

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

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, July 7, 2026

6:00 PM

Council Chambers, City Hall

Addition of Item 8E

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 PM, on July 7, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

James Norton, Chair

Peter Previte

Eric Reikenis

Joe Rosen

Douglas Harvey, Alternate, Voting Member

Peter Web, Alternate, Voting Member

Members Not Present:

Greg Pettibon, Vice Chair

Peter Spatara

Rose Mocerino

3. Determination of a Quorum

Chair Norton determined 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 - June 2, 2026

[2026-596](#)

There being no corrections, Board Member Reikenis moved to approve the minutes of the June 2, 2026, Planning and Zoning Board meeting. Board Member Rosen seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no Consent items to be heard.

7. Public Hearings - Non Quasi-Judicial

7.a P26-080 City of Port St. Lucie - Text Amendment to Section 158.138 - Reserved, Section 158.213 - Wireless

[2026-576](#)

Communication Antennas and Towers, 158.217 - Accessory Uses and Structures, Section 155.11 - Enforcement of the Sign Ordinance, Section 155.07 - Regulations for Temporary Signs, Section 154.03 - Landscape Design Standards, and Section 121.02 - Permitted Locations.

This is a request to update multiple sections of the Land Development Code to establish and implement a proposed Planned Industrial Park (PIP) zoning district.

Planner Bethany Grubbs provided a PowerPoint presentation on the City of Port St. Lucie Zoning Text Amendment (P26-080) Planned Industrial Park (PIP). She reviewed the background of the project and summary of request, analysis and supplemental development standards, access and administrative relief, and comprehensive plan consistency. She also discussed the updates to the proposed amendment, which included Sections 158.138, 158.217, 158.213, 154.03, 155.07, 155.11, and 121.02. Planner Grubbs concluded her presentation by stating the Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit A to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Chair Norton noted that the City is the applicant.

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

The Board noted there was an error on the first slide of the presentation, as the project number is P26-080 and not P26-030.

There being no further discussion, Board Member Rosen moved to recommend approval of P26-080, City of Port St. Lucie - Text Amendment to Section 158.138 - Reserved, Section 158.213 - Wireless Communication Antennas and Towers, 158.217 - Accessory Uses and Structures, Section 155.11 - Enforcement of the Sign Ordinance, Section 155.07 - Regulations for Temporary Signs, Section 154.03 - Landscape Design Standards, and Section 121.02 - Permitted Locations, to the City Council. Board Member Webb seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial procedures into the record for items 8.a through 8.e. The Deputy City Clerk administered the Oath of Testimony to the Staff and applicants at this time.

8.a P25-001-A1 Wilson Groves -Sundance PSL Master Sign Program

[2026-600](#)

Location: The property is located east of Range Line Road and north of the C-23 Canal.

This is a request to amend the master sign program to change the size and number of temporary signs allowed in open space tracts and to clarify the required setbacks from road rights-of-way.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Planner Marissa Da Breo-Latchman stated she was sworn in. She indicated the official packet was provided to the Clerk's Office at least five days prior to this meeting and requested that it be entered into the record.

Planner Da Breo-Latchman provided a PowerPoint presentation on the Sundance PSL Master Sign Program – 1st Amendment (P25-001-A1). She stated the owner is ACR Acquisition, LLC and the applicant is Haley Ward. Planner Da Breo-Latchman reviewed the summary of the request, Sundance Community (Wilson Grove DRI) Map, surrounding areas of the subject property, and summary of the project. She indicated the Site Plan Review Committee recommended approval of the Master Sign Program amendment at their May 27, 2026, meeting and that Staff finds the proposed Master Sign Program amendment to be consistent with the requirements of Section 155.03(H), City Sign Code, and recommends approval.

Applicant Brad Currie, Haley Ward, stated that he did not have a

presentation but was available to answer any questions.

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

There being no discussion, Board Member Rosen moved to recommend approval of P25-001-A1, Wilson Groves -Sundance PSL Master Sign Program, to the City Council. Board Member Reikenis seconded the motion which passed unanimously by voice vote.

8.b P26-046 Riverland-West Sports & Recreation Master Planned
Unit Development (MPUD) Rezoning

[2026-594](#)

Location: The subject property is generally located south of SW
Discovery Way, east of SW Sundance Vista Boulevard.

Legal Description: A portion of land lying in Sections 18 and 19,
Township 37 South, Range 39 East, St. Lucie County.

This is a request to rezone approximately 33.23 acres of land from the
St. Lucie County Agricultural (SLC AG-5) to the Riverland-West Sports &
Recreation MPUD.

Chair Norton inquired if the Board had any ex-parte communication, to
which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Francis Forman stated he was sworn in. He indicated the file was
submitted to the City Clerk's Office five days prior to the meeting and
requested that it be entered into the record.

Planner Forman provided a PowerPoint presentation on the
Riverland-West Sports & Recreation MPUD Rezoning (P26-046)
application. He stated the owners are the City of Port St. Lucie &
Riverland/Kennedy II, LLC, and the applicant is Azlina Goldsten,
Riverland/Kennedy II, LLC.

