

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

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 Mocerino, Alternate

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Tuesday, January 7, 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 Reikenis at 6:00 p.m., on January 7, 2025, 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
Jim Norton
Greg Pettibon
Peter Spatara
Rose Futch, Alternate
Nicole Fogarty, St. Lucie County School Board

Members Not Present:

Melody Creese
John "Jack" Doughney

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 - November 6, 2024 [2025-023](#)

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

6.a Reappointment of Rose Futch as Alternate Member [2025-030](#)

The Deputy City Clerk swore in alternate member Rose Futch and provided the Oath of Office.

7. Public Hearings - Non Quasi-Judicial

7.a P24-150 Rosser Residential - Comprehensive Plan [2024-1200](#)

Amendment/Small Scale

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.

Board Member J Pettibon moved to approve agenda item 2024-1200. The motion failed unanimously by roll call vote.

There being no further discussion, Mr. Spatara moved to deny P24-150 Rosser Residential - Comprehensive Plan Amendment/Small Scale to the City Council. Ms. Futch seconded the motion which passed by roll call vote with Ms. Futch, Mr. Norton, Mr. Spatara, and Chair Reikenis in favor of denial, and Mr. Pettibon and Vice Chair Previte in opposition.

A break was called at 7:07 p.m., and the meeting resumed at 7:14 p.m.

7.b P24-200 Decorative Concrete Specialists of South Florida - [2024-1244](#)

Comprehensive Plan Amendment/Small Scale

Location: 2174 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three- Block B, Lot 13 (PB 26, PG 2)

This is a request to amend the Future Land Use Designation from Service Commercial (CS) to Heavy Industrial (HI).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Daniel Robinson presented to the Board and stated that this request was for a future land use designation of Heavy Industrial for a 1.81-acre parcel that was currently undeveloped, and that the purpose was to expand an existing business on an adjoining lot to develop a concrete plant. He

discussed the surrounding FLU & Zoning, the background of the project, and Comprehensive Plan analysis. Applicant Jorge Mercado was present and accompanied by his daughter.

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 of P24-200 Decorative Concrete Specialists of South Florida - Comprehensive Plan Amendment/Small Scale to the City Council. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.d and the Deputy City Clerk swore in staff and applicants.

(Clerk's Note: It was determined by the Board that item 8.b be heard first.)

8.a 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 (PB 1, PG 35)

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.

(Clerk's Note: This item was heard after item 8.b.)

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.) Planner Marissa Da Breo-Latchman 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 variance request was to Section 158.060(e)(2) of the Zoning Code to allow for the development of a property with a lot size of 10,018 square feet and a width of 80 feet in a General Use Zoning District (GU). She provided a description of the project, project background, and history of the property, and she also discussed the intentions and requirements of the General Use Zoning District. She then advised that both the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) expressed concerns about this item, and they along with City Staff did not support the granting of this variance.

The Board and applicant discussed that the applicant's presentation had already been presented at a prior hearing for this item, but the Board could hear it again if they chose to. Adam Hart, Engineer, represented the applicant and gave a further history of the property and noted that it was technically not an underdeveloped property, it just hadn't been utilized. He discussed a meeting with the SFWMD and FDEP and informed that follow-up meetings were supposed to occur, but they had not been afforded the opportunity to have those meetings, and that they found out that in December, letters of objection were sent to the City. Mr. Hart asked the Board to look at the City and FDEP 2017 Project Plan for this area that states that the acquisition of lands around any privately owned land would not be negatively impacted due to additional restrictions.

Attorney Hertz reiterated that if the Board wished to re-hear the presentation they could do so, to which the Board responded in the negative. Mr. Pettibon stated that in reference to Mr. Hart's comment about surrounding properties not impacting use rights, it sounded like there were no use rights for the applicants. Attorney Hertz stated that she had only seen the document Mr. Hart was referring to at 4:00 p.m. this day and it was over 200 pages, but the page that was cited in the document was an FDEP document, not a City document. She advised that the Board should make their decision based on the City Code and regulation for variance criteria, and while she had not had a chance to go through the whole document, she did not believe the City was a party involved in said document. Mr. Hart advised that this document had been in the hands of the City for four months, and that it was not included in the backup documentation for this item.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to deny P24-108 Joho Properties, LLC - Variance. Mr. Norton seconded the motion which passed unanimously by voice vote.

