

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes - Draft

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
Regenia Herring, Alternate, Term 1, Expires 3/25/2027

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Tuesday, July 2, 2024

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 Reikenis at 6:00 p.m., on July 2, 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, Chair Pro-Tem

John Doughney

Greg Pettibon

James Norton

Peter Spatara

Members Not

Present:

Rose Futch, Alternate

Regenia Herring, Alternate

3. Determination of a Quorum

Chair Reikenis confirmed that there was 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 - June 4, 2024

[2024-624](#)

Mr. Pettibon moved to approve the minutes. Mr. Norton seconded the motion which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P24-057 City of Port St. Lucie - Glades WWTP Adjacent Lands
Large Scale Future Land Use Map Amendment

[2024-632](#)

Location: The property is generally located south of Midway Road, northwest of Glades Cut-Off Road and immediately west of McCarty Road.

Legal Description: A portion of Section 17, Township 36 South, Range 39 East. The full legal description is attached as Exhibit "A" of staff report.

This is a request to change the land use on approximately 150 acres of property from Utility (U) to Light Industrial (LI).

Bridget Kean, Planning & Zoning Deputy Director, explained that the request was to change two parcels, north of the Glades Water Treatment Facility, to Light Industrial from Utility Land Use. She added that the land could be changed to Warehouse Industrial Zoning District which has a wider range of uses. She informed the Board that it would result in a decreased number of trips and had no impact on parks or public schools.

Mr. Norton inquired about the land use, to which Kevin Matyjaszek, Utility Systems Director, replied that it would be utilized for opportunities to serve the needs of the City. Chair Pro Tem Creese inquired as to what led to the increase in water, to which Deputy Director Kean replied that it was based on highest use and the level of service concurrency.

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

Mr. Spatara moved to recommended approval of P24-057, City of Port St. Lucie Glades WWTP Adjacent Lands Large Scale Future Land Use Map Amendment, to the City Council. Chair Pro Tem Creese seconded the motion which passed unanimously by voice vote.

7.b P24-065 Southern Grove - Large Scale Comprehensive Plan
Text Amendment

[2024-634](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to amend Figure 1-4 of the Future Land Use Element.

(Clerk's Note: A PowerPoint was shown at this time.) Deputy Director Kean explained that the request was amending Figure 1-4 of the Future Land Use Element. She gave the background on the Southern Grove Development Regional Impact. She explained the proposed project with the amendments and showed & explained the Conceptual Plans.

Vice Chair Previte inquired about the timing off the interchange, to which Clyde Cuffy, Regulatory Division Director, replied that he was unsure as it was an FDOT/DOT process. Mr. Norton inquired about the dwelling units, to which Deputy Director Kean replied that it was commercial & industrial. Mr. Norton inquired about the residential use, to which Deputy Director Kean replied that it was previously approved for multi-family.

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

Chair Pro Tem Creese moved to recommend approval of P24-065, Southern Grove, Large Scale Comprehensive Plan Text Amendment, to the City Council. Mr. Norton 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 d.) and the Deputy City Clerk swore in staff and the applicants.

8.a P24-064 500 Stadium Business Center @ SLW - Variance

[2024-631](#)

Location: The property is located at 500 NW Stadium Drive.

Legal Description: Lot I-1, Block 4, Parcel 28, St Lucie West Plat No. 1.

This is a request for a variance to allow freestanding air conditioning condensing and compressor units to be sited in front of the building that faces NW Peacock Boulevard.

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

(Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson, Planner III, stated that he had been sworn in & 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 explained that the request

was proposing to allow freestanding air conditioning condensing and compressor units to be located on the side of a building that faces a street (NW Peacock Boulevard). He showed a location map, the approved Site Plan and the Proposed Landscaping Plan. He informed the Board that staff was requesting a condition, if approved, that the hedges be no less than 36" at planting and be maintained as such.

Vice Chair Previte inquired about a previously approved variance on Peacock Boulevard, to which, Mary Savage-Dunham, Planning & Zoning Director, replied that there was a condition for the shrubs on the approval. The Board and staff discussed conditions for planting height. Elizabeth Hertz, Senior Deputy City Attorney, reminded the Board to discuss the evidence before them & not previously approved variances.

Chair Pro Tem Creese inquired that the initial Site Plan had the units behind the building, to which Mr. Robinson responded in the affirmative but clarified that some were permitted as they were not facing a right-of-way.

(A PowerPoint was shown at this time.) Brad Currie, Engineering, Design & Construction, provided the history on the project. He explained that he had been before the Board four previous times for the same request. He stated that the next item had the same request and he gave history on the properties. He showed other City properties that placed the units in the front of the building. He explained that plantings over 24" cost into the hundreds of thousands of dollars but added that they could be maintained at 48". Mr. Spatara inquired if the plantings would shield the unit, to which Mr. Currie replied that maintaining the plantings would be a great condition to add. Mr. Norton inquired if there were noise issues related to the units in the front, to which Mr. Currie replied that it was an industrial area and the noise was not detrimental to the tenants. Ms. Savage-Dunham explained that the Board needed to decide if the units would be allowed in the front, and if so, would there be any screening conditions.

