

**City of Port St. Lucie**  
**Planning and Zoning Board**  
**Meeting Minutes**

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  
Joe Rosen, At-Large  
Douglas Harvey, Alternate  
Peter Webb, Alternate

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**Tuesday, April 7, 2026**

**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 Norton at 6:00 p.m., on April 7, 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

Peter Previte

Eric Reikenis

Peter Spatara

Rose Mocerino

Joe Rosen

Peter Webb, Alternate

Members Not Present:

Greg Pettibon, Vice Chair

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

**5.a** Approval of Minutes - March 3, 2026

[2026-319](#)

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

**7.a** P26-020 City of Port St. Lucie - Chapter 153 -Definitions;  
Section 158.222 - Access Standards, Sidewalks, Bikepaths;  
and Section 158.217 - Accessory Uses and Structures -Text  
Amendments

[2026-294](#)

This is a request to update driveway standards; add new definitions;  
setbacks, and landscape area requirements; and establish typical lot  
scenario figures.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was for a city-initiated text amendment to update driveway standards, add new definitions, requirements for setbacks & landscape areas, and establish typical lot scenario figures. She described the various changes, analysis of standards within the City Code, circular driveway terminology replacement to 'primary and secondary driveway', and the proposed amendment. She noted that this update was only for residential, not commercial. She then discussed the driveway width parameters and added that there needed to be culvert pipe permitting.

Clyde Cuffy, Public Works, stated that shell rock would not be an approved material and he and Ms. Grubbs further discussed the width parameters. Chair Norton advised that there were exhibits that the public could utilize to see the updates.

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 P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bikepaths; and Section 158.217 - Accessory Uses and Structures -Text Amendments to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**7.b** P26-028 Verano South POD H - Small-Scale Comprehensive

[2026-301](#)

Plan Amendment

Location: The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

Legal Description: Site 1: Lots 1-5 of Verano-Commercial Plat No.1, as recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida

Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.

This is a request for a future land use designation change from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was to change the future land designation use from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development. She exhibited the surrounding uses, and discussed the current land use, proposed land use designation, background, justification, adequate public facilities analysis, and traffic impact analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pete Hofheinz, Cotleur & Hearing, represented the applicant and presented it to the Board and discussed the proposals for both Site 1 and Site 2. He exhibited the locations and surrounding properties, as well as commercial locations, approved development of regional impact, and consistencies. He noted that there would be no additional ingress or egress.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P26-028 Verano South POD H - Small-Scale Comprehensive Plan Amendment to the City Council. Ms. Mocerino seconded the motion which passed unanimously by voice vote.

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** P25-070 Lotis at Tradition - Landscape Modification [2026-299](#)

Location: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.

Legal Description: Tradition Plat 4, Parcel 4B (PB 113, BK 3)

This is a request to provide enhanced landscaping and a berm in lieu of a 6-foot-high architectural buffer wall.

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 it to the Board and stated that the request was to provide an enhanced landscaping via a berm in lieu of an architectural buffer wall on the eastern property line per Section 154.12 of the City Code of Ordinances. She discussed the project background and summary, location, landscape modification plan, landscape berm elevations, and the conditions for approval.

Steve Garrett, Lucido & Associates, represented the applicant and informed that Mattamy Homes was the property owner of both pieces, as well as for Lotis. He also noted that they anticipated the berm to be completed by July 1, 2026. Per questioning from the Board, he stated that Lotis would maintain their berm and Mattamy would maintain the Brinley berm, and that there would be a 6 ft. fence on top of the berm. (Clerk's Note: The fence exhibit was added into the revised presentation.)

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 P25-070 Lotis at Tradition - Landscape Modification to the City Council with the following condition:

- Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.

Mr. Previte seconded the motion which passed unanimously by voice vote.

**8.b** P25-205 SLW-Industrial Park - Raw Athletics - Special

[2026-187](#)

Exception Use

Location: The property is located at 760 NW Enterprise Drive, at the northwest corner of NW Enterprise Drive.

Legal Description: All of Lot 6 in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida

This is a request for a special exception use to allow enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for

on-premises consumption of alcoholic beverages for recreation facilities per Section 158.135(C)(6) of the Zoning Code.

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.) Cody Sisk, 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 allow an enclosed assembly area over 3,000 sq.ft. without an alcoholic beverage license within the Warehouse Industrial (WI) Zoning District per Section 158.135(C)(6) of the Code of Ordinances. He discussed the surrounding areas, Site Plan, evaluation of Special Exception Use (SEU) criteria, and conditions of approval. He noted that this was mostly an interior change and the exterior would stay the same. Brad Curry, Haley Ward, represented the applicant and briefly provided an overview to the Board. Margaret from the facility provided the hours of operation.

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 P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use to the City Council with the following condition:

- This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

Mr. Rose seconded the motion which passed unanimously by voice vote.

**8.c** P26-005 Destination at Tradition Master Planned Unit  
Development (MPUD) - Amendment No. 1

[2026-323](#)

Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and

north of Marshall Parkway.

Legal Description: All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5

This is a request to amend the MPUD regulation book to add Post Acute Medical Facility and Veterinary Hospital or Clinic as permitted uses, increase development entitlements and amend the MPUD concept plan to show driveway locations for a 7.36- acre parcel located at the northeast corner of the intersection of SW Village Parkway and future road Destination Way.

Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative, with the exception of Mr. Reikenis who responded in the affirmative. (Clerk's Note: Mr. Reikenis submitted exhibits for the record.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, 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 to amend the Destination at Tradition MPUD. She discussed the location, future land use map, project background, proposed project, post-acute medical facility, land use consistency and staff findings. Brad Curry, Haley Ward, represented the applicant and provided a brief overview of the project.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spataro moved to recommend approval of P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 to the City Council. Mr. Rosen seconded the motion which passed unanimously by voice vote.