Planner Forman reviewed the summary of the request to rezone
approximately 33.23 acres of land from St. Lucie County Agricultural to
Riverland-West Sport & Recreation MPUD. He showed the location of the
subject property and discussed the land use and zoning, surrounding uses,
project background, Conceptual Plan, and land use consistency. He
indicated the Site Plan Review Committee recommended approval of the
proposed MPUD regulation book at their June 10, 2026, meeting and the
Planning and Zoning Department finds the request to be consistent with
the direction and intent of the City's Land Development Regulations as well
as the policies of the Comprehensive Plan and recommends approval.

Chair Norton clarified with Staff that the City was a partial owner of the subject property.

Applicant Azlina Goldstein provided a PowerPoint presentation on the MPUD Application Riverland/Kennedy DRI, Riverland West Sports & Recreation MPUD. She reviewed and discussed the rezoning request, location maps of subject property, Conceptual Plan and access, Conceptual Development Program, and Trip Report. She asked that the Board approve the request.

Board Member Harvey expressed concern regarding the vast amount of development on 33 acres and inquired about the separation between the community and the park. Ms. Goldstein explained there would be a buffer and that the City was responsible for the park. Chair Norton and Mary Savage-Dunham, Director Planning & Zoning, discussed the landscaping requirements.

Board Member Previte inquired whether the park would be open to the public or just for Riverland residents, to which Ms. Goldstein explained it would be a mix. Ms. Savage-Dunham and Ms. Goldstein responded to the Board's questions and discussed the uses allowable within the MPUD.

Chair Norton called on those who wished to speak:

1. James Riordan, 13484 River Rock, inquired how the berm will be built up to mitigate the noise from the park.

Ms. Savage-Dunham stated the City will be looking at buffers and noise mitigation at the time of Site Plan. She clarified that the MPUD is south of the City park, as the RO Plant and City park are not part of the MPUD. Chair Norton asked why the City was considered an owner. Ms. Goldstein explained that it was part of the City's Parks Agreement from October 2022.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of P26-046, Riverland-West Sports & Recreation Master Planned Unit Development (MPUD) Rezoning, to the City Council. Mr. Rosen seconded the motion which passed unanimously by voice vote.

8.c P26-052 Remade Church, Inc. - Special Exception Use

[2026-599](#)

Location: The property is generally located at the southwest corner of SW Kentwood Road and SW Kimball Circle.

Legal Description: The property is legally described as Port St. Lucie Section Forty One, Tract H and Block 2926, Lots 7, 8, 9, and 10, according to the Plat thereof, recorded in Plat Book 15, Page 35, 35A through 35L, inclusive, of the Public Records of St. Lucie County, Florida

The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Open Space Recreation (OSR) zoning district per Section 158.100(C)(4) of the Code of Ordinances.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Francis Forman presented a PowerPoint presentation on the Remade Church, Inc., Special Exception Use (P26-052). He stated he was sworn in and that the official packet was submitted to the City Clerk's Office five days prior to this meeting. He requested that the file be entered into the record.

Planner Forman reviewed the request to allow an enclosed assembly area of over 3,000 square feet and stated the applicant is Robert Brown, Remade of Church, Inc. He discussed the location of the subject property, surrounding areas, future land use, zoning, Conceptual Site Plan, and SEU criteria.

Board Member Reikenis inquired about the legal status of the comments received on this item. Deputy City Attorney Fabien explained the comments provided and the concerns raised regarding the transfer of ownership are outside the purview of the City and would not be considered within a special exception application or as part of the testimony.

The Board and Staff discussed the transfer of ownership and HOA's at this time. Deputy City Attorney Fabien further explained the City's responsibility to verify ownership, etc., and clarified that any questions regarding the legality of the transfer of the property would be outside the scope of this special exception application, unless the City is unable to confirm ownership.

Board Member Harvey inquired about the zoning and requested that Staff's recommendation or condition be included in the motion. Ms. Savage-Dunham indicated that all SEU's require a full Site Plan and landscape plan, so the applicant will follow the current process. She

stated the applicant needs to obtain building permits if the Site Plan is approved, but that is not pertinent to this request.

Applicant Robert Brown, Remade Church, Inc., spoke to the email or message received by the Board, as it contained inaccurate information. He stated the Church has done its due diligence to purchase the property and responded to the Board's questions at this time.

Chair Norton called on those who wished to speak:

1. The Deputy City Clerk swore in Valerie Slack Laventure, Architect and Owner of Native Design Architecture, who stated they are working with Remade Church. She stated they are preparing to move forward with the Site Plan process, building plans, and permitting process to ensure compliance with the Florida Building Codes and PSL Land Development Codes.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of P26-052, Remade Church, Inc. - Special Exception Use to the City Council with the following condition: A site plan application, with landscape and construction plans, shall be submitted and approved prior to issuance of any permits. The improvements shall be completed prior to proposed church use initiating within the building. Board Member Previte seconded the motion.

