

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

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

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

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Tuesday, June 2, 2026

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 Norton at 6:00 p.m., on June 2, 2026, at City Hall, Council Chambers, 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984.

2. Roll Call

Members Present:

James Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro Tem
Peter Previte
Peter Spatara
Rose Mocerino
Joe Rosen

Non-Voting Member Present:

Nicole Fogarty, St. Lucie County School Board (left at 6:30 p.m.)

Members Not Present:

Doug Harvey, Alternate
Peter Webb, Alternate

3. Determination of a Quorum

Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - May 5, 2026

[2026-490](#)

Chair Pro-Tem Reikenis moved to approve May 5, 2026, Planning & Zoning Board minutes. Vice Chair Pettibon seconded the motion, which passed which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P25-113 Founders Crossing - Large Scale Comprehensive Plan Amendment

[2026-499](#)

The property is generally located south of Midway Road and on the east and west sides of McCarty Road.

The legal description is Tracts A, C, and G, Founders Crossing PUD Master Plat (Plat Book 61, Page 2) and Tract A, Founders Crossing PUD Master Plat 1st Replat (Plat Book 62, Page 38).

This is a request to amend the future land use on approximately 60 acres of land.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, gave a brief background and explained the proposed project & amendment. She informed the Board of City roadway requirements as well as the changes that will be made with regards to the FEMA map revision. She informed the Board that staff recommended approval subject to the conditions listed in Exhibit "C".

(Clerk's Note: A PowerPoint was shown at this time). Steve Garrett, Lucido & Associates, summarized the proposed amendment.

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

Vice Chair Pettibon moved to recommend approval of P25-113, Founders Crossing, Large Scale Comprehensive Plan Amendment with staff's conditions listed in Exhibit "C" to the City Council. Mr. Rosen 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 8 f.). The Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P16-042-A3 Tradition Master Sign Program - 8th Amendment

[2026-497](#)

Location: The property is located west of I-95, east of Range Line Road, and south of Crosstown Parkway.

This request is to amend the Tradition Master Sign Program to allow for additional signage for larger commercial and industrial/warehouse uses.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Marissa Da Breo-Latchman, Planner II, stated that she had been sworn in and 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 gave a brief summary of the project.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates, stated that the focus of the amendment was to address the large industrial buildings within the Jobs Corridor.

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

Mr. Spatara moved to recommend approval of P16-042-A3, Tradition Master Sign Program, 8th Amendment to the City Council. Under discussion, Mr. Rosen inquired about the height requirements for the non-residential monument primary sign, to which Mr. Garrett replied nine and a half feet. Staff, the applicant and the board discussed dimensions listed in the presentation. Mr. Garrett explained that there was a scrivener's error under the primary monument sign presentation's table, it would maintain the nine and a half feet. Mary Savage Dunham, Planning & Zoning Department Director, explained the monument and façade sign (sq. footage measurement) height requirements. She clarified that there could be a condition placed upon the approval to revise the primary monumental sign height to nine and a half feet prior to the City Council meeting.

Chair Norton reopened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Spatara moved to recommend approval of P16-042-A3, Tradition Master Sign Program, 8th Amendment with the stated condition to the City

Council. Vice Chair Pettibon seconded the motion which passed unanimously by voice vote.

8.b P25-220 SLW-Diamond Elite Academy, LLC - Special [2026-515](#)

Exception Use

The property is located East of NW Peacock Blvd. and south of NW University Blvd.

Legal Description: University Park St. Lucie West Plat No. 143 Second Replat in Parcel 21D, Lot 1

This is a request to allow an enclosed assembly area over 3,000 square feet without an alcoholic beverage license for on-premises consumption of alcoholic beverages.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk’s Note: A PowerPoint was shown at this time.) Ivan Betancourt, Planner I, stated that he had been sworn in and 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 gave a brief summary of the project and showed the surrounding area, the approved Site Plan and the proposed floor plan.

(Clerk’s Note: A PowerPoint was shown at this time.) Tiffany Romero, Owner, briefly explained the site’s intended purposes. Chair Norton clarified that there were no alcoholic beverages being served on site.

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

Vice Chair Pettibon moved to recommend approval of P25-220, SLW-Diamond Elite Academy, LLC, Special Exception Use, to the City Council. Mr. Rosen seconded the motion which passed unanimously by voice vote.

8.c P26-059 Riverview Plaza - Buffer Wall-Landscape [2026-494](#)

Modification

Location: southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd. and north of the C-24 Canal.

Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 12, Page(S) 55, 55A through 55G, public records of St. Lucie County.

This is a request to provide enhanced landscaping in lieu of a wall per Section 154.12 of the Landscape and Land Clearing Code.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Da-Breo Latchman stated that she had been sworn in and 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 applicant was requesting to provide enhanced landscaping in lieu of an architectural buffer wall along the southern property boundary. She explained the surrounding areas, the overall landscape plan and the specific southern property line plan. She explained that there was an easement along the rear of the property and the wall was being proposed on the edge of the easement which was not allowed. Ms. Savage Dunham clarified that if there was a desire to have the wall, the plan would need a redesign to be placed outside of the easement.

