

# 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

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**Tuesday, August 6, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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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 August 6, 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

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 - July 2, 2024 Meeting

**[2024-747](#)**

There being no corrections, Mr. Spatara moved to approve the minutes.  
Mr. Norton seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

**7.a** P24-103 City of Port St. Lucie - Chapter 158, Zoning Code -  
Text Amendment for Wireless Communications Towers and  
Data Centers

[2024-745](#)

Proposed text amendment to Section 158.213, "Wireless  
Communication Antennas and Towers", Section 158.135, "Warehouse  
Industrial Zoning District"; and Section 158.136, "Industrial Zoning  
District" of the City of Port St. Lucie Code of Ordinances regarding  
Wireless Communication Antennas and Towers and Data Centers.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Sofia  
Trail, Planner, presented to the Board and noted that they would be  
removing the proposed changes for Section 158.135 and Section 158.136  
from the amendment. She stated that this request was to add the Regional  
Business Center sub-district to the list of sub-districts under the NCD  
Future Land Use classification that allow wireless communication antennas  
and towers as a Special Exception Use (SEU) to Section 158.213 of the  
Zoning Code.

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, Ms. Creese moved to recommend  
approval of P24-103 City of Port St. Lucie – Chapter 158, Zoning Code –  
Text Amendment for Wireless Communications Towers and Data Centers  
for Section 158.213 to the City Council. Mr. Norton seconded the motion  
which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The 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** P07-092-A1 The Shoppes at Veranda Falls - Master Sign  
Program Amendment

[2024-756](#)

Location: The property is located south of Becker Road east of the  
Florida Turnpike.

This is a request for the 1st amendment of the Shoppes at Veranda  
Falls Master Sign Program.

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.) Daniel Robinson, 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 amend the Shoppes at Veranda Falls Master Sign Program to add regulations for the commercial and residential developments being incorporated into the sign program boundary and to increase square footage of monument and directional signs. (Clerk's Note: A PowerPoint presentation was shown at this time.) Steve Garrett, Lucido and Associates, presented to the Board and exhibited the proposals for the new signs.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Norton moved to recommend approval of P07-092-A1 The Shoppes at Veranda Falls – Master Sign Amendment Program to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**8.b** P23-238 Darwin Square - Mavis Tire - Special Exception Use

[2024-751](#)

Location: The project site is located south of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard.

Legal Description: Darwin Square Lots C, D, and E.

The request is for approval of a Special Exception Use (SEU) to allow a vehicle repair and maintenance facility in the General Commercial (CG) Zoning District, per Section 158.124(C)(10) of the Zoning Code.

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 a vehicle repair and maintenance facility in the General Commercial (Chair Griffith) Zoning District per Section 158.124(c)(10) of the Zoning Code. He exhibited the conceptual Site Plan and discussed the evaluation of SEU Criteria. Mathew Linn, Bohler Engineering, represented the applicant. Mr. Spatara inquired if there was a rule about leaving cars overnight, to which Mr. Forman responded in the affirmative, noting that any cars requiring storage would have to be stored inside the building.

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 P23-238 Darwin Square – Mavis

Tire – Special Exception Use to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.c** P24-028 Gingerbread Daycare - Special Exception Use

[2024-677](#)

Location: 721 and 731 NW Airoso Blvd.

Legal Description:

The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Neighborhood Commercial (CN) zoning district per Section 158.120(C)(1) of the 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.) 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 an enclosed assembly area over 3,000 square feet in the Neighborhood Commercial (NC) Zoning District per Section 158.120(c)(1) of the Code of Ordinances. He exhibited the conceptual Site Plan and discussed the evaluation of Special Exception Use (SEU) Criteria. Dennis Murphy, Culpepper & Terpening, represented the applicant.

The Board and Staff held discussion on moving the space closer to a zone that could potentially house a sexual predator, and Mr. Sisk stated that this was not currently a review criterion for an SEU for a daycare. He also informed that there would be a required buffer wall.

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 approve P24-028 Gingerbread Daycare – Special Exception Use. Mr. Doughney seconded the motion which passed unanimously by voice vote.

**8.d** P24-044 7 Brew Drive - Thru Coffee - Variance

[2024-749](#)

Location: The address is 1907 SW Gatlin Blvd.

Legal Description: Port St Lucie Section 31, Block 1704, Lots 25, 26, and 27.

This is a request for a variance of 122 square feet to allow a 778 square foot building and a variance of eight (8) feet to allow a building height of fourteen (14) feet for a proposed drive-through restaurant.

