

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, March 3, 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 approximately 6:00 PM on March 3, 2026, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

James Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro Tem
Peter Previte
Peter Spatara
Peter Webb, Alternate

Members Not Present:

Rose Mocerino
Doug Harvey, 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.

The Deputy City Clerk administered the Oath of Office to Alternate Board Member Peter Webb.

5. Approval of Minutes

- 5.a** Approval of Minutes - January 6, 2026, January 20, 2026 [2026-220](#)
Special Meeting, and February 3, 2026

There being no corrections, Mr. Spatara moved to approve the Planning and Zoning minutes from January 6, 2026, January 20, 2026, and February 3, 2026. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

- 7.a** P25-215 City of Port St. Lucie - Chapter 153: Definitions and Section 158.233. Reasonable Accommodation Procedures - Text Amendments [2026-137](#)

This application is a city-initiated text amendment to Chapter 153 and 158 of the City's Code of Ordinances.

Marissa Da Breo-Latchman, Planner, presented to the Board and stated this was a request for a text amendment to Chapter 153, Definitions and Section 158.233, Reasonable Accommodation Procedures. (Clerk's Note: A PowerPoint presentation was shown at this time.) She provided the request summary, the reason for the proposed changes, the proposed amendment, and the department's recommendation.

Chair Norton opened the Public Hearing. No one signed up to speak during the Public Hearing portion. Chair Norton closed the Public Hearing.

There being no discussion, Mr. Rosen moved to recommend approval of P25-215, City of Port St. Lucie Chapter 153, Definitions and Section 158.233, Reasonable Accommodation Procedures Text Amendments, to the City Council. Mr. Previte seconded the motion, which passed unanimously by voice vote.

- 7.b** P26-008 Verano South POD G - Future Land Use Amendment. [2026-197](#)

Location: The property is located at the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.

Legal Description: Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as recorded in Plat Book 135, Pages 39 through 41, inclusive, of the

Public Records of St. Lucie County, Florida, in the City of Port St. Lucie, Florida

This is a request to amend the Future Land Use from Residential Golf Course (RGC) to General Commercial (CG).

Daniel Robinson, Planner, presented to the Board and stated this was a request for Verano South POD G, Future Land Use Amendment. (Clerk's Note: A PowerPoint presentation was shown at this time.) He provided the request summary, existing land use designation of residential golf course, to the proposed land use designation of general commercial. Planner Robinson provided the site location, surrounding future land use and zoning, background information, a comprehensive plan analysis, and a summary of changes and the staff's recommendation.

Mr. Spatara requested to see the aerial of the subject location.

Chair Norton inquired if there was a commercial construction occurring, to which Planner Robinson noted that there was a site plan approval for retail.

Mr. Reikenis asked if a wall existed between the land and the residential community behind it, to which Planner Robinson responded in the affirmative.

Chair Norton questioned if the land use amendment changed, there would no longer be residential entitlements, to which Planner Robinson stated that currently it was not designated for residential but rather for commercial.

Pete Hoffines, Cotleur & Hearing, presented the Board with an overview of their request. (Clerk's Note: A PowerPoint presentation was shown at this time.)

There were no questions for the Applicant.

Chair Norton opened the Public Hearing. No one signed up to speak during the Public Hearing portion. Chair Norton closed the Public Hearing.

There being no further discussion, Mr. Reikenis moved to recommend approval of P26-008, Verano South POD G, Future Land Use Amendment, to the City Council. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

7.c P26-030 - City of PSL Chapter 158 - Zoning Code, Section 158.100 - Open Space Recreational Zoning District (OSR) Text

[2026-207](#)

Amendment

Location: Citywide (OSR Zoning District)

Legal Description: N/A

This is a request to add Enclosed Assembly, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110, as a Special Exception Use in the OSR Zoning District.

Bethany Grubbs, Planner, presented to the Board and stated this was a request for a text amendment to the City of PSL Text Amendment of Chapter 158, Zoning Code, Section 158.100, Open Space Recreational Zoning District (OSR). (Clerk's Note: A PowerPoint presentation was shown at this time.) She provided the project background, request summary, definition, proposed amendment, analysis, and staff recommendation.

Mr. Reikenis asked for clarification on the change that was being requested, to which Planner Grubbs explained that enclosed assembly use was being added as an entire category. She stated it was adding private use as a special exception use.

Vice Chair Pettibon inquired if Planner Grubbs could provide a broad-level example of what that may be, to which Planner Grubbs explained it could be an indoor pickleball facility, a gymnastic facility, a church, or other religious facility.

Chair Norton questioned if any of those could have alcoholic beverages, to which Planner Grubbs responded in the negative.

Chair Norton opened the Public Hearing.