Jose Chaves, Storybook Development, gave a brief history of the project. He stated that the dumpster had a six foot wall and the parking spots did not point at the residences on the other side of the canal.

Chair Norton opened the Public Hearing.

Madge Brathwaite-Pimentel spoke in opposition of the enhanced landscaping. There being no one else to speak, Chair Norton closed the Public Hearing.

Chair Pro-Tem Reikenis & Vice Chair Pettibon inquired if the Board could require more density within the buffer, specifically the west property line, to which Ms. Savage Dunham replied that the Board could approve with a condition that supplemental plant materials be planted in addition to Clusia on the western end of the property line. She added that staff would work with the landscape architect to identify the best planting.

Ms. Mocerino inquired as to who would maintain the landscape, to which Mr. Chaves replied that the property owner would hire a property management company and if the landscaping did not meet the requirements, it would be a Code Enforcement issue.

Vice Chair Pettibon moved to approve P26-059, Riverview Plaza Buffer Wall Landscape Modification with the requirement for an additional tier of landscaping hedges to be installed from the western plane of the building to the western property line adjoining the wall, be a complimentary smaller hedge to provide extra depth to the hedge and to be determined and worked out by staff with the landscape architect. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.d P26-003 Riverview Plaza Limited Mixed Use (LMD)
Rezoning/Conceptual Plan Amendment

[2026-496](#)

Location: The property is generally located on the southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.

Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 12, Page(S) 55, 55A through 55G, public records of St. Lucie County.

This is a request to amend the previously approved Conceptual Plan to provide for a re-envisioned development plan.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Da-Breo Latchman stated that she had been sworn in and 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 request was to amend the previously approved Conceptual Plan to provide for a re-envisioned development plan. She showed the proposed Landscape Plan, proposed Conceptual Plan and the proposed elevations.

Jose Chaves, Storybook Development, stated that he was available for questions.

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

Mr. Rosen moved to recommend approval of P26-003, Riverview Plaza Limited Mixed Use (LMD) Rezoning/Conceptual Plan Amendment to the City Council. Chair Pro-Tem Reikenis seconded the motion which passed unanimously by voice vote.

8.e P26-004 Riverview Plan-Special Exception Use (SEU)

[2026-498](#)

Application

Location: Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.

Legal Description: Lots 28 through 33, Block 1291, Port St. Lucie Section Twelve, according to the map or plat as recorded in the Plat Book 12, Page(s) 55, 55A through 55G, public records of St. Lucie County.

This is a request to approve a Special Exception Use (SEU) application to allow retail or personal services uses exceeding 50% of the building's gross square footage and to allow any one use to exceed 5,000 SF in the Limited Mixed Use (LMD) Zoning District as per Section 158.155 (D)(4 & 5) of the Zoning Code.

Chair Norton inquired if there were any ex-parte communications, to which

there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Da-Breo Latchman stated that she had been sworn in and 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 applicant was requesting a Special Exception Use to allow retail or personal service uses that exceed 50% of the building's gross floor area and any use that exceeds 5,000 square feet. She explained the surrounding area and the traffic analysis.

Jose Chaves, Storybook Development, stated that he was available for questions.

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

Mr. Rosen moved to recommend approval of P26-004, Riverview Plan-Special Exception Use (SEU) Application to the City Council. Vice Chair Pettibon seconded the motion which passed unanimously by voice vote.

8.f

P26-023 Darwin Square Pollo Tropical - Parking Variance

[2026-471](#)

Location: The property is located at 3201 SW Port St. Lucie Boulevard
Legal Description: Lot A of the plat of Darwin Square, according to the plat thereof recorded and filed in Plat Book 34, Pages 30 and 30A, in the public records of St. Lucie County, Florida

This is a request to grant a variance to reduce the required number of parking spaces by 18 spaces to allow the construction of a standalone drive-through restaurant.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, stated that he had been sworn in and 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 gave a brief background on the property, explained the parking analysis and showed the proposed Site Plan. He added that there was a proposed drive through, but it was not part of this application. Chair Pro-Tem Reikenis inquired if there could be a condition that if granted, the variance was tied to the user, to which Ms. Savage Dunham replied in the affirmative. Mr. Previte stated that if there was a need, there was extra space in the shopping center.

(Clerk's Note: A PowerPoint was shown at this time.) Craig McDonald,

Corporate Properties Service, voiced that most of their business was handled through the drive through, hence the reduction in parking.

Stephanie Guerra, Kimley Horn, explained the methodology used for the traffic analysis.

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

Chair Pro-Tem Reikenis moved to approve P26-023, Darwin Square Pollo Tropical, Parking Variance with the stated condition. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

9. New Business

- 9.a** Rescheduling of the November 2026 Meeting from
November 3rd to November 2nd.

[2026-461](#)

Chair Pro-Tem Reikenis moved to approve rescheduling the November 2026 Meeting from November 3rd to November 2nd. Mr. Previte seconded the motion which passed unanimously by voice vote.

Carly Fabien, Deputy City Attorney, reminded the Board to complete their Form 1.

10. Old Business

There was nothing scheduled under this item.

11. Public to be Heard

There was nothing scheduled under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:50 p.m.

James Norton, Chair

Shanna Donleavy, Deputy City Clerk