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 for approval of the building to be below the minimum size requirements, and for an increase to the building height. She noted that this would not create a safety issue as this was just for the Design Code.

Chris Ossa, Kimley-Horn & Associates, spoke to the Board and noted that the other 7 Brew buildings were smaller than the one being proposed, and Mark Gottlieb, MetroGroup Development, stated that the other buildings had not required a variance. Shay Anderson, Building Owner, stated that they were unable to do a stick build. The Board and Ms. Anderson then discussed the building's aesthetics and options for adding the needed space, and Mr. Ossa advised that if they added the increase, it would also require additional parking spaces, in which case the site would not work.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Spatara moved to deny P24-044 7 Brew Drive-Thru Coffee – Variance. Vice Chair Previte seconded the motion which failed by roll call vote, with Mr. Spatara and Vice Chair Previte in favor of denial, and Chair Reikenis, Ms. Creese, Mr. Norton, Mr. Doughney, and Mr. Pettibon opposed.

Ms. Creese moved to approve P24-044 7 Brew Drive-Thru Coffee – Variance of 122 sq.ft. to allow a 778 sq.ft. building. Mr. Doughney seconded the motion, which passed unanimously by roll call vote with Chair Reikenis, Ms. Creese, Mr. Norton, Mr. Doughney, and Mr. Pettibon in favor, and Mr. Spatara and Vice Chair Previte opposed.

Ms. Creese moved to approve P24-044 7 Brew Drive-Thru Coffee – Variance of 8 ft. to allow a building height of 14 ft. Mr. Doughney seconded the motion, which passed unanimously by roll call vote with Chair Reikenis, Ms. Creese, Mr. Norton, Mr. Doughney, and Mr. Pettibon in favor, and Mr. Spatara and Vice Chair Previte opposed.

**8.e** P24-043 7 Brew Drive - Thru Coffee - Special Exception Use.

[2024-754](#)

Location: The property is located northeast of the intersection of SW Gatlin Boulevard and SW Kensington Street.

Legal Description: Port St Lucie Section 31, Block 1704, Lots 25, 26, and 27.

A request for a special exception to allow drive-through service in the General Commercial (CG) Zoning District, per Section 158.124(C)(13) of the Zoning Code.

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 allow the operation of a site consistent with the applicants intended use and character of a 7 Brew establishment, and she noted that per the current Zoning Code for the Commercial Zoning District, any establishment with a drive-thru would require a Special Exception Use (SEU). She discussed the surrounding uses, conceptual Site Plan, evaluation of SEU criteria, and the traffic impact statement.

Chris Ossa, Kimley-Horn & Associates, and the Board discussed cross-access points and potential traffic buildup into the neighboring Waffle House. Mark Gottlieb, MetroGroup Development, clarified that cross-parking is not permitted and signs will be posted that parking was for 7 Brew employees only. The Board and applicants then discussed the procedures of the drive-thru and the approval process for future use if the property changed ownership.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Doughney moved to recommend approval of P24-043 7 Brew Drive-Thru Coffee – Special Exception Use to the City Council with the condition that any deviation from that use require a Special Exception Use. Mr. Norton seconded the motion which passed unanimously by roll call vote.

**8.f** P24-080 Garrick, Gladwyn and Latoya - Rezoning

[2024-643](#)

Location: The property is located at 2721 and 2741 SW Campana Street.

Legal Description: Lots 3, 4, and 5, Block 1708, Port St. Lucie Section 31

This request is for the rezoning of 0.74 acres from Single-Family Residential (RS-2) to Warehouse Industrial (WI).

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.) Sofia Trail, 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 0.74 acres from Single Family Residential (RS-2) to Warehouse Industrial (WI) to be consistent with the City's Comprehensive Plan and Future Land Use.

(Clerk's Note: The applicant was not present.) Planning & Zoning Director Mary Savage-Dunham informed that the September Planning & Zoning meeting would be changing dates, so the motion to table this item should be stated as just for the month of September.

There being no further discussion, Mr. Norton moved to table P24-080 Garrick, Gladwyn, and Latoya Rezoning to the September 2024 Planning & Zoning Meeting. Ms. Creese seconded the motion which passed unanimously by voice vote.

**8.g** P24-085 SLW-660 PSL, LLC - Variance

[2024-743](#)

Location: The property is located at 639 NW Enterprise Drive.

