

# 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, August 5, 2025**

**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 Vice Chair Norton at 6:00 p.m., on August 5, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Jim Norton, Vice Chair  
John "Jack" Doughney  
Peter Previte, Chair Pro Tem  
Eric Reikenis  
Greg Pettibon  
Peter Spatara  
Doug Harvey, Alternate

Members Not Present:

Melody Creese, Chair

3. Determination of a Quorum

4. Pledge of Allegiance

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

5. Approval of Minutes

**5.a** Approval of Minutes: July 1, 2025[2025-714](#)

There being no corrections, Mr. Spatara moved to approve the minutes. Mr. 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

There was nothing to be heard under this item.

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

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.e and the Deputy City Clerk swore in staff and applicants.

**8.a** P24-231 Coyne, Dale P. & Gail A. (McDonald's) - Special Exception Use[2025-404](#)

Location: The property is located at 10180 S. US Highway 1, on the northeast corner of S. US Highway 1 and SE Jennings Road.

Legal Description: St. Lucie Gardens, Block 4, Lot 10

This is a request for a special exception to allow a restaurant with drive-through service lanes, in the General Commercial (CG) zoning district.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and 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 presented to the Board and stated that the request was for approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District per Section 158.124(c)(13) of the Zoning Code. She discussed the surrounding uses, Conceptual Site Plan, elevations, drive-thru queuing, and the evaluation of SEU criteria.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Craig McDonald, Corporate Property Services, LLC, represented the applicant and presented to the Board. He discussed the request, compliance, proposed Site Plan, elevations, and SEU criteria.

Mr. Harvey inquired if the majority of the trees to be preserved are on the property to the north, or if they were going to identify and protect the trees that are to be preserved, to which Mr. McDonald replied that they would be

taking out 20 trees but replacing them with 42 perimeter trees. Mr. Harvey stated that there were 2 traffic studies in the Board Member's package and asked if it was duplicated, to which Ms. Grubbs replied that one was from the Public Works traffic engineer, and one was from the applicant's traffic engineer. Ms. Grubbs also noted that regarding the landscaping, they were meeting City Code and it would be reviewed at the time of the formal Site Plan submittal, and that mitigation was required for the landscaping that was being removed.

Mr. Previte inquired as to how far off the elevations were from what was originally requested, to which Mr. McDonald stated that it was quite a bit because the height of the building was raised and more architectural features were added than normal. Vice Chair Norton inquired if all the queuing was in the center, to which Ms. Grubbs responded in the affirmative, stating that there would be no impact to US1.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Reikenis moved to recommend approval of P24-231 Coyne, Dale P. & Gail A. (McDonald's) – Special Exception Use to the City Council. Mr. Spataro seconded the motion which passed unanimously by voice vote.

**8.b** P25-086 Jared Greenberg - Variance

[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 745 SF to allow the construction of a 945 square foot carport, 2) a variance of four (4) feet to allow for a six (6) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ivan Betancourt, Planner, stated that he was sworn in and 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 presented to the Board and stated that the request was for the following 3 variances; to allow a carport to be constructed in the area extending from the front corners of the principle structure to the front property line, for a variance of 745 sq ft was needed to allow for the construction of the carport, and for a variance of 4 ft to allow for a 6 ft side yard setback on the west side of the property. He discussed the background of the project, future land use & zoning, and he exhibited a 2005 survey.

Per inquiries of the Board, Mr. Betancourt further discussed the sizing of the carport and the lot, clarified the 3 variance requests, and informed that the Planner assigned to the project transcribed the handwritten notes and inputs them into the 'Facts & Findings' reports. Mr. Harvey inquired if the previous solar panel variance had been approved, to which Mr. Betancourt responded in the affirmative.

Applicant Jared Greenberg clarified that this was not in front of the house, it was in front of the garage which is to the side. Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. Mr. Previte read the 'Impacts & Findings' document into the record.

There being no discussion, Mr. Reikenis moved to deny P25-086 Jared Greenberg – Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.c** P25-096 Verano South POD H PUD - Amendment No. 1 -

**[2025-725](#)**

Planned Unit Development (PUD) Amendment

Location: The property is located south of Glades Cut Off Road, east of Range Line Road, north of Crosstown Parkway, and west of Sundance Vista Boulevard.

