

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes - Draft

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

Eric Reikenis, Chair
Peter Previte, Vice Chair
Melody Creese, Chair Pro-Tem
Jim Norton, At-Large
John "Jack" Doughney, At-Large
Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Futch, Alternate

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Tuesday, December 3, 2024

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 Reikenis at 6:00 p.m., on December 3, 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, Chair Pro-Tem
John Doughney
Greg Pettibon
James Norton
Peter Spatara

Members Not Present: Rose Futch, Alternate

3. Determination of a Quorum

Chair Reikenis confirmed that there was a quorum.

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

There was nothing heard under this item.

6. Consent Agenda

6.a P22-258 Tresello Subdivision Concept Plan

[2024-1206](#)

Location: The subject property is generally located west of SW Village Parkway, east of SW Community Blvd right-of-way and bordered by Becker Road to the south and SW Hegener Drive to the north.

Legal Description: The subject property is legally described as Tract A-1, Kenley Subdivision Plat

The request is to approve a subdivision concept plan with a cul-de-sac that exceeds the maximum length established by Section 156.098 of the Subdivision Code.

Mr. Doughney moved to approve the Consent Agenda. Mr. Norton seconded the motion which passed unanimously by voice vote.

7. Public Hearings - Non Quasi-Judicial

7.a P24-094 Ekonomy Storage - Comprehensive Plan

[2024-742](#)

Amendment/Small Scale

Location: 1915 SW Hayworth Avenue, which is located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

Legal Description: Port St. Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to change the future land use designation from Commercial General (CG) to Service Commercial (CS).

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, provided a brief presentation. Vice Chair Previte inquired about the portable water usage, to which Ms. Grubbs replied that staff used the maximum allowance use that is permitted on a lot.

(Clerk's Note: A PowerPoint was shown at this time.) Lisa Reves, Becker, Becker & Poliakoff provided a brief presentation. Mr. Spatara inquired if the lot would be paved for the vehicle storage, to which Attorney Reves replied in the negative and added that it would be gravel.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Vice Chair Previte moved to recommended approval of P24-094, Ekonomy Storage, Comprehensive Plan Amendment/Small Scale, to the City Council. Mr. Doughney seconded the motion which passed unanimously by voice vote.

7.b P24-107 City of Port St. Lucie Zoning Text Amendment - Title

[2024-1226](#)

XV, Land Usage, Chapter 153, Definitions, Section 153.01 - Definitions and Chapter 158 Zoning Code, Article VII - Institutional Districts, Article VIII - Commercial Districts, Article IX - Industrial Districts, Article XI - Supplementary Use Regulations, Section 158.217 - Accessory Uses and Structures, Section 158.222 - Access Standards, Sidewalks, and Bike Paths, and Section 158.232 - Refuse Collection and Recycling Areas.

The City is proposing a Text Amendment to Chapters 153 and 158 to refine and add definitions, update regulations for accessory structures, driveway standards and refuse collection, and to provide for enclosed assembly use with alcohol beverage sales and enclosed assembly use without alcoholic beverage sales.

(Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson, Planner III, provided a brief presentation & explained that it was a City initiated text amendment to provide customer service and increase transparency. Vice Chair Previte inquired if this would start the process of the allowance of ADU's within the City, to which Mr. Robinson replied in the negative & explained that ADU was a definition within the PowerPoint.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Norton moved to recommend approval of P24-107, City of Port St. Lucie Zoning Text Amendment, to the City Council. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

7.c P24-150 Rosser Residential - Comprehensive Plan
Amendment/Small Scale

[2024-1200](#)

Location: West of SW Rosser Boulevard, south of SW Open View Drive, and east of I-95.

Legal Description: See attached sketch and legal description.

This is a request to change the future land use to change the future land use designation from Open Space Conservation (OSC), Open Space Recreation (OSR), and Utility (U) to Low Density Residential (RL) for 17.24 acres of the overall property.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Grubbs provided a brief presentation. Mr. Spatara inquired as to what was currently on the property, to which Ms. Grubbs replied that she did not have an aerial and added that in the GU area, it was a former mining operation with a lake & invasive habitat, maybe some natural habitat was along the perimeter. Chair Pro Tem Creese inquired as to how units were proposed to which Ms. Grubbs replied 71 but added that 86 were allowed. Mr. Pettibon

inquired as to what could be built on the property currently, to which Ms. Grubbs replied OSR (parks and golf course).

