

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

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

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options as a result of COVID-19.

NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

---

**Tuesday, March 2, 2021**

**1:30 PM**

**Council Chambers, City Hall**

---

**\*Addition of items 8G & 8H\***

**1. Meeting Called to Order**

A Regular (Virtual) Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 1:30 p.m., on March 2, 2021, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

**2. Roll Call**

Members Present:     Deborah Beutel, Chair  
                              Melissa Stephenson, Vice Chair  
                              Daniel Kurek, Secretary  
                              Ana Gomez Mallada, District 3  
                              Alfreda Wooten, At-Large  
                              Roberta Briney, Alternate

**3. Determination of a Quorum**

Chair Beutel confirmed that there was a quorum.

**4. Pledge of Allegiance**

Chair Beutel led the assembly in the Pledge of Allegiance.

**5. Approval of Minutes**

- 5.a**   Approval of Minutes: December 1, 2020 P&Z Board Training;  
          December 1, 2020; and February 2, 2021

[2021-177](#)

There being no corrections, the minutes were unanimously approved.

**6. Consent Agenda**

- 6.a**   P21-004 Verano South PUD 1 - Pod D - Plat No. 4 -

[2021-176](#)

Preliminary Subdivision Plat with Construction Plans.

Vice Chair Stephenson moved to approve the Consent Agenda. Ms. Briney seconded the motion which passed unanimously by roll call vote.

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

Chair Beutel informed the public that the applicants had to be in attendance and had to present their items or the items would be tabled to the next meeting. She stated that the public had 3 minutes to speak on Public Hearings. The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 d.) through 8 h.) and the Deputy City Clerk swore in staff and applicants.

**7.a** P20-159 University Boulevard Business Center @ SLW - [2020-977](#)

Small-Scale Comprehensive Plan Amendment

Location: SW Corner of NW University Boulevard and NW California Boulevard.

Legal Description: Lots 10 and 11, St. Lucie West Plat No. 143, Second Replat in Parcel 21D.

This is a request to change the future land use designations of approximately 3.75 acres from CG/I (General Commercial/Institutional) to CS (Service Commercial).

Vice Chair Stephenson moved to table, P20-159, University Boulevard Business Center @ SLW - Small-Scale Comprehensive Plan Amendment. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**7.b** P20-256 Mattamy Palm Beach, LLC, and Port St. Lucie [2021-097](#)

Governmental Finance Corporation (GFC) Southern Grove Large Scale Comprehensive Plan Amendment

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.

Request: To amend Figure 1-4, Southern Grove NCD District Conceptual Land Use Plan, and Policy 1.2.9.1 of the Future Land Use Element and several maps of the City's Comprehensive Plan to realign certain roadway alignments and delete certain roadway segments within the Southern Grove Development of Regional Impact (DRI).

Vice Chair Stephenson moved to table P20-256, Mattamy Palm Beach, LLC, and Port St. Lucie Governmental Finance Corporation (GFC) Southern Grove. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**7.c** P21-025 KTLC River Place, LLC [2021-181](#)

Location: The property is located at the southeast corner of NE St. James Drive and NE Lazy River Parkway.

Legal Description: Part of Parcel N, River Place Parkway on the St. Lucie  
 This is a request to change the future land use designation of 15.4-acres from Commercial General (CG) to Residential, Low Density (RL).

Vice Chair Stephenson moved to table P21-025, KTLC River Place, LLC. Ms. Wooten seconded the motion which passed unanimously by roll call vote. Deputy City Manager Lamar-Sarno requested that the applicants provide their information to the Clerk or Patti Tobin so that they could be informed of when the item would be presented at a meeting.

**7.d** P21-026 Amendments to Sections 32.50-32.57 of the City Code [2021-122](#)

This is a request to amend Chapter 32- Departments, Boards and Commissions, Article VII - Planning and Zoning Board, Sections 32.50 - 32.57 of the Code of Ordinances to revise Section 32.50 and allow Planning and Zoning Board members to be selected at large versus selecting four (4) from the four (4) City Council districts and revise Section 32.56 to include a requirement for the Board to hold evening meetings.

