

**Attachment "B"**  
**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

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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<b>Tuesday, June 3, 2025</b>	<b>6:00 PM</b>	<b>Council Chambers, City Hall</b>
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**\*Request to Table Item 8B\***

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 Acting Chair Norton at approximately 6:02 PM on June 3, 2025, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Vice Chair Norton  
Chair Pro Tem Previte  
Mr. Reikenis  
Mr. Doughney  
Mr. Spatara  
Mr. Pettibon  
Ms. Mocerino

Members Not Present:

Chair Creese  
Mr. Harvey

3. Determination of a Quorum

(Clerk's Note: This item was not discussed.)

4. Pledge of Allegiance

Acting Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Minutes - May 6, 2025

[2025-518](#)

Board Member Reikenis moved to approve the minutes of the May 6, 2025, Planning and Zoning Board meeting with the correction of Mr. Reikenis' last name on Item 2. Roll Call. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no items scheduled under this portion of the Agenda.

7. Public Hearings - Non Quasi-Judicial

**7.a** P25-071 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment

[2025-519](#)

This is a City initiated amendment to Chapter 155, "Sign Code" to provide clarifications on sign code regulations and exemptions and allow for an additional freestanding sign for larger developments.

Daniel Robinson, Planning and Zoning, provided a PowerPoint Presentation on the application for the City's Chapter 155, Sign Code – Text Amendment.

Acting Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no discussion, Board Member Pettibon moved to recommend approval of P25-071, City of PSL – Chapter 155, Sign Code – Text Amendment, to the City Council. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

**7.b** P25-085 City of Port St. Lucie - Amendment to the Community Redevelopment Plan for the U.S. Highway 1 Corridor (Original CRA).

[2025-520](#)

Location: The CRA boundary includes the US Highway One corridor from just north of Village Green Drive on the north end to the St. Lucie / Martin County Line on the south end. Lennard Road forms most of the eastern boundary.

Legal Description: The legal description is included in the amendment. This is a request to amend the redevelopment plan for the U.S. 1 Corridor

Bethany Grubbs, Planning and Zoning, provided a PowerPoint Presentation on the City's Amendment to the Community Redevelopment

Plan for the US Highway 1 Corridor (Original CRA).

Acting Vice Chair Previte inquired when the 30 years became effective, to which Special Assistant to the City Manager Russ Blackburn indicated that it would be effective on the date the Amendment becomes effective once adopted by the City Council as an Ordinance.

Acting Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no discussion, Board Member Spatara moved to recommend approval of P25-085, City of PSL – Amendment to the Community Redevelopment Plan for the US Highway 1 Corridor (Original CRA), to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

**8. Public Hearing - Quasi-Judicial**

Senior Deputy City Attorney Hertz reviewed the process and procedures for Quasi-Judicial Hearings. The Deputy City Clerk swore in those individuals who intended to provide testimony on all items under Section 8 of the Agenda.

The Deputy City Clerk administered the Oath of Testimony to staff and those present who intended to speak on all items under Section 8 of the Agenda.

**8.a P23-159 Gatlin Plaza Planned Unit Development (PUD) -  
Amendment No. 4**

[2025-524](#)

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Brescia Street.

Legal Description: The property is legally described as Gatlin Plaza Condominium, Parcel 1 through 10. (PB 54, PG 18)

This is a request to amend the Gatlin Plaza PUD document to clarify the allowable uses as well as add additional building square footage and create conservation, stormwater, and future development tracts.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Francis Forman, Planning and Zoning, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. He asked that the file be entered into the record.

Planner Forman provided a PowerPoint presentation of P23-159, Gatlin Plaza PUD Amendment No. 4.

Board Member Reikenis inquired if a Traffic Study was complete, to which Planner Forman responded in the affirmative.

Clyde Cuffy, Public Works, confirmed that a Traffic Study was provided. He explained they are working with the Applicant.

Acting Vice Chair Previte questioned what other options were available, to which Mr. Cuffy explained there was one main entrance and secondary access.

Planner Forman noted that there was a scrivener's error and stated that there was no change to the permitted or special exception uses. He clarified that the application was to correct the map to create the tracts and additional square footage. Planner Forman advised that the uses were not changing.

