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

# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes



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**Tuesday, March 4, 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 6:03 p.m., on March 4, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

   The Deputy City Clerk provided the Oath of Office to alternate member Douglas Harvey.

2. Roll Call

   Members Present:
   Melody Creese, Chair
   Jim Norton, Vice Chair
   John “Jack” Doughney
   Peter Previte
   Eric Reikenis
   Greg Pettibon
   Peter Spatara

3. Determination of 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 - January 7, 2025 & February 4, 2025 **2025-209**

There being no corrections, Vice Chair Norton moved to approve the minutes. Mr. Pettibon 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

There was nothing to be heard 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.f and the Deputy City Clerk swore in staff and applicants.

**8.a** P24-097 Gatlin Commons Planned Unit Development (PUD)-Amendment No. 9 **2025-211**

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Rosser Boulevard.
Legal Description: The property is legally described as Gatlin Commons, Parcel 1 through 21. (PB 50, PG 21)
This is a request to amend the document to revise the parking ratio for the medical office uses within the PUD.

Chair Creese 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 revise the Gatlin Commons PUD parking ratio for medical offices, with an amendment to the language to exhibit 6 -Proposed Development Standards, Section E(5), to match Section 158.221(c)(14) of The City Zoning Code. He provided a project background and discussed the land use and zoning consistency. Tod Mowry, RedTail, represented the applicant. (Clerk's Note: There was no applicant presentation at this time.)

Chair Creese opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Norton moved to recommend approval of P24-097 Gatlin Commons Planned Unit Development (PUD) – Amendment No. 9 to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.b** P24-213 - LTC Ranch - Wylder Commercial 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).

There being no discussion, Mr. Reikenis moved to table P24-213 LTC Ranch – Wylder Commercial PUD – PUD Rezoning to the April 1, 2025, Planning & Zoning meeting. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.c** P25-002 Savona Plaza Drive Thru Window - Special Exception Use **2025-212**

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
Legal Description: Port St. Lucie Section 19, Tract H
This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

There being no discussion, Mr. Spatara moved to table P25-002 Savona Plaza Drive Thru Window – Special Exception Use to a date uncertain. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.d** P25-003 Veranda Oaks - Sandpiper Circle to Ranch Oak Circle - Street Name Change Request **2025-172**

Location: The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.
Legal Description: Tract R-1, Veranda Oaks Plat No. 3, Phases 3 & 4 (Plat Book 122, Page 19)
This is a request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within Veranda Oaks Plat No. 3, to Ranch Oak Circle.

Chair Creese 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 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 change a duplicate street name for the road right-of-way referred to as Sandpiper Circle (within the Veranda Oaks development) to Ranch Oak Circle. She stated that it would affect 54 undeveloped residential lots with one property owner. She then provided an analysis and stated that upon the City Council's agreement for the name change, they would notify St. Lucie County and present it before the Board of County Commissioners.

(Clerk's Note: There was no applicant presentation at this time.) Dennis Murphy, Culpepper & Terpening, represented the applicant. Mr. Norton inquired about another street with the same name, to which Mr. Murphy replied that this street may have been more west from what Mr. Norton was referring to, and that it was a continuation of a current street, but with directions Southeast and Southwest. Chair Creese inquired if they would need the assigned direction to make a decision, to which Ms. Grubbs responded in the negative. Mr. Pettibon inquired if they should make a motion subject to what was verifiable and available in case one selected name was unavailable, to which Ms. Grubbs responded in the affirmative.

Chair Creese opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Pettibon moved to recommend approval of P25-003 Veranda Oaks - Sandpiper Circle to Ranch Oak Circle - Street Name Change Request to the City Council subject to the applicant and City finalizing the final street name. Mr. Previte seconded the motion which passed unanimously by voice vote.

**8.e** P25-015 Port Village, LLC - Rezoning **2025-219**

Location: The property is located at 2120 and 2130 SW Medlock Avenue.

Legal Description: Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)

This is a request to rezone the subject property from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.

Chair Creese 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.) Marissa Da Breo-Latchman, 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 0.46 acres from Single Family Residential (RS-2) to Highway Commercial (CH) to be consistent with the City's Comprehensive Plan and Future Land Use map, with the proposed use being a restaurant, café, or sandwich shop with drive-thru facilities. She exhibited the surrounding uses and discussed the Land Use Conversion Manual and justification. Alejandro Toro, Haley Ward Inc., represented the applicant. (Clerk's Note: There was no applicant presentation at this time.)

Chair Creese opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P25-015 Port Village, LLC – Rezoning to the City Council. Vice Chair Norton seconded the motion which passed unanimously by voice vote.

**8.f** P25-016 St. Lucie County - Fire Station - Milner Drive - Variance **2025-218**

Location: The property is located at 5531 NW Corporate Way.

Legal Description: Midway Commerce Center, Lot 3 (PB 41, PG 1)

This is a request to grant a variance of design relief to allow a metal building with roof with less of a pitch than required.

Chair Creese 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 for a variance to Section 4.0.1(2) and 5.5.1(3) of the Citywide Design Standards to allow for a metal building with a lesser sloped roof design. He discussed the future land use and exhibited the elevation and current building. Mr. Spatara inquired as to how the existing building was approved, to which Mr. Forman replied that it was currently zoned as Institutional, so it matched the Citywide Design Standards for that zoning. Charlie Gilman, Velcon Engineering, represented the applicant. (Clerk's Note: There was no applicant presentation at this time.

Chair Creese opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Norton moved to approve P25-016 St. Lucie County - Fire Station - Milner Drive - Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

9. New Business

Ms. Savage-Dunham advised of the Board members’ appreciation luncheon.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was nothing heard under this item.

The Board and staff then discussed the process for tabling items.

12. Adjourn

There being no further business, the meeting adjourned at 6:35 p.m.

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Melody Creese, Chair

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Jasmin De Freese, Deputy City Clerk