121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

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, June 23, 2026 **6:00 PM** **Council Chambers, City Hall**

Special

1. Meeting Called to Order

   A Special Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Norton at 6:01 p.m., on June 23, 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
   Greg Pettibon, Vice Chair
   Peter Previte
   Eric Reikenis
   Peter Spatara
   Rose Mocerino
   Joe Rosen
   Pete Webb, Alternate

   Members Not Present:
   Douglas Harvey, Alternate

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

There was nothing to be heard under this item.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P24-185 City of Port St. Lucie EAR-based Comprehensive Plan Amendments 2046 (Charting PSL) **2026-572**

Location: N/A

Legal Description: N/A

This is a request to update the City's Comprehensive Plan per Chapter 163, Part II, Florida Statutes.

Planning & Zoning Director Mary Savage-Dunham provided an overview and introductions and noted that they had been working on this for over a year, and were also working on incorporating Council's comments.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pat Tyjeski, Inspire PlaceMaking Collective, presented to the Board and discussed the timeline, reason for updating the Comprehensive Plan, population projections, community input timeline, summary of public input, overall changes, and holding capacity. The Board and applicant then discussed the projections.

Ms. Tyjeski continued the presentation and discussed the future land use and Ms. Savage-Dunham clarified that this was an amendment to an existing land use category and noted that Southern Grove was so successful that they were looking for the next area of economic development. Ms. Kean expressed agreement that they were establishing this so that they could use this plan in other areas outside of Southern Grove.

Ms. Tyjeski discussed Activity Center 1 which supports the Walton & One Master Plan, and Activity Center 2 which encourages redevelopment along major corridors such as US Hwy 1. She and the Board also discussed the updated mixed-use land use category, noting that this use had been offered in 2012, but developers did not utilize it.

Ms. Tyjeski then discussed new policies for voluntary annexations, transportation, and quality of service. She expressed that bike lanes had become a priority. Lauren Rushing, Traffic Consultant, discussed the quality-of-service standards and stated that they had provided a baseline analysis.

Ms. Tyjeski continued the presentation with discussion on transportation concepts & increased accessibility, housing, infrastructure, conservation & coastal management, intergovernmental coordination, recreation & open space, economic development, capital improvements, and public schools. She stated there were no proposed changes to property rights. She then discussed the City Council directives from a Workshop and next steps. The Board and staff discussed the opportunities, growth, and redevelopment.

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 P22-298 Midway Glades Developers, LLC – Comprehensive Plan Amendment/Large Scale with revisions to the City Council. Mr. Previte seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

There was nothing to be heard under this item.

9. New Business

There was nothing to be heard under this item.

10. Old Business

There was nothing to be 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 7:30 p.m.

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James Norton, Chair

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Jasmin De Freese, Deputy City Clerk