Robert Brown, 2851 SE Peru Street, stated he was in support of this item.

Chair Norton closed the Public Hearing.

There being no discussion, Mr. Reikenis moved to recommend approval of P26-030, City of PSL Text Amendment of Chapter 158, Zoning Code, Section 158.100, Open Space Recreational Zoning District (OSR), to the City Council. Vice Chair Pettibon 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 8a & 8b and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P25-204 Navarro, Yuraima Garcia - Variance[2026-211](#)

Location: The property is located at 455 SW Kestor Drive.

Legal Description: Port St Lucie, Section 34, Block 2378, Lot 25

This is a request to grant a variance of seven (7) feet, to allow a side yard setback of eight (8) feet for a 331-square-foot existing roofed patio with an outdoor kitchen, and a variance of four (4) feet, to allow a side yard setback of 11 feet for a 118-square-foot existing roofed patio.

The Board Members indicated they did not have any ex-parte communication.

Ivan Betancourt, Planner, presented to the Board and stated this was a request for a variance for property located at 455 SW Kestor Drive. He announced he had been sworn in, provided the official file was submitted to the City Clerk at least five days prior, and asked that the file be entered into the record. (Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Betancourt provided the request summary, surrounding area information, background information, survey, photographs and the possible actions that can be taken by the Planning and Zoning Board.

Mr. Reikenis asked if there was concrete footer, to which Mr. Betancourt answered in the affirmative and explained that both structures have concrete pads. Mr. Reikenis questioned if the issue was the concrete pad within the setbacks, to which Mr. Betancourt clarified that concrete pads have a separate setback requirement.

Director Savage-Dunham indicated that the variance was for the structures.

Mr. Previte discussed the report provided for the variance.

Mr. Rosen asked if these structures were built over any utility easements, to which Mr. Betancourt denied and explained that the easements were in the rear of the property and the internal side.

Mr. Previte asked whether a permit had been requested for these structures, to which Mr. Betancourt denied.

Mr. Rosen asked whether the Applicant would still be required to obtain permits for the structures if the Board approved the variance, and Mr. Betancourt affirmed.

Chair Norton inquired when the structures were constructed, to which Mr. Betancourt responded that they did not know when they were constructed.

Chair Norton stated they would ask the Applicant.

Mr. Spatara asked whether there was a penalty for not requesting a permit before construction.

Chair Norton inquired if the Applicant was facing fines for the Code Compliance case, to which Edward Groenwoldt, Building Examiner, explained that when a structure is built without a permit, there is a double permit fee to bring it into compliance.

Chair Norton asked if there were currently any fees assessed to the Applicant, to which Mr. Groenwoldt stated he was unaware and could provide more information to the Board later.

Chair Norton inquired if the two structures were not within the permitted spacing, to which Mr. Betancourt affirmed.

Mr. Previte stated that the remedy was simple and that the Applicants just needed to move the structures to be within the necessary setbacks and go through the permitting process, to which Mr. Betancourt confirmed.

Mr. Rosen questioned how challenging it would be to move the structures based on how they were attached to the ground. Mr. Betancourt stated that the question was not within the scope of the variance and answered that he was unsure what would be required to move the structures.

Chair Norton indicated that Mr. Betancourt would not know, as he was not the contractor.

The Applicants, Yuraima Garcia Navarro, and Lewis Gomez Reyes, 455 SW Kestor Drive, were present with Maria Gallo, 749 SW Alcapulco Terrace, as their interpreter.

Chair Norton inquired if the Applicants had a presentation, to which Ms. Gallo denied. He asked if they were present to answer questions, to which Ms. Gallo confirmed.

Vice Chair Pettibon stated he was not likely to support the variance and inquired about the Applicant's thoughts on having to dismantle and relocate the structures.

Ms. Gallo interpreted that the Applicants assumed the structures were illegal because they were purchased in a store and could be self-assembled.

Ms. Gallo interpreted Mr. Gomez's response and explained that the structure was placed at the location so as not to interrupt the neighbors.

Mr. Spatara expressed concern over not permitting the structures.

Ms. Gallo interpreted the Applicant's response and stated they recently moved from Kentucky.

Mr. Rosen inquired how the structure was attached to the ground, to which Mr. Gallo interpreted Mr. Gomez's response and stated that the structures came with concrete anchors.

Mr. Reikenis asked if the structure was anchored to the concrete with bolts and if they would just have to remove the nuts, to which Ms. Gallo indicated that there were 4 bolts for all 6 posts.

Mr. Rosen stated he had a question for Director Savage-Dunham.

Chair Norton asked if the Applicant understood that they built structures that were not compliant with City Code.

He indicated this was something they would not do for anyone else.