Patti Tobin, Long Range Planning Administrator, informed the Board that the item was a staff-initiated amendment to Article 7, Section 32.50 through 32.57 of the Port St. Lucie Code of Ordinance. She stated that the purpose and intent was to provide the Planning & Zoning Board Members to be selected At-Large versus selecting one from each of the four City Council districts and included a requirement for the Board to hold evening meetings. She said that they had a hard time filling vacancies and the Board hoped these changes would alleviate that. Vice Chair Stephenson thanked staff and hoped that the changes would help serve the community in a more efficient way.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. There being no further discussion, Vice Chair Stephenson moved to recommend approval of, P21-026, Amendments to Sections 32.50-32.57 of the City Code, to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote.

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

**8.a** P20-182 SLW Development of Regional Impact (DRI) - DRI [2020-983](#)

Amendment

Location: North of Crosstown Parkway, east of I-95 and west of the Florida Turnpike

Legal Description: All of Sections 23, 24, 25, 26, 34, and 35, Township 36 South, Range 39 East, and portions of Sections 19, 30 and 31, Township 36 South Range 40 East, St. Lucie County, Florida.

The proposed amendment includes revision to Map "H", the master development plan, amending the build-out date of the DRI, the addition of a conversion matrix for entitlements. and deletion of the biennial reporting requirements.

Vice Chair Stephenson moved to table P20-182, SLW Development of Regional Impact (DRI) - DRI Amendment. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**8.b** P20-160 University Boulevard Business Center @ SLW - PUD Rezoning

[2020-978](#)

Location: SW Corner of NW University Boulevard and NW California Boulevard.

Legal Description: Lots 10 and 11, St. Lucie West Plat No. 143, Second Replat in Parcel 21D.

This is a request to rezone approximately 3.75-acres from the General Commercial (CG) zoning classification to a Planned Unit Development (PUD) zoning classification.

Vice Chair Stephenson moved to table P20-160, University Boulevard Business Center @ SLW - PUD Rezoning. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**8.c** P20-248 St. Lucie Enterprises- Drive-Through Special Exception Use

[2021-047](#)

Location: The property is located at the northeast corner of Port St. Lucie and Darwin Boulevards.

Legal Description: Lot 3, Darwin Plaza

This is a request for a drive-through service in the General Commercial (CG) Zoning District per Section 158.124 (C) (13) of the Zoning Code.

Vice Chair Stephenson moved to table P20-248, St. Lucie Enterprises- Drive-Through Special Exception Use, to the April Planning & Zoning Board meeting. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**8.d** P20-251 Jorge Navarro - Variance

[2021-175](#)

Location: The property is located at 1601 SW Wende Lane.

Legal Description: Lot 11, Block 677, Port St. Lucie Section 13.

This is a request to grant a variance to the side yard setback requirement for an existing 11' x 11' garden structure (tiki hut).

Section 158.203 of the City's Code of Ordinance states corner lots in Single-Family Residential Districts with a width less than ninety (90) feet at its front property line shall have a side setback of fifteen (15) feet adjacent to the side street. The application is for a variance of 8.6 feet to allow a side yard setback of 6.4 feet adjacent to SW Nautical Avenue for an existing tiki hut.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: A PowerPoint was shown, at this time.) Bolivar Gomez, Planner II, stated that he had been sworn in & the file was submitted to the City Clerk's Office 5 days prior to the meeting; he requested that it be entered into the record. He explained that the applicant was requesting a variance of 8.6 feet to allow a side yard setback of 6.4 feet adjacent to SW Nautical Avenue for an existing tiki hut on a corner lot. He showed an aerial, a property survey, pictures of the existing tiki hut, and explained the Land Use & the Zoning. He informed the Board that the applicant would still need to receive a permit from the Building Department if the Variance was granted. Chair Beutel inquired if there was any opposition from the neighbors, to which Mr. Gomez responded in the negative. Secretary Kurek inquired if Sunshine Tiki Huts would be paying for the Variance application, to which Mr. Gomez replied by saying that he believed the homeowner had to pay for it.

The Deputy City Clerk swore in Jorge Navarro who stated that he was paying out of pocket trying to resolve the issue. He informed the Board that he had the tiki hut built so that his children could enjoy the backyard during COVID-19 and he is now under a large amount of stress trying to rectify the issue. Chair Beutel inquired if his neighbors had comments about the tiki hut, to which Mr. Navarro replied that his next-door neighbor informed him that it was not an issue since it was not impeding on her property. Vice Chair Stephenson stated that residents should conduct further research on contractors, and they could check the City's website for the list of approved companies that are licensed in the City.