8.b 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.

(Clerk's Note: This item was heard before item 8.a.)

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 the 17.24 acres to General Use (GU) to Single-Family Residential (RS-2), and she discussed the surrounding uses and justification for the rezoning.

Attorney Hertz indicated that the Board's recommendation was to deny item 7.a P24-150, and for a rezoning to be appropriate it would need to be consistent with the land use. She suggested that they keep this information in mind while making the decision for this item.

Brad Currie, Haley Ward, represented the applicant. (Clerk's Note: The applicant's presentation was heard during item 7.a.)

Chair Reikenis opened the Public Hearing, and the following residents spoke in opposition: Holly Faidley, Rachel Vaughn, Jacqueline Dostie, Jason and Brown. There being no further public to be heard, he closed the Public Hearing. Mr. Norton reiterated that they've had discussions about being diligent with variances and rezoning.

There being no further discussion, Mr. Spatara moved to deny P24-151 Rosser Residential - Rezoning to the City Council. Mr. Norton seconded the motion which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Ms. Futch, Mr. Norton, and Mr. Spatara in favor of denial, and Mr. Pettibon opposed.

8.c P24-199 Decorative Concrete Specialists of South Florida-
Rezoning

[2024-1249](#)

Location: 2174 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three-Block B, Lot 13
(PB 26, PG 2).

This is a request to rezone a 1.81- acre parcel from Service Commercial (CS) to Industrial (IN).

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.) Planner Daniel Robinson 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 rezone a 1.86-acre parcel from Service Commercial (CS) to Industrial (IN) to expand the business and include a

concrete plant. He discussed the FLU & Zoning, project background, and Comprehensive Plan review. Applicant Jorge Mercado was present and accompanied by his daughter.

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 P24-199 Decorative Concrete Specialists of South Florida Rezoning to the City Council. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

8.d P24-220 Southern Grove-Shoppes at the Heart-Variance

[2025-016](#)

(Sign)

Location: The Property is located at 10170 SW Discovery Way.

Legal Description: Shoppes at the Heart, Commercial Parcel and Parcels 1 and 2 (PB 108, PG 29).

This is a request to grant a variance to the requirements of the Tradition Master Sign Program (7th amendment) to reallocate sign square footage within a commercial development.

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.) Planner Marissa Da Breo-Latchman 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 variance request was to reallocate allowable monument sign square-footage between the 3 monument signs at the parcel to allow a larger sign area at the main entrance, and a corresponding decrease in sign area at the other two entrances, and she noted that the maximum allowed monument sign area would not be exceeded. She then discussed the proposed Reallocation Plan and provided information on the site.

Steve Garrett, Lucido & Associates, represented the applicant and discussed the reasoning for the request, noting that it would help emphasize the entrance. Mr. Norton expressed concerns about the height of the sign due to potential safety issues, to which Mr. Garrett explained that it followed the City Codes which followed safety guidelines and that the Site Plan incorporated sight distances.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to approve P24-220 Southern Grove-Shoppes at the Heart-Variance (Sign). Mr. Pettibon seconded the motion which passed unanimously by voice vote.

9. New Business

Mr. Spatara stated that he had previously suggested having the applicants/developers hold neighborhood meetings and inquired if staff was looking into this, to which Ms. Savage-Dunham replied that they always encourage them to hold meetings, but they are not required to. Chair Reikenis stated that it would be beneficial to change the City Code, to which Ms. Savage-Dunham and Attorney Hertz replied that they could look into this.

Ms. Savage-Dunham then discussed being in the process of updating the Comprehensive Plan and requested the Board to utilize the QR Code on the cards that were passed out to them prior to the meeting and take the survey. Ms. Savage-Dunham then gave an overview of the Workshop held for this project.

Mr. Spatara inquired if it was the City or County that controlled the traffic lights, to which Mr. Cuffy replied that some were controlled by the City and some by County. Mr. Spatara stated that the sequence of the lights could be better controlled.

The Deputy City Clerk provided a reminder to the Board about the elections for Chair, Vice Chair, and Chair Pro-Tem, and Attorney Fabien noted that there were now 1-year terms for Chair.

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 8:18 p.m.

Eric Reikenis, Chair

Jasmin De Freese, Deputy City Clerk