

# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes - Final

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

Eric Reikenis, Chair, Term 1, Expires 1/1/2027  
Peter Previte, Vice Chair, Term 1, Expires 1/1/2027  
Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027  
Jim Norton, At-Large, Term 1, Expires 1/1/2027  
John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027  
Greg Pettibon, At-Large, Term 1, Expires 1/1/2027  
Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027  
Rose Futch, Alternate, Term 1, Expires 1/1/2027

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**Thursday, September 5, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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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 6:05 p.m., on September 5, 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

Jim Norton

Greg Pettibon

Rose Futch, Alternate

Members Not Present:

John "Jack" Doughney

Peter Spatara

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 - August 6, 2024[2024-855](#)

There being no corrections, Mr. Norton moved to approve the minutes. Ms. Creese seconded the motion, which passed unanimously by voice vote.

**6.** Consent Agenda

There was nothing to be heard under this item.

(Clerk's Note: Item 9.a was heard next.)

**7.** Public Hearings - Non Quasi-Judicial**7.a** P24-094 Economy Storage - Comprehensive Plan  
Amendment/Small Scale[2024-742](#)

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

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

There being no discussion, Mr. Norton moved to table P24-094 Economy Storage – Comprehensive Plan Amendment/Small Scale to a date uncertain. Ms. Creese seconded the motion which passed unanimously by voice vote.

**7.b** P24-124 City of Port St. Lucie - Large Scale Comprehensive  
Plan Text Amendment[2024-845](#)

This is a City initiated application to amend the Infrastructure Element of the City's comprehensive plan to recognize the City's update to its Water Supply Facility Work Plan in accordance with Section 163.3177 (6)(c), Florida Statutes.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, presented to the Board and stated that this request was to amend policy 4.D.2.1.1 of the Infrastructure Element to adopt the 2022 update to the City's Water Supply Facilities Work Plan. She provided a background of the project and discussed the proposed project.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P24-124 City of Port St. Lucie – Large Scale Comprehensive Plan Text Amendment to the City Council. Ms. Creese 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.k.) and the Deputy City Clerk swore in staff and applicants.

**8.a** P24-017 Starbucks - Eastport Plaza - Drive-Thru - Special

[2024-858](#)

Exception Use

Location: The property is located 9022 S US Highway 1.

Legal description: A portion of Parcel 7, Second Replat of Port St. Lucie Section 67 (PB 62, PG 36)

The request is for approval of a Special Exception Use (SEU) to allow a drive-thru, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.

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.) Bridget Kean, 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 for approval of a Special Exception use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) Zoning District per Section 158.124(c)(13) of the Code of Ordinances. She exhibited a conceptual plan, elevation, traffic impact statement, and evaluation of SEU criteria.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Phoebe Prentner, Cotleur & Hearing, discussed the site location and highlighted the criteria that was addressed on the site.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Ms. Creese moved to recommend approval of P24-017 Starbucks – Eastport Plaza – Drive-Thru – Special Exception Use to the City Council. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

**8.b** 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

This is a request to rezone 0.23 acres from the Single Family Residential (RS-2) zoning district to the Service Commercial (CS) zoning district.

There being no discussion, Mr. Norton moved to table P24-050 Economy Self Storage - Rezoning to a date uncertain. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

(Clerk's Note: Item 8.h was heard next.)

**8.c** P24-054 Western Grove 4 - Master Planned Unit[2024-863](#)

## Development (MPUD) Rezoning and Concept Plan

Location: The property is located in the northeast quadrant of the intersection of Tradition Parkway and future N/S A roadway.

Legal Description: Tradition 4 Plat, Parcel 4C

This is a request to rezone approximately 4.89 acres of property from the zoning designation of St. Lucie County Agricultural -5 (SLC AG-5, 1 dwelling unit per five acres) to City of Port St. Lucie Master Planned Unit Development (MPUD) for a project known as Western Grove -4 MPUD, providing for a zoning regulation book and concept plan. The proposed MPUD will allow for a mix of retail, office, and restaurant type uses.

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

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.) Bridget Kean, 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 approximately 4.89 acres of a property from St. Lucie County Agricultural 5 to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). She discussed the future land use and zoning, proposed project, land use consistency, and traffic statement. Derrick Phillips, Lucido & Associates, represented the applicant.

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 recommend approval of P24-054 Western Grove 4 – Master Planned Unit Development (MPUD) Rezoning and Concept Plan to the City Council. Ms. Creese seconded the motion which passed unanimously by voice vote.

