

**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  
Douglas Harvey, Alternate  
Joe Rosen, Alternate

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**Tuesday, February 3, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Request to Table Item 7A\* \*Addition of Item 9A\***

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 p.m., on February 3, 2026, at City Hall, Council Chambers, 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984.

2. Roll Call

Members Present:

James Norton, Chair  
Greg Pettibon, Vice Chair  
Peter Previte  
Peter Spatara  
Rose Mocerino  
Joe Rosen, Alternate

Members Not Present:

Eric Reikenis, Chair Pro Tem  
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.

5. Approval of Minutes

There was nothing scheduled under this item.

6. Consent Agenda

There was nothing scheduled 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.

Mr. Previte moved to table P25-215, City of Port St. Lucie, Chapter 153: Definitions and Section 158.233. Reasonable Accommodation Procedures Text Amendments to the March Planning & Zoning Board meeting. Mr. Pettibon seconded the motion, which passed 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.) & b.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

**8.a** P25-169 Southern Grove SG-8 Commercial - Landscape Modification

[2026-133](#)

Location: The property is located at the northwest corner of SW Becker Road and SW Village Parkway.

Legal Description: Tradition SG-8, Parcel Home Improvement (Plat Book 132, Page 34)

This is a request to provide enhanced landscaping in lieu of a six (6) -foot-high wall or fence as required per Section 5(F) of the Southern Grove SG-8 Master Planned Unit Development (MPUD).

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Sofia Trail, Planner I, stated that she had been sworn in and 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 reviewed the property's history, noting that it included an approved landscape modification along the western perimeter. She explained that the site had an approved plan for a large home improvement store that was currently under construction, and that a

submitted site plan for a multi-family development was located to the north. The applicant was requesting approval to install enhanced landscaping, including a continuous Clusia hedge, in lieu of a wall along the northern perimeter. She advised the board that both the property owner and the developers of the adjacent northern parcel had submitted letters in support of the requested landscape modification. She also presented a map of the northern property line and the proposed landscape plan.

(Clerk's Note: A PowerPoint was shown at this time.) Derrick Phillips, Lucido & Associates, he explained that there is a shared access easement and informed the board that residents preferred landscaping rather than having a wall obstruct their view. Vice Chair Pettibon suggested incorporating a partial wall to mitigate noise from large trucks entering the home improvement store. The board, applicant, and staff discussed the distance between the Lowe's site and the multifamily development, Lowe's site constraints, and the proposed landscaping buffers.

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

Mr. Pettibon moved to recommend approval of P24-169, Southern Grove SG-8 Commercial Landscape Modification, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**8.b** P25-197 Andrews - David, Joann, Margaret - Children's Gym -  
Special Exception Use

[2026-136](#)

Location: The property is located west of S US Highway 1 and north of SE Veterans Memorial Parkway.

Legal Description: Walton Road Joint Venture, Lot 1 (Plat Book 42, Page 13)

The request is for a Special Exception Use (SEU) to permit 7,114.78 square feet of enclosed assembly space as part of a proposed recreational facility.

Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Ivan Betancourt, Planner I, stated that he had been sworn in and 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 provided a brief background on the property. He showed an aerial, an approved site plan and the proposed floor plan.

Marie Rogers, applicant, informed the Board that the gym was inclusive of

everyone, with an environment that is especially supportive of neurodivergent individuals; it would contain rooms where children could receive occupational, speech or physical therapies. She added that they had multiple locations in south Florida and were excited to become part of the Port St. Lucie community.

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

Mr. Previte moved to recommend approval of P25-197, Andrew David, Joann, Margaret, Children's Gym Special Exception Use, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

9. New Business

- 9.a Review of Torino Regional Park Trail Proposed in Recreational Trails Program Grant

[2026-164](#)

(Clerk’s Note: This item was heard after Item 4.)

(Clerk’s Note: A PowerPoint was shown at this time.) Zak Sherman, Parks & Recreation Project Manager, explained the RTP grant program and showed the Master Plan for Torino Regional Park Phase 1.

Vice Chair Pettibon moved to approve Torino Regional Park Trail Proposed in Recreational Trails Program Grant. Mr. Previte seconded the motion which passed unanimously by voice vote.

10. Old Business

There was nothing scheduled 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 6:42 p.m.

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James Norton, Chair

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Shanna Donleavy, Deputy City Clerk