Mr. Rosen asked for the City's general history in allowing these types of variances, to which the Deputy City Attorney, Elizabeth Hertz, responded that the Board should only consider the set facts before them for this application. She asked the Board not to consider what occurred to other properties.

Chair Norton opened the public hearing.

Neal Landrieu, 457 SW Kestor Drive, previously sworn, indicated he was supportive of the variance.

Chair Norton added that any public comments previously submitted were made part of the public record and provided to the Board Members.

Chair Norton closed the public hearing.

Mr. Spatara stated he had no problem approving the variance, but felt like there should be some sort of punishment for not obtaining a permit. He shared that not knowing the law was not an excuse.

Mr. Reikenis asked if approved if there would be a double permit fee, to which Mr. Groenwoldt affirmed. He asked what the fee was for this type of permit, to which Mr. Groenwoldt stated he believed the fee would be \$100, and with it being doubled, it would be around \$200.

Mr. Reikenis inquired about the setback for the structures, to which Mr. Betancourt stated the Applicants were in compliance with the rear setback but were requesting the variance for the adjacent street side.

Chair Norton announced that the Board was now moving forward with deciding based on Ms. Gallo standing and wanting to show the signatures the Applicant's collected.

Deputy City Attorney Hertz recommended that the Board reopen the Public Hearing to allow Ms. Gallo to submit the letters with signatures into the record.

Chair Norton stated that the Board Members had not had an opportunity to review the letters with signatures. He asked if it would be possible to table the item to allow the Board to review the documents being presented, to which Attorney Hertz stated it would be up to the Board.

Chair Norton expressed that if he were to reopen the public hearing portion, he would likely request the tabling of the item. He asked Ms. Gallo to inquire with the Applicants if they wished to table the item to a later date. Attorney Hertz stated she did not know how many letters were being provided, and it would be up to the Board to decide.

Vice Chair Pettibon asked if it was possible to continue the conversation with the Board. Mr. Reikenis stated he would suppose the Applicant would not submit anything in opposition and found tabling the item for a month unproductive.

Chair Norton stated he wished to give everything a fair review of the application before them.

Mr. Webb added he would like to know how the Board would vote before delaying the item for a month.

Mr. Previte noted that it was the Board's duty to make the point to residents for them to find out what is allowed and not allowed before doing any work. He stated that the Board cannot continue to allow the variances for folks who do not go through the proper process. Mr. Previte expressed that he was not in favor of granting this variance and noted that the

Applicant can move the structures within the building setbacks.

Mr. Spatara stated he was not in favor of approving the variance.

Vice Chair Pettibon shared that he was not in favor of approving the variance.

Ms. Rosen added that he would not be supportive of approving the variance.

There being no further discussion, Mr. Spatara moved to deny, P25-204 Yuraima Garcia Navarro, Variance. Mr. Rosen seconded the motion. Chair Norton requested a Roll Call Vote, and Chair Norton, Vice Chair Pettibon, Mr. Spatara, Mr. Rosen, Mr. Previte, and Mr. Webb voted in favor of the denial, with Mr. Reikenis dissenting.

8.b P26-019 Kells, Michael - Rezoning

[2026-219](#)

Location: The properties are located at 1892 SW Biltmore Street & 481 SW Voltair Terrace.

Legal Description: Port St. Lucie Section 13, Block 626, Lots 15 & 16.

This is a request to rezone 0.55 acres from Single-Family Residential (RS-2) Zoning District to the Service Commercial (CS) Zoning District.

The Board Members indicated they did not have any ex-parte communication.

Francis Forman, Planner, presented to the Board and stated this was a request for a rezoning application for properties located at 1892 SW Biltmore Street and 481 SW Voltair Terrace. He announced he had been sworn in, provided the official file was submitted to the City Clerk at least five days prior, and asked that the file be entered into the record. (Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Forman provided an overview of the request summary, surrounding area information, future land use and zoning of surrounding areas, project background information, land use conversion manual information, justification, and the staff's recommendation to the Board.

Rayanne Morato was present on behalf of the Applicant, Michael Kells. She stated that her presentation showed the abutting properties being shown as commercial properties. Ms. Morato indicated that these were the last two properties that are not currently commercial.

Chair Norton asked the Board if they wished to see what Ms. Morato had, to which the Board denied reviewing, as it was previously provided by staff.

The Board did not have any questions for the staff or the Applicant.

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

There being no discussion, Vice Chair Pettibon moved to recommend approval of P26-019, Michael Kells, Rezoning, to the City Council. Mr. Rosen seconded the motion, which passed unanimously by voice vote.

9. New Business

There was nothing heard during this portion of the Agenda.

There is Old Business

There was nothing heard during 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 7:01 p.m.

James Norton, Chair

Daisy Ruiz, Deputy City Clerk