

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

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**Tuesday, June 4, 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 6:00 PM on June 4, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

Members Present:

Eric Reikenis, Chair

Melody Creese, Chair Pro-Tem (Late Arrival)

John "Jack" Doughney

Jim Norton

Greg Pettibon

Peter Louis Spatara

Rose Futch, Alternate

Absent:

Peter Previte, Vice Chair

3. Determination of a Quorum

Chair Reikenis determined 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 - May 7, 2024[2024-523](#)

Board Member Norton moved to approve the Planning and Zoning Board minutes of the May 7, 2024. Board Member Pettibon seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Board Member Creese was not present and did not vote on this item.)

**6.** Consent Agenda

(Clerk's Note: Board Member Creese arrived during this portion of the agenda.)

There was nothing scheduled in this portion of the Agenda.

**7.** Public Hearings - Non Quasi-Judicial

There was nothing scheduled in this portion of the Agenda.

**8.** Public Hearing - Quasi-Judicial

(Clerk's Note: Board Member Creese arrived during this portion of the agenda.)

Deputy City Attorney Elizabeth Hertz explained the Quasi-Judicial rules and procedures for Items 8.a through Item 8.d of the Agenda. The Deputy City Clerk swore in those individuals who intended to speak on the Quasi-Judicial items.

**8.a** P23-116 The Port District - Master Sign Program[2024-520](#)

Location: The project is located abutting the North Fork of the St. Lucie River on the west side of Westmoreland Boulevard, south of the intersection of Port St. Lucie Boulevard and Westmoreland Boulevard, and adjacent to the Port St. Lucie Botanical Gardens.

Legal Description: The South 452.00 feet of the North one-half (N ½) of Government Lot 8 of Section 10, Township 37 South, Range 40 East, lying East of the North fork of the St. Lucie River and West of the West right-of-way line of Westmoreland Boulevard, St. Lucie County, Florida. This is a request to create a master sign program for the Port District Planned Unit Development (PUD).

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

Bethany Grubbs, Planning and Zoning, previously sworn, provided the Board with an overview of P23-116, The Port District, Master Sign Program. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Chair Reikenis opened the Public Hearing. There being no comment, he closed the Public Hearing.

There being no discussion, Board Member Norton moved to recommend

approval of P23-116, The Port District, Master Sign Program, to the City Council. Board Member Pettibon seconded the motion, which passed unanimously by voice vote.

**8.b** P23-196 Bush, Kevin D. & Nicole M. - Variance

[2023-1150](#)

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

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

Bianca Lee, Planning and Zoning, previously sworn, provided the Board with an overview of P23-196, Kevin D. & Nicole M. Bush, Variance. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Alejandro Toro, EDC, was present on behalf of the Applicant and provided the Board with a summary of the variance request.

Chair Reikenis opened the Public Hearing. There being no comment, he closed the Public Hearing.

There being no discussion, Board Member Pettibon moved to recommend approval of P23-196, Kevin D. & Nicole M. Bush, Variance. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

**8.c** P24-053 Cottin, Gergory and Patricia - Rezoning

[2024-526](#)

Location: 2722 and 2732 SW Fondura Road

Legal Description: Lots 18 and 19, Block 1708, Port St. Lucie Section 31

This request is for the rezoning of the 0.46-acre property from Single-Family Residential (RS-2) to Service Commercial (CS).

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

Cody Sisk, Planning and Zoning, previously sworn, provided the Board with an overview of P24-053, Gregory and Patricia Cottin, Rezoning. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Board Member Norton inquired if the Board needed to place a conditional approval on the non-isolation of Lot 20, to which Planner Sisk responded in the negative.

Connor Kennedy, EDC, was present on behalf of the Applicant.

Chair Reikenis opened the Public Hearing. There being no comment, he closed the Public Hearing.

There being no discussion, Board Member Creese moved to recommend approval of P24-053, Gregory and Patricia Cottin, Rezoning, to the City Council. Board Member Norton seconded the motion, which passed unanimously by voice vote.

**8.d** P24-056 Florida Coast Medical & Surgical Center at Veranda -  
Variance

[2024-521](#)

Location: The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

Legal Description: Veranda Plat No. 8, Tract 1

This is a request for a variance from the St. Lucie Land PUD Conditions, outlined in Section 5 of the regulation book, to waive the requirement that the St. Lucie Lands Master Property Owners Association (POA) will be responsible for the architectural design control of the Hospital and the Medical Office Building.

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

Bethany Grubbs, Planning and Zoning, previously sworn, provided the Board with an overview of P24-056, Florida Coast Medical & Surgical Center at Veranda, Variance. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Board Member Norton asked if the property would be annexed into the Property Owners Association (POA), to which Planner Grubbs responded in the affirmative.

Rebecca Miller was present on behalf of the Applicant and provided the Board with a summary of their Variance Request.

Chair Reikenis opened the Public Hearing. There being no comment, he closed the Public Hearing.

There being no further discussion, Board Member Spatara moved to approve P24-056, Florida Coast Medical & Surgical Center at Veranda, Variance with the condition that the variance is extinguished once the property comes under the purview of the Property Owners Association (POA). Board Member Creese seconded the motion, which passed unanimously by voice vote.

**9. New Business**

Board Member Norton discussed the opportunity to have a potential for a City Hospital District Zoning/Hospital Zoning, to which Director Savage-Dunham advised the City was working on an update to the Comprehensive Plan.

10. Old Business

There was nothing scheduled for this portion of the agenda.

11. Public to be Heard

No one signed up to speak under this portion of the agenda.

12. Adjourn

There being no further business, the meeting adjourned at 6:36 PM.

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Eric Reikenis, Chair

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Daisy Ruiz, Deputy City Clerk