Board Member Reikenis expressed his concern with turning an old POA clubhouse into a church in the middle of a residential neighborhood. He stated he does not know if that limits their ability to restrict or deny the motion, which is why he recommended approval with the condition.

Board Member Rosen inquired if the applicant was okay with the condition if approved. Mr. Brown stated they were expecting the condition, as they would not be able to get a certificate of occupancy.

The Board voted and the motion passed unanimously by voice vote.

8.d

P26-054 Legacy Park North at Southern Grove Master

Planned Unit Development (MPUD) Amendment No. 3

Location: The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive.

Legal description: The legal description is Lots 1,2 3, WMT-1, WMT-2, and WMT-3, Southern Grove Plat No. 45 and Tract 7 and WMT-1,

2026-598

Southern Grove Plat No. 47.

This is a request to amend the MPUD document and concept plan for Legacy Park North at Southern Grove MPUD.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative, except Board Member Rosen disclosed he had ex-parte communication with Tim Donovan via the phone.

Planner Bridget Kean presented a PowerPoint presentation on the Legacy Park North at Southern Grove MPUD 3rd Amendment (P26-054). She stated she was sworn in and the file was submitted to the City Clerk's Office five days prior to the meeting. She requested that the file be entered into the record. Planner Kean stated the agent is Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC, and the applicant is Costco Wholesale Corporation.

Planner Kean reviewed the request, project background, location of subject property, and future land use map. She discussed the proposed amendment, additional changes, updated MPUD Concept Plan, land use consistency, and staff analysis. Planner Kean indicated the Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at their May 13, 2026, meeting, and that the Planning and Zoning Department finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planner Kean responded to Board Member Previte's questions regarding Lowe's, MPUD, parking, etc., at this time.

Applicant Brad Wester provided a PowerPoint presentation on Legacy Park North at Southern Grove MPUD Amendment No. 3. He reviewed the Costco team, location of the subject property, Southern Grove plat No. 52, Landscape Plan, Photometric Plan, and building elevation. Mr. Wester responded to Board Member Previte's questions and discussed the timeframe for completion.

Board Member Previte inquired about the lighting affecting nearby residential and requirements for maintaining the landscaping. Planner Kean explained the City has requirements for the lighting to be shielded and that any commercial development is required to maintain their landscaping.

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

There being no further discussion, Board Member Reikenis moved to recommend approval of Legacy Park North at Southern Grove Master Planned Unit Development (MPUD) Amendment No. 3 (P26-054) to the City Council. Board Member Rosen seconded the motion which passed unanimously by voice vote.

8.e P26-025 Darwin Square Pollo Tropical - Special Exception Use

[2026-595](#)

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 for the approval of a Special Exception Use (SEU) to allow a standalone restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(14) of the Zoning Code.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Cody Sisk provided a PowerPoint presentation on the Darwin Square – Pollo Tropical Special Exception Use (P26-025). He stated he was sworn in and the file was submitted to the City Clerk's Office five days prior to today's hearing. He requested that the file be entered into the record.

Planner Sisk stated the request is to allow a restaurant with drive-through service lanes in the General Commercial zoning district. He indicated the owner/applicant is PSL Darwin, Inc., and the agent is Daryle Johnson, Corporate Property Services, Inc.

Planner Sisk reviewed the location of the subject property, surrounding areas, proposed Conceptual Plan and Landscape Plan, elevations, and SEU Criteria.

Craig McDonald, Corporate Property Services, represented the applicant and provided a PowerPoint presentation. He discussed the site of the property, proposed Site Plan and landscape plan, queuing analysis, and elevations.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of Darwin Square Pollo Tropical - Special Exception

Use (P26-025) to the City Council. Board Member Webb seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Review of Quasi-Judicial Procedures, the Sunshine Law,
Public Records, Ethics and Roberts Rules of Order

[2026-391](#)

Deputy City Attorney Fabien provided a PowerPoint presentation and responded to the Board's questions. She discussed the following:

- Sunshine Law - gatherings not in the Sunshine, failure to comply, etc.
- Public Records - materials, official city business, compliance and AI, City responses, exemptions vs. confidential information, and failure to comply.
- Ethics - responsibilities and unacceptable conduct of public officers, voting conflicts.
- Robert's Rules of Order - Role of the Chairperson, City Rules and Regulations.
- Quasi-Judicial Hearings - standard of review/competent substantial evidence, public to be heard, and ex-parte communication. Mary Savage-Dunham also responded to the Board's questions regarding public to be heard and the decision-making process.

10. Old Business

There was no Old Business to be heard.

11. Public to be Heard

There were no comments from the public.

12. Adjourn

There being no further business, the meeting was adjourned at 8:19 PM.

James Norton, Chair

Jasmin De Freese, Deputy City Clerk

Typed By: Traci Mehl, Deputy City Clerk