**8.d** P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16

[2026-324](#)

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.

Legal Description: As set forth in the attached Warranty Deed  
The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

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.) Bridget Kean, 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 to amend the Tradition MPUD for 9.48 acres of property at the southeast corner of Crosstown Pkwy and SW Fairgreen Dr. She discussed the surrounding uses, project background, and proposed project. She noted that while it does say it's an Open-Space Tract the dedication on the plat does state that it could be used for future development. She also discussed the Conceptual Land Use Plan, land-use consistency, and staff findings.

Lee Dobbins, Dean Mead Law Firm, represented the applicant and provided context for the project and existing entitlements. He noted that the owners were also present. Brad Curry, Haley Ward, then discussed required improvements, and Ms. Savage-Dunham provided further clarification, stating that one of the improvement requirements that the City Council would be negotiating with Mattamy was for the intersection, and the applicant was working with Mattamy and Mattamy was passing the requirement for this intersection to the Council so long as this parcel became Commercial, but if not then the requirement would still fall on Mattamy.

It was noted that the City had less commercial than what was needed to serve the public.

Chair Norton opened the Public Hearing.

Resident Robert Gattison expressed concerns for resident security and spoke in favor of the proposed wall. He spoke in opposition of the lack of a traffic study and also expressed concern for potential impact to property taxes & property values.

Resident Lisa Crovato spoke in opposition of the project and recommended that the Board table the project in order to have a traffic study conducted. She expressed concerns for traffic, quiet space, security, and lighting.

Resident Raymond McGinnis spoke on the current need for more lanes and expressed concerns for security and impact of property value. He requested that adequate berms and shrubbery be built along the property line to mitigate security, aesthetics, and financial concerns. (Clerk's Note: A letter was submitted for the record.)

Resident Janet Edwards expressed concerns for security, noise, lights, traffic, and litter.

Resident Joseph Mucciolo informed that there were protected species on the land and inquired as to why it could not be made into a park. He expressed concerns for environmental issues, noise pollution, and stormwater/infrastructure.

Resident Dr. Cathy Powers stated that she inquired about a Site Plan for road construction, to which she was advised by staff that there was not one and she came to ask for one. She also inquired if there had been research on vegetation in this area.

Resident Dana Davidson expressed concerns for noise and stated that noise protections had not been given to her neighborhood. She also expressed concerns for all unmitigated impacts and requested that the Board deny the project. She expressed favor for the wall.

Resident Douglas Legler stated that he had pre-leased the plaza to the east of the Circle K, and that pre-leasing should not be done. He stated that Tradition did not have enough retail, commercial, or amenities and expressed favor for the project.

Resident Margaret Mucciolo expressed concerns for the wildlife and opposition for more commercial development.

Resident James Allmen stated that he had also worked with Mr. Legler and stated that many businesses have expressed to him that there was not enough real estate for their business. He expressed favor for the project.

There being no further public to be heard, he closed the Public Hearing.

Chair Norton clarified the scope of the Planning & Zoning Board's responsibilities and stated that safety concerns would be addressed by the City Council. Ms. Savage-Dunham informed that a traffic study had been done for the entire area but was just not included as part of this application because this item was only for changing zoning uses. Ms. Kean stated that the code has restrictions on lighting and Ms. Savage-Dunham stated that the City did not own the land so they could not turn it into a park. Regarding wildlife, Ms. Kean stated that before anyone moves forward with a Site Plan approval, they were required to submit an environmental study. She also clarified that Glenbrook Rd was not part of this application, and that the intersection was already identified with improvements in the DRI.

Per Mr. Rosen's inquiries, Mr. Cuffy further discussed the intersection and the intensity of the uses. Mr. Reikenis expressed concern that some

information may be missing and that the Board may need to see traffic data before making a decision. It was then discussed between the Board and staff that the item could be tabled to allow for the data/study to be submitted.

There being no further discussion, Mr. Reikenis moved to table P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 to the May 5, 2026 Planning & Zoning meeting. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**8.e** P26-029 Midway Specialty Care Center, Inc. - Rezoning

[2026-320](#)

Location: 4495 SW Port St. Lucie Blvd

Legal Description: Lot 1, Block 2320, Port St. Lucie Section Thirty Three, according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of the Public Records of St. Lucie County, Florida

This is a request to rezone a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG).

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.) Planner Marissa Da-Breo Latchman 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 to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map and the adjoining property (under the same ownership). She discussed the surrounding areas and impacts & findings. Attorney Peter Del Toro represented the applicant and presented to the Council on the functions of the medical facility to be added to the property and details of the lot.

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 P26-029 Midway Specialty Care Center, Inc. - Rezoning to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

**9. New Business**

Ms. Savage-Dunham stated that she sent the Board the Planning & Infrastructure Study. Mr. Reikenis inquired if there were any educational opportunities coming up, to which Ms. Savage-Dunham replied that she would look into this.

## 10. Old Business

There was nothing to be heard under this item.

## 11. Public to be Heard

Resident Pat Minelli stated that she did not believe that they were being honest about what was going into the parcel for item 8.d, and she spoke on traffic issues.

Resident Joseph Mucciolo stated for item 8.d, there needed to be a growth study and 3 traffic studies; present day, if it's under commercial, and/or if it's under residential.

Ms. Savage-Dunham encouraged members of the public to verify that item 8.d was on the City Council agenda before they come to the meeting.

Resident Margaret Mucciolo expressed concerns for the wildlife for item 8.d.

## 12. Adjourn

There being no further business, the meeting adjourned at 8:51 p.m.

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James Norton, Chair

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Jasmin De Freese, Deputy City Clerk