

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, 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

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Tuesday, September 2, 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 Acting Chair Norton at approximately 6:00 PM on September 2, 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
Board Member Reikenis
Board Member Doughney
Board Member Mocerino, Alternate
Board Member Harvey, Alternate

Members Not Present:

Board Member Pettibon
Board Member Spatara

3. Determination of a Quorum

Acting Chair Norton determined there was a quorum.

4. Pledge of Allegiance

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

5. Approval of Minutes

5.a Approval of Minutes - August 5, 2025

[2025-807](#)

Board Member Harvey moved to approve the minutes of the August 3, 2025, Planning and Zoning Board meeting. Board Member Reikenis 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

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

8. Public Hearing - Quasi-Judicial

Deputy City Attorney Carly Fabien provided the rules and procedures for Quasi-Judicial Hearings. The Deputy City Clerk administered the Oath of Testimony to those who intended to provide testimony on Item 8a.

8.a P25-052 Villegas, John - Variance

[2025-808](#)

Location: The Property is located at 2681 SW Tanforan Blvd.

Legal Description: Port St. Lucie Section 35, Block 1828 Lot 2

This is a request for a variance of 15.81 feet, which would allow the existing home to maintain a rear yard setback of 9.19 feet. Section 158.073(H)(3) of the City's Zoning Code states that RS-2 zoned lots are required to maintain a minimum rear yard building setback of 25 feet.

Acting Chair Norton inquired whether the Board Members had any ex parte communication to disclose, which every member denied, except for Mr. Harvey, who indicated he spoke to City Staff.

Ivan Betancourt, Planning and Zoning, previously sworn, provided a PowerPoint Presentation of the Application for P25-052, John Villegas - Variance.

Acting Vice Chair Previte inquired how the issue came about, to which the Planning and Zoning Director, Mary Savage-Dunham, stated the issue was due to an erroneous survey completed during the buildout of the home originally.

Board Member Harvey questioned why this matter was being brought up now, to which Director Savage-Dunham explained that the City does not control the level of due diligence when residents sell their homes. He expressed concern that the Board was advised that one survey was incorrect and that the other was not. Board Member Harvey questioned if the Staff member stating that the original was erroneous was a surveyor, to which Mr. Betancourt responded in the negative, but explained they

received confirmation from the City surveyor. He inquired if there was anything in writing to confirm the conversation, to which Mr. Betancourt responded in the negative.

Board Member Reikenis asked for additional clarification relating to the abandonment of the easement previously approved by the City Council, which Mr. Betancourt elaborated on.

Acting Chair Norton inquired if the Variance would encroach on any utility access, to which Mr. Betancourt responded in the negative.

John Villegas, owner and applicant was present, and the Deputy City Clerk provided the Oath of Testimony to Mr. Villegas. He stated he bought his home in 2015. Mr. Villegas testified that he has lost the sale of the home twice based on an error in the original survey.

Acting Vice Chair Previte asked why the real estate transactions had not been successful in the past, to which Mr. Villegas explained that, based on the error in the survey, no bank was willing to provide the buyer with a loan.

Mr. Villegas advised the Board that a nearby neighbor had previously been approved for this type of Variance in the past.

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

Under discussion, Board Member Harvey indicated he would not be supportive of approving the variance and provided his reasoning. Board Member Reikenis moved to approve P25-052, John Villegas – Variance. Acting Vice Chair Previte seconded the motion, which passed by voice vote with Acting Chair Norton, Acting Vice Chair Previte, Board Member Reikenis, Board Member Doughney, and Board Member Mocerino voting in favor; and Board Member Harvey dissenting.

- 8.b** P25-125 Farinato, Anthony J. & Danielle N. - Variance
Location: The property is located at 4002 SW Melbourne Street.
Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17
This is a request to grant a variance of 750 square feet to construct a 1,150 square foot accessory carport where 400' is allowed.

[2025-813](#)

Acting Chair Norton stated that there was a request to table this item. Board Member Reikenis moved to table P25-125, Anthony J. & Danielle N. Farinato – Variance to a date uncertain. Acting Vice Chair Previte seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: This discussion was held after Item 9.a was discussed.)

Director Savage-Dunham asked the Board if they would make a motion to reconsider the tabling of Item 8.b, P25-125 Anthony J. & Danielle N. Farinato – Variance. She asked if the Board would table this item for the Planning and Zoning Meeting of October 7, 2025, per the memo request in Legistar.

Acting Chair Previte moved to make a motion to reconsider Item 8.b, P25-125, Anthony J. & Danielle N. Farinato – Variance. Board Member Harvey seconded the motion, which passed unanimously by voice vote. Board Member Reikenis moved to table Item 8.b, P25-125, Anthony J. & Danielle N. Farinato – Variance to October 7, 2025, Planning and Zoning Meeting. Board Member Harvey seconded the motion, which passed unanimously by voice vote.

9. New Business

9.a Planning and Zoning Board Officers

[2025-820](#)

Attorney Fabien explained the various options that the Board had to fill the Chair position based on Ms. Creese's recent resignation from the Board. She presented the following options: 1. Keep everything as it is, with Vice Chair Norton acting as Chair and Chair Pro Tem Previte acting as Vice Chair, but noted that there could be an issue in the event Acting Chair Norton and Acting Vice Chair Previte are both absent; 2. The Board can choose to select Mr. Norton as Chair and Mr. Previte as Vice Chair and elect a Chair Pro Tem; and 3. The Board can have a full election to select for all of the positions of the Board, but noted that there would be a full election again in January 2026.

Acting Vice Chair Previte asked if Acting Chair Norton were to become Chair Norton, would it preclude him from becoming Chair again in January 2026. Attorney Fabien stated that, based on the plain reading of the current Resolution, it would preclude him as the Chair can only serve during one term. Acting Vice Chair Previte stated he would agree with keeping the titles as Acting for the remainder of the year.

Board Member Doughney stated he agreed with keeping the status quo to avoid Acting Chair Norton from being precluded as Chair in January 2026.

The Board Members agreed to keep the current position configuration of the Board. It was the consensus of the Planning and Zoning Board to continue with having Vice Chair Norton as Acting Chair and Chair Pro Tem Previte as Acting Vice Chair for the remainder of the year.

Acting Chair Norton suggested the City revise how the City would handle this type of situation in the future, to which Attorney Fabien advised that the Legal Department was currently reviewing the Resolution, and noted that they could add a disclaimer on the one-year term for the Board positions due to a vacancy.

Board Member Doughney asked if one of the Alternate Board Members would be moved into the At-Large position, to which Attorney Fabien stated per the City's Resolution, for someone to be placed into that position, they would need to apply, and then that person would have to be selected and appointed by the Mayor.

(Clerk's Note: A separate discussion relating to Item 8.b was discussed after Item 9.a.)

10. Old Business

There were no items 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 6:35 PM.

Jim Norton, Acting Chair

Daisy Ruiz, Deputy City Clerk