**8.d** P24-080 Garrick, Gladwyn and Latoya - Rezoning[2024-643](#)

Location: The property is located at 2721 and 2741 SW Campana Street.

Legal Description: Lots 3, 4, and 5, Block 1708, Port St. Lucie Section 31

This request is for the rezoning of 0.74 acres from Single-Family Residential (RS-2) to Warehouse Industrial (WI).

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 0.74 acres from Single-Family Residential (RS-2) to Warehouse Industrial (WI) to be consistent with the City's Comprehensive Plan and current Future Land Use. She discussed information on the surrounding areas, the Land Use Conversion Manual, and justification of the proposed project. Applicants Latoya & Gladwyn Garrick were present.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Ms. Creese moved to recommend approval of P24-080 Garrick, Gladwyn and Latoya – Rezoning to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.e** P24-082 McNeal - Variance

[2024-856](#)

Location: The property is located at 595 SW St. Johns Bay.

Legal Description: St. Lucie West Plat No. 71 First Replat at Lake Charles, Block 5, Lot 8

The request is to grant a variance of 4.42' to allow a rear yard setback of 7" (0.58') for a proposed patio addition and screened enclosure.

Chair Reikenis inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: Planner Sofia Trail presented this item on behalf of Planner Marissa Da Breo-Latchman.)

(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 allow a rear setback of 7" (0.58') from the rear property line for a proposed patio addition and screen enclosure. She exhibited the current survey and discussed the proposed conditions.

Senior City Attorney Elizabeth Hertz clarified that they were discussing the City Ordinance, not the HOA, and she, Planning & Zoning Director Mary Savage-Dunham, and the Board held a brief discussion on HOA procedures versus City procedures and the measurements of the proposal, and Ms. Savage-Dunham advised that the HOA provided a letter in favor of the proposal. City Staff advised that the drainage would be within the St. Lucie West Services District. Ms. Savage-Dunham clarified that the typical process was that relief was requested prior to issuance of the permit or construction, but that the situation before them at this hearing was not

uncommon, so as the Zoning Administrator, the City Code allowed her to sign off on administrative variances for minor situations.

Gerald Quartucio stated that he was the applicant's neighbor and Chairman of the Modification Committee for Lake Charles, and he wished to present to the Board. (Clerk's Note: An exhibit was provided at this time.) He exhibited photos of various homes with their setbacks in the community and noted that they provided an approval letter knowing that the City may or may not approve the setback. Mr. Quartucio then provided a history of the previous variance and installation. Vice Chair Previte advised that this project could be finished without the variance and clarified the request. Ms. Creese inquired as to why they did not take this into consideration when building the pool, to which applicant Mr. McNeal replied that they had wanted the walls to stay, but as the pool progressed, they decided that they did not need them anymore. (Clerk's Note: The applicant was not announced on record.)

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 P24-082 McNeal - Variance. Ms. Creese seconded the motion which passed by roll call vote with Chair Reikenis, Mr. Norton, Mr. Pettibon, Ms. Futch, and Ms. Creese in favor and Vice Chair Previte opposed.

(Clerk's Note: Item 8.g was heard next.)

- 8.f** P24-099 Destination at Tradition - Master Planned Unit  
Development (MPUD) Rezoning and Concept Plan  
Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.  
Legal Description: All of Southern Grove Plat No. 46; Conservation Tracts 4&5 and Utility Sites 4&5, Southern Grove Plat No. 14  
A request to rezone approximately 226 acres of land from the Tradition Commerce Park North MPUD to the Destination at Tradition MPUD

[2024-868](#)

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

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.) Bridget Kean, 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 approximately 226 acres of land from the Tradition Commerce Park North MPUD to the Destination at Tradition MPUD. She discussed the background of the project, the proposed project, and land use consistency. Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Ms. Creese moved to recommend approval of P24-099 Destination at Tradition – Master Planned Unit Development (MPUD) Rezoning and Concept Plan to the City Council. Mr. Norton seconded the motion which passed unanimously by voice vote.

**8.g** P24-100 Tradition Commerce Park North - Master Planned Unit Development (MPUD) Amendment No. 4

[2024-867](#)

Location: The subject property is generally located west of Interstate 95, south of SW Discovery Way, east of SW Village Parkway and north of Marshall Parkway.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26 and 27 Township 37 South, Range 39 East

This is a request for a major amendment (4th Amendment) to the MPUD zoning regulation book and concept plan for Tradition Commerce Park North MPUD.