This request is to amend the PUD to add a 24-hour free standing emergency department as a permitted use, update the street tree requirements, and to update the conceptual plan to show the ingress/egress location off of Crosstown Parkway to a commercial parcel.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, stated that he was sworn in and 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 presented to the Board and stated that the request was for an amendment to the Verano South POD H Planned Unit Development (PUD) to revise the PUD Concept Plan, update the permitted uses, and update the street tree requirements. He discussed the proposed update, proposed PUD Concept Plan, and impacts and findings.

Mr. Harvey asked for clarification on how the new update would be an upgrade to the landscaping/trees if they were separated, to which Mr. Robinson replied that it was downgraded, but not farther than what is standard for the PUD. Mr. Harvey inquired if the PUD and subdivision were

in the residential area or were there different regulations for the residential and commercial, to which Planning & Zoning Director Mary Savage-Dunham replied that the subdivision regulation provides only one regulation level, and she explained that they've had to work with developers on flexibility for the street tree language.

Pete Hofheinz, Cotleur & Hearing, represented the applicant

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Doughney moved to recommend approval of P25-096 Verano South POD H PUD – Amendment No. 1 – Planned Unit Development (PUD) Amendment to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.d** P25-108 Cemar Realty, LLC - Rezoning

[2025-715](#)

Location: The property is located on the northeast corner of SW Gatlin Boulevard and SW Brighton Street.

Legal Description: Port St. Lucie Section 16, Block 1501, Lot 1

This is a request to rezone property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner, stated that she was sworn in and 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 presented it to the Board and stated that the request was to rezone from Single-Family Residential (RS-2) to General Commercial (CG) to be consistent with the City's Comprehensive Plan and Future Land Use Map. She discussed the surrounding areas and impacts & findings. She noted that this would require a Unity of Control.

Mr. Harvey inquired as to why the property was there when everything around it was CG, to which Ms. Da Breo-Latchman replied that she could not find specific information as to why it was left out, but it was never incorporated by the previous owners.

Joe Capra, CapTec Engineering, represented the applicant and stated that they met with the City Attorney's to discuss the paperwork to sign for the Unity of Control. He noted that Cemar Realty also owned the Bravo Supermarket were a partner with the other LLC, so the accumulation of those properties puts it above the minimum requirements.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P25-108 Cemar Realty, LLC – Rezoning to the City Council. Mr. Doughney seconded the motion which passed unanimously by voice vote.

**8.e** P25-111 Tri-County - Biltmore Properties - Rezoning

[2025-719](#)

Location: The property is located at 801 and 817 SW Biltmore Street

Legal Description: Port St. Lucie Section 28, Block 75, Lots 6 and Lot 7

This is a request to rezone the property from the General Commercial (CG) Zoning District to the Service Commercial (CS) Zoning District.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ivan Betancourt, Planner, stated that he was sworn in and 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 presented to the Board and stated that the request was to rezone the subject property from General Commercial (CG) to Service Commercial (CS) Zoning District. He exhibited an aerial view of the property and discussed the surrounding zoning districts and justifications.

Mr. Harvey inquired as to why the business had been allowed to go here if it was non-conforming, to which Ms. Savage-Dunham replied that they try to work with the applicant when it's non-conforming to help bring them into compliance, and she informed that this was a more appropriate zoning designation and staff supports the request.

Connor Kennedy, Haley Ward, represented the applicant. Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spatara moved to recommend approval of P25-111 Tri-County – Biltmore Properties – Rezoning to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**9. New Business**

Ms. Savage-Dunham informed the Board that staff were working on updates for Public Building Impact Fees, Mobility Fee schedule, and engineering standards, and she invited the Board to attend the various public workshops.

**10. Old Business**

There was nothing to be heard under this item.

**11. Public to be Heard**

Resident Jared Greenberg spoke on an issue of having permission for his fence that is within the South Florida Water Management property. Ms. Savage-Dunham advised that they would look into this and follow up.

Resident Diana Cowon spoke on acquiring more trash receptacles in Tradition Square Plaza. Mr. Pettibon suggested reaching out to the Master Property Owners Association.

12. Adjourn

There being no further business, the meeting adjourned at 7:08 p.m.

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Jim Norton, Vice Chair/Acting Chair

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Jasmin De Freese, Deputy City Clerk