories to make it more efficient and streamlined.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Mr. Pettibon moved to recommend approval of P17-097-A1, Riverland Master Sign Program 1st Amendment, to the City Council. Mr. Spatara

seconded the motion which passed unanimously by voice vote.

8.b P24-096 Murphy USA -Port St. Lucie Boulevard - Special

[2025-419](#)

Exception Use

Location: Northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard.

Legal Description: Tract B, 299 SW Port St. Lucie Blvd (Plat Book 167, Page 23)

This is a request for a Special Exception Use to allow a convenience store with fuel sales.

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

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation which included a lengthy background on the item. He informed the Board that staff was recommending that conditions be placed on the item to allow for a City Gateway Sign easement to be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City. Mr. Spatara inquired about the ingress/egress, to which Mr. Foreman replied that there was an existing parking lot with entry points which would be used. Vice Chair Norton inquired if the cross-access agreements were indefinite, to which Mary Savage-Dunham, Planning & Zoning Director, replied that the Site Plan relied on the Cross-Access Agreements, Site Plan Amendment, and an action by a board/committee would be needed to modify the agreements. Chair Creese inquired about the traffic and a turn lane, to which Clyde Cuffy, Regulatory Division Director, replied that traffic was reviewed but there was no dedicated right lane on Port St. Lucie Blvd.

Vice Chair Norton inquired if the applicant agreed to the condition, to which Aref Shehadeh HSQ Group, replied in the affirmative.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Chair Pro Tem added that a public comment was added to the record.

Mr. Pettibon moved to recommend approval of P24-096, Murphy USA, Port St. Lucie Boulevard Special Exception Use with the stated condition, to the City Council. Vice Chair Norton seconded the motion which passed unanimously by voice vote.

8.c P24-152 Harbor Village (fka Gatlin Pointe Phase II) - Special

[2025-418](#)

Exception Use

Location: At the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description: Gatlin Pointe Lots 3 and 4 (OR Book 114, Page 27)

This is a request to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district, pursuant to Section 158.124(C)(13) of the Zoning Code. One of the proposed drive-throughs will include a menu board for ordering, while the other will operate without a menu board.

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

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, stated that she had been sworn in & stated 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 explained that the Special Exception Use was approved in 2022, and this item was modifying a condition to allow for a menu board and provided a brief presentation. She informed the Board that staff was recommending that conditions be placed on the item to allow for a menu board in the westernmost lane and any proposal to add a menu board to the easternmost lane shall require City Council review and approval through an amendment to the special exception use, including evaluation of traffic impacts. Chair Creese inquired as to why the previous approval did not allow for a menu board, to which Ms. Grubbs replied that it was the choice of the applicant. Vice Chair Norton inquired about stacking and traffic, to which Ms. Grubbs replied that Jimmy Johns did not have as much queuing as Dunkin Donuts, since it was a lunchtime establishment.

The Deputy City Clerk provided the Oath of Testimony to Jose Chavez, Storybook Development, who stated that during the last approval they did not have a specific tenant selected but the proposal included digital ordering without the need of a menu board.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Norton moved to recommend approval of P24-152 Harbor Village (fka Gatlin Pointe Phase II) Special Exception Use with the stated condition, to the City Council. Chair Pro Tem Previte seconded the motion which passed unanimously by voice vote.

- 8.d** P24-183 GH0 Homes at Southern Grove Master Planned Unit
Development (MPUD) - PUD Amendment

[2025-311](#)

Location: The property is located south of the intersection of Village Parkway and Becker Road, and south of the Becker Road right-of-way. This is a request to amend the MPUD to create an additional lot that was originally platted and proposed as an emergency ingress egress location. This will bring the total lot number from 300 to 301.

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

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation to the Board. He explained that the item was initially plated with temporary emergency access because the property only provided single access. As the Belterra Phase 2 Plat has been approved with a full secondary entrance the emergency access is no longer required by code.

Chuck DeSanti, GHO Homes, gave a brief history of the access on the property.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Mr. Spatara moved to recommend approval of P24-183, GHO Homes at Southern Grove Master Planned Unit Development (MPUD), PUD Amendment, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.e P24-184 Murphy USA - SW Gatlin Boulevard - Special
Exception Use

2025-421

Location: Northwest corner of SW Gatlin Boulevard and SW Import Drive.

Legal Description: Port St. Lucie Section 31, Block 1702, Lots 9 and 10 and Tract P.

This is a request for a Special Exception Use to allow a convenience store with fuel sales.

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

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation and showed a Conceptual Site Plan & Conceptual Landscape Plan which were under review. Mr. Cuffy informed the Board that there was

a dedicated turn lane on Gatlin Blvd for this property.

Aref Shehadeh HSQ Group, stated that he was available for any questions.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Chair Pro Tem Previte moved to recommend approval of P24-184, Murphy USA SW Gatlin Boulevard Special Exception Use, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.f 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 inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation. Vice Chair Norton inquired if there was access from Midway Road, to which Mr. Sisk replied that currently access was from Wylder Parkway, but it would be confirmed during the Site Plan review.

Vice Chair Norton inquired if they would be proposing access on Midway Road, to which Derek Phillips, Lucido & Associates, replied that it would depend on the final Site Plan.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Norton voiced his concern about access on Midway Road, to which Deputy City Attorney Hertz replied that the PUD set the regulatory zoning standards for the development. Ms. Savage-Dunham added that currently there was no Site Plan but the PUD was needed to start their Public Art application then traffic would be reviewed along with a potential Major Site Plan.