Chair Beutel opened the Public Hearing and there being no Public to heard, she closed the Hearing. There being no further discussion, Vice Chair Stephenson moved to approve P20-251, Jorge Navarro - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

Location: The property is located at 4102 SW Batavia Street.  
Legal Description: Lot 10, Block 1889, Port St. Lucie Section 19.  
This is a request to grant a variance to the rear yard setback requirement for an existing 15.0' x 30.4' garden structure (tiki hut).  
Section 158.217(C)(1) of the City's Code of Ordinance states accessory uses or structures located within Single-Family Residential (RS-2) Zoning District shall have a minimum setback of ten (10) feet from the rear property line. The application is for a variance of 5.6 feet to allow a rear yard setback of 4.4 feet.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: A PowerPoint was shown, at this time.) Mr. Gomez stated that he had been sworn in & that the file was submitted to the City Clerk's Office 5 days prior to the meeting; he requested that it be entered into the record. He explained that the applicant was requesting a variance of 5.6 feet to allow a rear yard setback of 4.4 feet for an existing tiki hut. He showed an aerial, a property survey, pictures of the existing tiki hut, and explained the Land Use & the Zoning. He informed the Board that the applicant would still need to receive a permit from the Building Department if the Variance was granted, as well as approval from the Public Works Department for encroaching into the existing 10-foot wide utility easement located on the rear-side of the property. He informed the Board that the Public Works Department did not have an issue with the Variance as long as the applicant was aware of the fact that if the Public Works and/or Utilities Department needed access, the tiki hut would need to be removed. Chair Beutel inquired if Sunshine Tiki was reported, to which Deputy City Attorney Beskovoyne advised that the Building Department had policies in place, but unlicensed contractors were a separate topic, therefore it had to be discussed after the item was heard.

The Deputy City Clerk swore in John Blevins who stated that he was working with the Port St. Lucie Police Department regarding a fraudulent claim, since the workers claimed to be Seminole Indians, who did not need to have a permit. He stated that it was a very stressful situation and hoped that it did not happen to anyone.

Chair Beutel opened the Public Hearing and there being no Public to heard, she closed the Hearing. Vice Chair Stephenson inquired if there were signed documents explaining the Public Works condition, to which Deputy City Attorney Beskovoyne replied that it was part of the record and the easement was in place in perpetuity, therefore a new owner

would be made aware of the easement. There being no further discussion, Ms. Wooten moved to approve P21-002, John Blevins - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

**8.f** P21-020 OMI Investments LLC-Vybz Lounge - Special Exception Use

[2021-183](#)

Location: The property is located at 2100 NW Courtyard Circle, east of I-95, west of Peacock Blvd, and north of St. Lucie West Blvd.

Legal Description: Lot 1, St. Lucie West Plat No. 84, Parcel 24 Commercial Subdivision

This is a request for a special exception use to allow a lounge per Section 158.124(C)(6) of the Zoning Code.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: A PowerPoint was shown, at this time.) Isai Chavez, Planner I, stated that he had been sworn in & the file was submitted to the City Clerk's Office 5 days prior to the meeting; he requested that it be entered into the record. He explained that the request was for a Special Exception Use to allow for the use of a lounge. He showed an aerial, a picture, and explained the surrounding uses, the Land Use & the Zoning. He informed the Board that since it was an existing site, Good Times Bar, there were no changes to ingress/egress or parking. He stated that the operation time would be 5:00 p.m. to 2:00 a.m.

Tod Mowery, Redtail, informed the Board that the applicant was requesting to change the operation hours from 5:00 p.m. - 2:00 a.m. to 11:00 a.m. - 2:00 a.m., to allow for lunch service, only being open Wednesday to Sunday. He stated that they worked with the Police Department to review any incidents and/or Code Violations and had not found any since 2011. Deputy City Manager Lamar-Sarno clarified that Mr. Mowery was requesting a change in operation time, to which Mr. Mowery responded in the affirmative.

Chair Beutel opened the Public Hearing and there being no Public to heard, she closed the Hearing. Ms. Briney moved to recommend approval of P21-020, OMI Investments LLC-Vybz Lounge - Special Exception Use, to the City Council. Vice Chair Stephenson seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

(Clerk's Note: The amended motion was heard after Item 8 g.) Vice

Chair Stephenson moved to recommend approval of P21-020, OMI Investments LLC-Vybz Lounge - Special Exception Use, with the operation hours changed to 11:00 a.m. to 2:00 a.m., to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

**8.g** P20-066 Mattamy Palm Beach @ Southern Grove Rezoning  
and MPUD Amendment No. 1

[2021-187](#)

Location: The property is generally located south of SW Discovery Way, west of SW Village Parkway, east of Community Boulevard, and north of the E/W 2 road right-of-way.