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

Chair Reikenis inquired if there was any ex-parte communication, to which Chair Reikenis, Vice Chair Previte, Ms. Futch, Mr. Pettibon, and Ms. Creese responded in the negative, and Mr. Norton responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, 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 for a major amendment (4th amendment) to the MPUD Zoning Regulation book and Concept Plan for Tradition Commerce Park North MPUD, and that they were dividing the MPUD into two sections and removing 226 acres from the MPUD. Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Pettibon moved to recommend approval of P24-100 Tradition Commerce

Park North – Master Planned Unit Development (MPUD) Amendment No. 4 to the City Council. Mr. Norton seconded the motion which passed unanimously by voice vote.

**8.h** P24-102 Verano South - SW Pietra Way to SW Macelli Way -  
Street Name Change

[2024-795](#)

This is a request to change a duplicate street name, SW Pietra Way, within the Verano Development to SW Macelli Way.

(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.) Daniel Robinson, 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 change a duplicate street name within the Verano Development. He provided an analysis, noting that the new name had been approved by St. Lucie County, and that all of the properties were owned by a single entity. Leah Heinzelmann, Cotleur & Hearing, represented the applicant.

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 recommend approval of P24-102 Verano South – SW Pietra Way to SW Macelli Way – Street Name Change to the City Council. Ms. Creese seconded the motion which passed unanimously by voice vote.

(Clerk's Note: Item 8.c was heard next.)

**8.i** 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.

(Clerk's Note: Planner Bridget Kean presented this item on behalf of Planner Marissa Da Breo-Latchman.)

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.) Bridget Kean, 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 allow for the development of a property for a Permitted or Special Exception Use (excluding a single-family residential use) with a lot size of 10,018.8 square feet in a General Use Zoning District. She stated that the proposed use was for camping and she discussed the project description and project background, noting that a PUD could not be located in City records. She also provided information on the General Use Zoning District and staff findings. Upon the Board's questioning, Ms. Savage-Dunham clarified that it was not standard practice to add conditions to variances.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Adam Hart, Engineer, represented the Applicants and presented to the Board. He provided an executive summary and noted that they could not find a record of why this piece of land was not sold/bought. He discussed the existing parcel history, the 2012 Canoe Launch Project, zoning requirements for development, camping area layout and use, feasibility study, and private property encroachments.

Attorney Hertz clarified that this was not going to be considered a permanent residence for building purposes, and Ms. Savage-Dunham also clarified that the motion of support could be modified to say that the Board granted relief for the purposes of non-profit camping use as described by the applicant. Mr. Hart stated that there would be staff on-site to manage the property, as long as other people were present, in case of an emergency, and he informed that there would be minimal environmental impact. He then discussed the additions of utilities, and Ms. Kean added that the Utilities Department would review the site as part of the Site Plan review. Ms. Savage-Dunham advised that this was the first time that staff was hearing of the uses for the site but clarified that the Board was only voting on the relief for property use at this time.

Chair Reikenis opened the Public Hearing and Sherry McCorkle, South Florida Water Management District, spoke in opposition of approval of the proposed variance, stating that they did not want anything built on the site. Wade Murphy, partner/owner, further elaborated on the presentation and stated that they were entitled to have their rights to this lot restored. He also noted that this was the first time that they had heard from the South Florida Water Management District.

Attorney Hertz announced that they had received new information at this hearing regarding the use of the property and Ms. Savage-Dunham suggested that this item be tabled so that the additional testimony could be reviewed by staff, including the statement regarding the applicant's rights being taken away. Mr. Hart clarified that they were only seeking the variance for relief to use the property.

There being no further public to be heard, Chair Reikenis closed the Public Hearing. There being no discussion, Ms. Creese moved to table P24-108 Joho Properties, LLC – Variance to the October 2, 2024 Planning & Zoning meeting. Mr. Norton seconded the motion which passed unanimously by voice vote.

**8.j** P24-115 673 & 691 SW Whitmore Drive - Rezoning

[2024-844](#)

Location: The property is located at 673 and 691 SW Whitmore Drive.

Legal Description: Port St Lucie Section 13, Block 621, Lots 5 and 6

This is a request to rezone from the Professional (P) to Service Commercial (CS) zoning district.