Vice Chair Norton moved to recommend approval of P24-213, LTC Ranch

Wylder Commercial Planned Unit Development (PUD) PUD Rezoning, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.g P25-001 Sundance Port St. Lucie - Master Sign Program

[2025-380](#)

Location: The property is located on the north and south side of Becker Road West of Riverland Boulevard in the Wilson Groves DRI.

This is a request to create a master sign program for Sundance Port St. Lucie.

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

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, stated that he had been sworn in & stated 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 provided a brief presentation and added that the program would provide the opportunity for residential development to have a design specific sign regulation for permanent and temporary sign that suits the development's specific desires.

Vice Chair Norton inquired about the aesthetics portion, to which Ms. Savage-Dunham replied that staff did not review the program for aesthetics as each development had their own programs.

Michelle Sullivan, Hayley Ward, stated she was available for questions.

Chair Creese opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Mr. Spatara moved to recommend approval of P25-001, Sundance Port St. Lucie Master Sign Program, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.h P25-029 Veranda Landings - Landscape Modification

[2025-396](#)

Location: Southeast of SE Veranda Place and north of the Martin County line

Legal Description: Veranda Plat No. 9 OST-1, OS-2, and Road Right-of-Way

This is a request to provide landscaping in lieu of an architectural buffer wall on a 310' segment of the eastern property line per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Chair Creese inquired if there were any ex-parte communications, to which the Board responded in the negative. (Clerk's Note: Mr. Pettibon recused himself from voting; Voting Conflict form was added to the record.)

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, stated that she had been sworn in & stated 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 informed the Board that the applicant was requesting enhanced landscaping in lieu of a wall as per Section 154.12 of the Landscaping Code. She added that the abutting community had landscaping as well and the purpose of the wall was to separate multi-family from single family residential. She showed the Landscape Site Plan along with pictures of the existing conditions. She informed the Board that landscaping would still be needed with the wall. Mr. Spatara stated that he was unsure if the applicant would maintain the landscaping. Chair Pro Tem Previte inquired if the wall would prevent outsiders from walking onto the property, to which Ms. Grubbs replied in the negative as it was not fully enclosed.

(Clerk's Note: The Board discussed Mr. Pettibon's conflict.)

Dennis Murphy, Culpepper & Terpening, stated that the applicant did not feel that a wall would be aesthetically pleasing and added that the vegetation screening would be maintained through the Veranda Landings Community HOA. He thanked the neighbors for their concerns but stated that the fundamental problem would not be solved by the addition of the landscaping wall as the wall would stop on their property and not extend to the C-24 canal property.

Ms. Grubbs recommended the following conditions of approval, prior to the final Planning and Zoning building inspection approval, the applicant shall submit a revised landscape plan indicating that the hedges and landscaping in this location be maintained at a minimum height of six feet which would be a condition of approval. She added that the adjourning apartment complex PUD allowed them to justify as to why a wall was not required on their property. Mr. Murphy interjected that this wall would be the only wall between residential use but there was a wall on the north end of the applicant's property separating the commercial area.

Chair Pro Tem Previte inquired about additional landscaping, to which Mr. Murphy replied that their objective was to maintain an opaque, living barrier between the two areas & would supplement as needed to densifier the barrier. Chair Creese inquired if they presented a wall at initial approval, to which Mr. Murphy replied in the affirmative and added that in 2020 they should have justified a living barrier as opposed to installing the wall. Mr. Murphy stated that if the chain fence was ever removed, his applicant would reinstall it. Ms. Savage-Dunham informed the Board that there was no proposal to install supplemental landscaping and if the Board

required that, it should be included in the motion. Mr. Murphy clarified that they had no objection to installing additional landscaping throughout that area.

Chair Creese stated that multiple public comments had been received in opposition to this item & she opened the Public Hearing.

Ken Matthew spoke in opposition to the item and added that a lot of landscaping was removed when the transformers were installed. He stated that the landscaping had not been replaced and the transformers were an eye sore.

Laura Keech spoke in opposition to the item as a wall would be a clear delineation of the two properties. She added that there were multiple types of vehicles that drove along the berm.

There being no one else to speak, Chair Creese closed the Public Hearing. The Board discussed the need for additional landscaping. Chair Creese & Mr. Murphy discussed the transformers. Mr. Murphy stated that, within restrictions, he would install missing landscaping by the transformers. Deputy City Attorney Hertz clarified the conditions: maintain the landscaping at not less than six feet and submit a plan with additional buffering to be reviewed & approved by the Planning & Zoning Department subject to regulatory limitations including the private restrictions imposed by FPL. She clarified the conditions and the code related to an alternate landscaping plan as opposed to a variance.

Mr. Spatara moved to recommend approval of P25-029, Veranda Landings Landscape Modification, with the stated conditions, to the City Council. Chair Pro Tem Previte seconded the motion which passed by voice vote with Mr. Pettibon abstaining.

8.i P25-033 - Tradition SG 11 Master Planned Unit Development
(MPUD) Amendment No. 1 - Application has been
Withdrawn by Applicant

[2025-428](#)

Location: The subject property is located in the northwest quadrant of the intersection of SW Village Parkway and Marshall Parkway.

Legal Description: The legal description is Parcels A and B, Tradition SG-11 MPUD

This is a request to amend the MPUD.

(Clerk's Note: This item was withdrawn by the applicant.)

9. New Business

There was nothing heard under this item.

10. Old Business

There was nothing heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:55 p.m.

Melody Creese, Chair

Shanna Donleavy, Deputy City Clerk