(Clerk's Note: A PowerPoint was shown at this time.) Brad Currie, Engineering, Design & Construction, stated that Item 8 e.), was also related to this item and he would present a PowerPoint for both. The Deputy City Clerk administered the oath of testimony to Mr. Currie, who provided a brief history on the property and a brief presentation. He added that they were unable to fit 86 units, therefore they were proposing to build 71 units which did not max out the property. He informed the Planning & Zoning Board that there were no gopher tortoises & native habitat identified in the proposed development area. He stated that as a planner he preferred to have development close to town where goods & services were already established as opposed to building roads, installing water/sewer, etc. He informed the Board that a neighborhood meeting was scheduled in his office prior to the item being presented at the City Council meeting.

Chair Reikenis opened the Public Hearing.

Jacqueline Dostie spoke in opposition to this project due to destroying the beauty of the neighborhood.

Kelly Evertt Hair, spoke in opposition to this project due to noise and traffic.

Amanda McFarlene spoke in opposition to this project due to noise, traffic and flooding.

Nancy Huntington spoke in opposition to this project due to overpopulation in the area.

Holly Faidley spoke in opposition to this project due to the loss of nature, traffic and a lot of setbacks.

Chair Reikenis closed the Public Hearing. Mr. Currie explained that with regards to the traffic study, they compare the highest use to the proposed use, not the vacant land as it would eventually be developed. He explained that they had been working on the project since 2014, and an option had been using the site as additional stormwater for the City. Chair Reikenis stated that the traffic was very bad in the area & questioned how this item would affect the situation, to which Mr. Currie replied that Rosser Blvd had an 80-foot right-of-way but was unsure of how the City would move forward with expanding Rosser Blvd. Mr. Pettibon and Chair Pro Tem Creese spoke regarding in-fill lots and government offices. Mr. Spatara requested

that the developer meet with the neighborhood to explain the purpose & intent of the item. The owner of the property explained the history of the property. The Board suggested tabling the item so that the applicant could hold neighborhood meetings.

Mr. Norton moved to table P24-150, Rosser Residential, Comprehensive Plan Amendment/Small Scale, to the January Planning & Zoning meeting. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

7.d P24-188 City of Port St. Lucie - Chapter 158 - Mobile Food

[2024-1199](#)

Trucks - Zoning Text Amendment

This is a proposed text amendment to Section 158.217(G), "Mobile Vending Sales" and to add Section 158.217(I), "Mobile Food Dispensing Vehicles and Temporary Kitchens".

(Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, provided a brief presentation. She explained only the change to Chapter 158 would be heard before the board. Mr. Doughney inquired if it covered City Parks, to which Attorney replied that the Ordinance covered how mobile trucks could be used in parks and on private property.

Mr. Doughney moved to recommend approval of P24-188, City of Port St. Lucie, Chapter 158, Mobile Food Trucks, Zoning Text Amendment, to the City Council. Mr. Norton seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

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

8.a P24-050 Economy Self Storage - Rezoning

[2024-498](#)

Location: The property is located at 1915 SW Hayworth Avenue.

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to rezone 0.24 acres from the Single Family Residential (RS-2) zoning district to the Service Commercial (CS) zoning district.

Chair Reikenis 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 II, 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.

Lisa Reves, Becker, Becker & Poliakoff stated that she was available for questions.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Norton moved to approve P24-050, Ekonomy Self Storage, Rezoning. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

8.b P24-108 Joho Properties, LLC - Variance

[2024-851](#)

Location: The property is located at 8979 S US Highway 1.

Legal Description: St. Lucie Gardens 35 36 40 Block 1, part of Lot 10

This is a request to grant a variance from Section 158.060(E)(2) of the Zoning Code which requires a minimum lot size of 20,000 SF and a minimum lot width of 100' for all permitted and special exception uses except Single Family Residential uses.

Chair Pro Tem Creese moved to table P24-108, Joho Properties, LLC., Variance, to the January Planning & Zoning Board meeting. Mr. Norton seconded the motion which passed unanimously by voice vote.