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 for the rezoning of approximately 0.56 acres from Professional (P) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan, and she discussed the surrounding areas and justification. Todd Mowery, RedTail, represented the applicant.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Ms. Creese moved to recommend approval of P24-115 673 & 691 SW Whitmore Drive - Rezoning to the City Council. Mr. Norton seconded the motion which passed unanimously by voice vote.

**8.k** P24-121 Lauren & Norma Quintero - Variance

[2024-398](#)

Location: The property is located at 597 NW Fairfax Avenue.

Legal Description: Port St. Lucie Section 25, Block 52, Lot 1

This is a request for a variance of 2 feet to allow a 10-foot-high fence on the eastern perimeter of the property.

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.) Daniel

Robinson, 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 an additional 2 feet to allow a 10-foot fence on the eastern perimeter of the property. He provided a background of the item with exhibits of the fenced area.

(Clerk's Note: The applicant was not announced on record.) Applicant Ms. Quintero spoke to the Board on harassment and inappropriate behaviors enacted by her neighbor and stated that the addition of the lattice fence has helped stop his behavior. She also informed that she contacted law enforcement, but was advised that there was nothing they could do because he was on his property. Chair Reikenis then opened the Public Hearing. There being no public to be heard, he closed the Public Hearing.

Mr. Pettibon discussed possible conditions for the variance to include verbiage regarding if the neighbor eventually moves, and Attorney Hertz advised that they could put forth a variance with a timeline or condition of a new variance if that scenario happens. Ms. Savage-Dunham stated that they could add a condition that this variance be extinguished if this applicant sells their house, but that it would be difficult to monitor. The Board and staff then held discussions on granting the variance with conditions on either party moving or the property is transferred. Mr. Previte stated that the variance should be applied to the property, not the owner, and Chair Reikenis stated that he felt the Board was being asked to grant a variance outside the scope of their duty and that it should be law enforcement that handles this issue. He also stated that granting this would set a bad precedent and that the property owner had other options available.

Attorney Hertz recommended that the Board review the criteria for granting the variance when taking the evidence in and look at the different stipulations in the code. The Board discussed adding vegetation as an alternative option and previous variance items that had been approved. Attorney Hertz advised that other variance items should not be used to make a determination for this item. The Board then provided further opinions on approval of the item.

There being no further discussion, Mr. Norton moved to approve P24-121 Lauren & Norma Quintero – Variance. Mr. Pettibon seconded the motion which failed by roll call vote with Vice Chair Previte, Ms. Futch, Mr. Norton, and Mr. Pettibon in favor and Chair Reikenis and Ms. Creese opposed.

## 9. New Business

**9.a** Update on Changes to the City's Boards and Committees[2024-883](#)

Deputy City Attorney Carly Fabien advised the Board of the changes made to the Boards & Committees resolution which included rotating schedules for alternates, clarification on rules for voting members, and staggered Board terms and classes.

**9.b** Review of Oak Hammock Improvements Proposed Florida Recreation Development Assistance Program (FRDAP)[2024-908](#)

(Clerk's Note: This item was heard after item 6.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Sabrina McLeod, Grants & Strategic Initiatives Project Manager, stated that they would be applying for the Florida Recreation Development Assistance Program (FRDAP) Grant and a requirement was that it be heard before a Board. She discussed the grant, stating that they would be requesting \$200,000 for playground and park updates for Oak Hammock, and she provided highlights for the improvements. She noted that there currently were also additional allocations in the City's CIP.

There being no discussion, Mr. Norton moved to approve for City Staff to apply for the FRDAP Grant. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**10.** Old Business

There was nothing to be heard under this item.

**11.** Public to be Heard

Resident David Lipp spoke on projects P24-033 and P24-070 and issues with toxins contaminating the area. Mr. Pettibon inquired if they were allowed to hear this as it related to a project that had a current application, to which Ms. Savage-Dunham advised that residents could have discussion on any topic during Public to be Heard, but typically if it was a topic that was coming before the Board they would not hear it. She added that until he finished speaking, she would not know if the topic was in relation to a topic that was coming before the Board. Attorney Hertz reiterated that they did not know how this would relate to the other item, but the Board may want to refrain from engaging in back-and-forth discussions out of caution. Mr. Lipp continued with his statements and added that the Department of Environmental Protection had been notified.

**12.** Adjourn

There being no further business, the meeting adjourned at 9:09 p.m.

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Eric Reikenis, Chair

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Jasmin De Freese, Deputy City Clerk