Acting Chair Norton inquired if it was a 150-bed hotel, to which Planner Forman stated it was 120 beds. He asked if the conditions requested by Staff were on the Public Works Memorandum, to which Planner Forman responded in the affirmative. Acting Chair Norton requested that any motion made by the Board include the Public Works' Memo. He questioned if the City owned the portion of Brescia Street and Gatlin Boulevard, to which Mr. Cuffy advised that the intersection was a City-owned street, but the South end of Brescia was privately owned by PGD Development. Acting Chair Norton inquired if there was a bus stop at the intersection, to which Mr. Cuffy explained there was a Park & Ride, owned by the City. He questioned if the City would need permission from another outside governmental agency if the City deemed it necessary to widen that road in the future, to which Mr. Cuffy stated the City would not need additional permission, as it is City-controlled.

Dennis Murphy, Culpepper & Terpening Inc., provided an overview of their application. He indicated he only took note of the condition at tonight's meeting. Mr. Murphy requested an opportunity to further discuss the wording of the conditions relating to the traffic analysis and asked the Board to recommend approval to the City Council of the PUD Amendment.

Board Member Pettibon asked Mr. Murphy for clarification regarding the issue with the Public Works condition. Mr. Murphy indicated the need to further work on the language, as there was no way to complete a major transportation improvement within 90 days.

Senior City Attorney Elizabeth Hertz advised that City Staff objected to working with the Applicant to reword the final conditions within the Public Works Memorandum. She explained that the Staff did not know the Applicant had an issue with the language utilized. Attorney Hertz stated the Board had two options: table the item or that the Board recommend

approval and authorize the Applicant and Staff to work together to attempt to come up with language that is agreeable to both parties. She clarified that the first two conditions listed in the Traffic Memo were Traffic Improvements memorialized within the PUD and were not conditions, and noted the last portion was a condition.

Mr. Cuffy indicated that they would continue to work with the Applicant before getting the item to the City Council.

Acting Chair Norton opened the Public Comment. The Deputy City Clerk administered the Oath of Testimony to Ms. Peters.

Virginia Peters, 2189 SW Rockport Road, expressed concern over the current traffic situation at the intersection of SW Fondura Avenue and SW Gatlin Boulevard.

Mr. Murphy addressed Ms. Peters' comment and indicated they would be expanding the intersection of SW Fondura Avenue and SW Gatlin Boulevard.

Acting Chair Norton closed Public Comment.

Under discussion, Board Member Reikenis noted it may be too convoluted to recommend approval at this point. Mary Savage-Dunham, Planning and Zoning Director, clarified that Mr. Cuffy noted that the first two conditions were already within the PUD and there was no need to provide those conditions since they were previously memorialized. She advised that the Staff was comfortable continuing to work with the Applicant to wordsmith the final condition. Attorney Hertz advised that she wished to ensure that the condition agreement was not required by the Applicant before getting to the City Council. She stated that the conditions should be reflective of what is in the best interest of the City, despite potential disagreement from the Applicant, and in turn would authorize the City Council to make the necessary determination.

Board Member Spatara moved to Recommend Approval of P23-159, Gatlin Plaza Planned Unit Development (PUD) Amendment No. 4, to the City Council with direction for Staff to negotiate to the best of their abilities an acceptable condition related to the traffic analysis, and to move forward to City Council with Staff's acceptable condition. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

- 8.b** P24-134 Decorative Concrete Specialists of South Florida -  
Special Exception Use.  
Location: 2134 and 2174 NW Commerce Lakes Drive.

[2025-515](#)

Legal Description: Go Team Industrial Park-Unit Three-Block B Lots 13 & 14

The request is for a Special Exception Use (SEU) to allow a Concrete Plant at this location per Section 158.136 (C) (8) of the Zoning Code.

There being no discussion, Acting Vice Chair Previte moved to table P24-134, Decorative Concrete Specialist of South Florida, to a date uncertain. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

**8.c** P24-169 Southern Grove-SG-8 - Commercial - Landscape Modification

[2025-517](#)

Location: Northwest corner of SW Becker Rd and SW Village Parkway.

Legal Description: Tract C1 of Kenley, according to the plat thereof, as recorded in Plat Book 104, Page 16, of the Public Records of St. Lucie County, Florida.

This is a request to provide enhanced landscaping in lieu of an architectural buffer wall on the western and northern portions of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Marissa Da Breo-Latchman, Planning and Zoning, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. She asked that the file be entered into the record.

Planner Da Breo-Latchman provided a PowerPoint presentation of P24-169, Southern Grove, SG-8, Commercial, Landscape Modification.