8.c P24-117 Globe Townhomes - Limited Mixed Use (LMD)

[2024-1197](#)

Conceptual Plan Amendment

Location: The property is located at 913 SW South Globe Avenue

Legal Description: Port St. Lucie Section 15, Block 1449, Lots 8-12 (Plat Book 13, Page 6)

This is a request to amend an LMD conceptual plan to allow for the construction of a 13-unit multifamily project.

Chair Reikenis 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 II, 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.

(Clerk's Note: A PowerPoint was shown at this time.) Abraham Chabab provided a brief presentation.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Doughney moved to recommend approval of P24-117, Globe

Townhomes, Limited Mixed Use (LMD), to the City Council. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

8.d P24-119 Southern Grove - SLC Fire Station No. 20 - Cell

[2024-1084](#)

Tower - Special Exception Use

Location: The property is located at 12440 SW Village Parkway, north of SW Marshall Parkway, east on SW Village Parkway.

Legal Description: Southern Grove Plat No. 40, Parcel 2 (Plat Book 102, Page 39)

This is a request for a special exception to allow a 150-foot -tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District, with a Business Park Area designation, per Section 5.2.1(C)(1) of the Tradition Commerce Park North at Southern Grove MPUD Regulation Book and Section 158.213 of the Zoning Code.

Chair Reikenis 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.) Mr. Foreman 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. Mr. Norton inquired about the aesthetics of the tower, to which Assistant Director Cox replied that it fell under the purview of the Tradition Architectural Review Board.

(Clerk's Note: A PowerPoint was shown at this time.) Todd Mowry, Redtail Engineering, provided a brief presentation. He added that the towers had panels therefore the antennas were not seen. The Board and Mr. Mowry discussed the changes in tower structure and the equipment used.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Spatara moved to recommend approval of P24-119, Southern Grove, SLC Fire Station No. 20, Cell Tower, Special Exception Use, to the City Council. Mr. Doughney seconded the motion which passed unanimously by voice vote.

8.e P24-151 Rosser Residential - Rezoning

[2024-1201](#)

Location: The property is located west of SW Rosser Road, east of Interstate 95 and south of SW Open View Drive.

Legal Description: See attached legal description.

This is a request to rezone 17.24 acres from the General Use (GU) and Utility (U) Zoning Districts to the Single-Family Residential (RS-2) Zoning District.

Mr. Norton moved to table P24-151, Rosser Residential, Rezoning, to the

January Planning & Zoning Board meeting. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

8.f P24-171 Sam and Elaine Enterprises - Variance

[2024-1195](#)

Location: This property is located at 374 NE Greenbrier Avenue

Legal Description: Port St. Lucie, Section 26, Block 470, Lot 1

This is a request to grant a variance from the City of Port St. Lucie

Zoning Code, Section 158.217(C), to allow for a side yard setback of

4.5' from the side property line, for an existing pool and pool deck.

Chair Reikenis 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.) Sofia Trail, Planner I, 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 pool was permitted back in the 1980s. Mr. Spatara inquired if the neighbors had issues, to which Ms. Trail replied in the negative.

Linda Turney, Sam and Elaine Enterprises LLC., explained that the encroachment did not affect neighbors.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Norton moved to approve P24-171, Sam and Elaine Enterprises, Variance. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Approval of 2025 Planning & Zoning Board Meeting Schedules

[2024-1196](#)

Chair Pro Tem Creese moved to approve the 2025 Planning & Zoning Board meeting schedule. Mr. Norton seconded the motion which passed unanimously by voice vote.

Mr. Spatara requested that the developers widen the radius of notifications sent out and hold neighborhood meetings prior to attending Planning & Zoning Board meetings. Assistant Director Cox stated that the radius was 750 feet, and staff posted the property as well. She added that neighborhood meetings were not a requirement under the City's Code. Mr. Doughney stated that staff presentations needed to include existing Google maps that showed the latest condition of properties. There was Board consensus to have staff review and create a Text Amendment that

would require developers to hold neighborhood meetings prior to Planning & Zoning Board meetings.

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 8:03 p.m.

Eric Reikenis, Chair

Shanna Donleavy, Deputy City Clerk