Legal Description: Lot I-37 North, Lot 1

This is a request to grant a variance from the City of Port St. Lucie Zoning Code, Section 158.227(G), of 400 square feet, to allow for an enclosed, self-service storage facility, with bay sizes up to 900 square feet.

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.) Sofia Trail, 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 allow for an enclosed self-storage facility with bays sized up to 900 square feet. She discussed the zoning and surrounding uses and exhibited the proposed Site Plan. Planning & Zoning Director Mary Savage-Dunham clarified that the Site Plan had not yet been approved by the Site Plan Review Committee (SPRC) but they were in favor of the project, and that once approved by the SPRC it would then be sent to Council for final approval because it was a Major Site Plan. She noted that it could not be approved until the variance was granted.

Damian Brink, Pugliese Company, represented the applicant and spoke to the Board on the request and stated that it would be for all classes of RVs. Chair Reikenis inquired as to what was put in place to ensure that business would not operate out of the storage facility, to which Mr. Brink replied that the current City Code restricts someone from operating the business.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spataro moved to approve P24-085 SLW-660 PSL, LLC – Variance. Mr. Norton seconded the motion which passed unanimously by voice vote.



**8.h** P24-086 Southern Grove DRI (Development of Regional Impact) - 11th Amendment

[2024-752](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the development order for the Southern Grove DRI by amending Map H, the master development plan, and Map H-2, Tradition Trail and Multi-use Pathways Plan

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 an application for the 11th amendment to the Southern Grove DRI to modify the Master Development Maps for the project. She provided a background for the project, the proposed amendment, and impacts and findings. Dennis Murphy, Culpepper & Terpening, 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. Pettibon moved to recommend approval of P24-086 Southern Grove DRI (Development of Regional Impact) – 11th Amendment to the City Council. Mr. Norton seconded the motion which passed unanimously by voice vote.

**8.i** P24-098 Apollo 22 LLC - Set'em Up! Volleyball - Special Exception Use.

[2024-744](#)

Location: 1673 SE South Niemeyer Circle.

Legal Description: Port St. Lucie Industrial Park Unit 1, Block 7, Lots 13 and 14.

The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) zoning district per Section 158.136(C)(5) of the 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.) 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 an enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) Zoning District per Section 158.135(c)(5) of the Code of Ordinances. He exhibited the Site Plan and discussed the evaluation of SEU Criteria. Mr. Doughney inquired about the ratio of restrooms per people for the space, to which Mr. Forman replied that this was handled by the Building Department during the permitting process.

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 P24-098 Apollo 22 LLC – Set'em Up! Volleyball – Special Exception Use to the City Council. Mr. Spataro seconded the motion which passed unanimously by voice vote.

**8.j** P24-109 Innovation Restaurant Hub - Variance

[2024-765](#)

Location: The property is located south of SW Innovation Way and west of SW Village Parkway.

Legal Description: Southern Grove Plat No. 18, Lot 2.

This is a request to grant a variance to deviate from Section (A) of the Tradition Southern Grove Phase 1 Master Planned Unit Development (MPUD) Regulation Book. Specifically, the variance would permit the provision of parking spaces to exceed the maximum limit amount of 125% of the required amount.

Chair Reikenis inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: Bethany Grubbs was sworn in by the Deputy Clerk at this time.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was now 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 deviate from Section (A) of the Tradition Southern Grove Phase 1 Master Planned Unit Development (MPUD) regulation book, and it would permit the provision of parking spaces to exceed the maximum limit amount of 15% of the required amount. (Clerk's Note: A PowerPoint presentation was shown at this time.) Brad Currie, Engineering Design & Construction, spoke to the Board on the variance request and exhibited the Site Plan and renderings of the restaurants.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Norton moved to approve P24-109 Innovation Restaurant Hub - Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

## 9. New Business

Planning & Zoning Director Mary Savage-Dunham discussed that the September Planning & Zoning Board meeting would be held on the 5th, not the 3rd, and she confirmed attendance for 6 of the members. She then discussed the Future Forest Grant and recommended support from the Board. Mr. Pettibon discussed the shortage of mitigation and gopher tortoise banks and the new mitigation bank for drainage.

There being no further discussion, Ms. Creese moved to approve supporting the Planning & Zoning department applying for the Future Forest Grant. Mr. Doughney seconded the motion, which passed unanimously by voice vote.

## 10. Old Business

There was nothing to be 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 8:16p.m.

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Eric Reikenis, Chair

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Jasmin De Freese, Deputy City Clerk