Board Member Pettibon asked if there was a significant overhead FPL easement located on the west buffer, to which Planner Da Breo-Latchman responded in the affirmative.

Board Member Spatara inquired about the maintenance portion of the condition, to which Planner Da Breo-Latchman responded that it must be maintained at a minimum of 6 feet.

Attorney Hertz indicated that the maintenance portion would be dealt with through the City's Code Compliance.

Director Savage-Dunham advised that there would be a maintenance Board for the Commercial Plaza, which would be responsible for maintenance. In the event the Plaza is not being maintained, it would be referred to Code Compliance.

Acting Vice Chair questioned if there was concern since nothing was being developed in the area, to which Director Savage-Dunham stated there was going to be multi-family to the north.

Acting Chair Norton inquired about the FPL buffer on the west side, to which Planner Da Breo-Latchman stated the buffer was 110 feet wide.

Kevin Velinsky, Lucido & Associates, was present on behalf of the Applicant.

Board Member Pettibon asked if the property to the north was under the same ownership, to which Mr. Velinsky responded that a different entity owned that portion.

Acting Vice Chair Previte questioned if a landscape berm existed on the north side, to which Mr. Velinsky stated it would be a 10-foot landscape buffer easement to include a 6-foot hedge and shade trees. Mr. Velinsky clarified that there would not be a berm. Acting Vice Chair Previte advised that he preferred a landscape buffer over a concrete wall.

Acting Chair Norton expressed concern over the landscape buffer on the north side multifamily future development. Mr. Velinsky noted he would have to speak to the Applicant and noted the multifamily development had not yet been planned from the southern parcel to the north. He inquired if they could condition that a berm be placed instead, to which Director Savage-Dunham advised that it was under the Board's discretion to place conditions even if the Applicant was not amenable to them; however, and noted that berms could potentially interrupt drainage patterns.

Board Member Pettibon indicated he would be supportive of allowing the landscape buffer on the west side and architectural buffer on the north side.

Acting Chair Norton expressed concern over the north side of the property, with plans for residential multifamily development that will come to the area.

Director Savage-Dunham explained that there was a narrow strip of land between the driveway and the other properties. She advised that a wall would fit in better than a berm, which required a greater spread.

Acting Chair Norton opened the Public Hearing. No one signed up to speak, Acting Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Pettibon moved to approve P24-169, Southern Grove, SG-8 Commercial, Landscape Modification with the condition that the Applicant utilize an enhanced landscaping buffer for the western side of the property and the architectural buffer on the northern side of the property. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

**8.d** P25-041 Dalton Learning Academy - Special Exception Use

[2025-523](#)

Location: 10011 S US Highway 1

Legal Description: Town Centre Parcel A (OR Book 25, Page 35)

This is a request for approval of a Special Exception Use (SEU) to allow a K-8 private school within the Commercial General (CG) Zoning District.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Planner Grubbs, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. She asked that the file be entered into the record.

Planner Grubbs provided a PowerPoint presentation of P24-041, Dalton Learning Academy, Special Exception Use.

Board Member Pettibon expressed support for the item.

Acting Chair Norton asked if the Applicant owned the nearby church, to which Planner Grubbs responded in the negative. He also questioned who would be monitoring the queuing aspect, to which Planner Grubbs stated that they had been vetting the queuing process with Public Works and the City's Traffic Consultant and were contemplating a condition of approval that the City may monitor and follow up in six months.

Gail Dawkins and Ruberson Frederic, the Applicants for the project, were provided the Oath of Testimony by the Deputy City Clerk. Ms. Dawkins explained that they had not taken into consideration the impact fees for the project and asked the Board Members for assistance, to which Board Member Pettibon informed Ms. Dawkins that the Board did not have discretion and would need to request assistance from the City Council.

Director Savage-Dunham indicated that the Applicant could place a request to the City Manager's Office and noted there were strict criteria for the waiver.

Acting Chair Norton opened the Public Hearing. There being no one signed up to speak, Acting Chair Norton closed the Public Hearing.



There being no discussion, Board Member Spatara moved to recommend approval of P24-041, Dalton Learning Academy, Special Exception Use to City Council with Staff's conditions. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

9. New Business

There was nothing scheduled under this portion of the Agenda.

10. Old Business

There was nothing scheduled under this portion of the Agenda.

11. Public to be Heard

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

12. Adjourn

There being no further business, the meeting was adjourned at 7:37 PM.

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Jim Norton, Acting Chair

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Daisy Ruiz, Deputy City Clerk