Chair Reikenis opened the Public Hearing, there being no one to speak, he closed the Public Hearing. Mr. Doughney stated that he had reviewed the project for St. Lucie West Services District.

The Board discussed planting and maintaining plantings. Mr. Doughney moved to approve P24-064, 500 Stadium Business Center @ SLW Variance with the condition that the shrubs be planted at a minimum of 36" and maintained at the height of the units to completely shield them. Mr. Norton seconded the motion which passed unanimously by voice vote.

8.b P24-068 Southern Grove - Tradition Business Center -
Variance

2024-633

Location: The property is located at 11950 SW Tom Mackie Boulevard.

Legal Description: Southern Grove Plat No. 41, Lot 4A

This request is to grant a variance from Section 154.03(F) of the City's Landscaping and Land Clearing Code which states that air condensing and compressor units may not be located on the side of a building that faces a street.

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

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated that he had been sworn in & 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 explained the request was proposing to allow freestanding air conditioning condensing and compressor units to be located on the side of a building that faces a street (SW Tom Mackie Boulevard). He showed a location map, the approved Site Plan and the Proposed Landscaping Plan. He informed the Board that staff was requesting a condition, if approved, that the hedges be no less than 36" at planting and be maintained as such.

Mr. Currie explained that this was the same proposal as the above item.

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

Mr. Norton moved to approve P24-068, Southern Grove, Tradition Business Center Variance with the condition that the shrubs be planted at a minimum of 36" and maintained at the height of the units to completely shield them. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.c P24-069 Riverland/Kennedy Development of Regional Impact (DRI) - Correction of Scrivener's Error

[2024-630](#)

Location: The property is located South of Discovery Way, West of Community Boulevard and east of Range Line Road.

Legal Description: A parcel of land lying in Sections 15-22, 27, 28, 33, 34, Township 37 South, Range 39 East, City of Port St. Lucie, Florida.

This is a request to correct a scrivener's error to reflect that the Phase 3 widening of Becker Road from N/S B to Community Boulevard is 6LD instead of 4LD.

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

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated

that he had been sworn in & 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 explained that the request was to correct a scrivener's error in Table 2 of the Transportation to reflect that the Phase 3 widening of Becker Road from N/S B to Community is six lane instead of four lane.

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

Mr. Norton moved to recommend approval of P24-069, Riverland/Kennedy Development of Regional Impact (DRI), Correction of Scrivener's Error, to the City Council. Mr. Doughney seconded the motion which passed unanimously by voice vote.

8.d P24-073 Nacius, Charlot - Variance

[2024-641](#)

Location: The property is located south of Kimberly Avenue between SW Success Street and SW Ardmore Street.

Legal Description: Port St Lucie-Section 20, Block 1244, Lot 26

This is a request to grant a variance of 2,000 square feet to allow an 8,000 square foot lot.

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

(Clerk's Note: A PowerPoint was shown at this time.) Bianca Lee, Planner II, stated that she had been sworn in & 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 east 16 feet of lot 26 was sold to the adjacent property owner of lot 25, creating a 96'x125' sized lot on the parcel; a variance of 2,000 square feet to allow an 8,000 square foot lot. She informed the Board that a previous variance was denied as well as an appeal of that decision.

Matthew London, Neill Griffin Marquis Osking , PLLC., gave a brief background on the property. Mr. Pettibon clarified that any buildings on the property would need to adhere to the setbacks as well. Ms. Savage-Dunham clarified that request was not a rezoning, it was a variance to allow an 8,000 sq., ft., lot in an RS-2 zoning district where a 10,000 sq., ft., lot was required.

Chair Reikenis opened the Public Hearing.

John Bonadia spoke in opposition of the variance and stated that his residence was next door to the lot and felt that a home built on the lot would bring down property values. He added that rabbits and gopher tortoises lived on the lot.

Chair Reikenis closed the Public Hearing.

Ms. Lee informed the Board of minimum living area requirements. Ms. Savage-Dunham stated that two-story houses were allowed in the district and cautioned the board about being overly restrictive.

Mr. Previte clarified the staff findings with Ms. Lee.

Mr. Norton moved to approve P24-073, Nacius, Charlot Variance. Chair Pro Tem Creese seconded the motion which passed by roll call vote with Chair Reikenis, Chair Pro Tem Creese, Mr. Doughney, Mr. Norton, Mr. Spatara, & Mr. Pettibon voting in favor and Vice Chair Previte voting against.

9. New Business

Ms. Savage-Dunham informed the Board training was available and to contact her directly if any members were interested.

10. Old Business

There was nothing heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:13 p.m.

Eric Reikenis, Chair

Shanna Donleavy, Deputy City Clerk