Legal Description: The legal description is Southern Grove Plat No. 3 Parcel 24, Southern Grove Plat No. 3 Utility Site 1, and Southern Grove Plat No. 13 Parcel 25A.

This is a request to rezone 27 acres of property and amend the MPUD Conceptual Plan and Regulation Book for the Mattamy Palm Beach @ Southern Grove 3 MPUD (Master Planned Unit Development)

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: A PowerPoint was shown, at this time.) Bridget Kean, Senior Planner, stated that she had been sworn in & the file was submitted to the City Clerk's Office 5 days prior to the meeting; she requested that it be entered into the record. She explained that the request was to rezone 27 acres of property from the zoning designation of St. Lucie County AG-5 and to amend the Southern Grove 3 MPUD. The property is located south of SW Discovery Way, west of SW Village Parkway, east of SW Community Boulevard and north of E/W 2 road right-of-way. She stated that this request was to track the changes from a DRI Amendment and an amendment for the City's Comprehensive Plan Figure 1-4, which was made in October 2020. She said that the revised development program would total 165 acres and would consist of 700 dwelling units on 129 acres, 128,000 square feet of non-residential development on 16 acres, and 20 acres for lakes and open space. She advised the Board that the application was found to be consistent with the City's Comprehensive Plan and added that the Site Plan Review Committee had recommended approval.

Steve Garrett, Lucido & Associates, confirmed that he had been sworn in and stated that the school and park site would not be included in this area, therefore they were creating Mattamy's first age-restrictive neighborhood with the additional acreage.

Chair Beutel opened the Public Hearing and there being no Public to

heard, she closed the Hearing. Ms. Wooten moved to recommend approval of P20-066, Mattamy Palm Beach @ Southern Grove Rezoning and MPUD Amendment No. 1, to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez-Mallada was not present for the vote.)

(Clerk's Note: The Board amended the motion for Item 8 f., at this time.)

**8.h** P21-032 Tradition Regional Business Park Rezoning and MPUD Amendment No. 1

[2021-188](#)

Location: The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and north and south of the Paar Road right-of-way.

Legal Description: A portion of Parcel 31, Southern Grove Plat No. 3, and all of Southern Grove Plat No. 33.

This is a request to rezone 36 acres, more or less, of property and to amend the Tradition Regional Business Park MPUD (Master Planned Unit Development) Regulation Book and Conceptual Development Plan.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. (Clerk's Note: A PowerPoint was shown, at this time.) Ms. Kean stated that she had been sworn in & the file was submitted to the City Clerk's Office 5 days prior to the meeting; she requested that it be entered into the record. She explained that the request was to rezone 36 acres of property from the zoning designation of St. Lucie County AG-5 and to amend the Tradition Regional Business Park MPUD. The property is located west of I- 95, north of Becker Road, east of SW Village Parkway, and south of the Paar Road right-of-way. She explained that there would be a land swap with the City to create the area without a road right-of-way. She showed an aerial, the existing Concept Plan with the Future Concept Plan, and explained the Future Land Use & Zoning. She said that Tradition Regional Business Park was approved for industrial use, mixed retail/office use and 750 residential units in limited areas. She advised the Board that the application was found to be consistent with the City's Comprehensive Plan and added that the Site Plan Review Committee had recommended approval.

Dennis Murphy, Culpepper & Terpening, thanked Ms. Kean for her presentation and stated that he was available for questions.

Chair Beutel opened the Public Hearing and there being no Public to

heard, she closed the Hearing. Ms. Wooten moved to recommend approval of P21-032, Tradition Regional Business Park Rezoning and MPUD Amendment No. 1, to the City Council. Vice Chair Stephenson seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

#### **9. New Business**

Secretary Kurek felt that Ana Gomez-Mallada needed to be removed from the Board since she had left mid-meeting for about 5 meetings in a row. Chair Beutel added that the Board had been made aware of how to conduct themselves during a meeting and should not be driving while attending a meeting. Vice Chair Stephenson stated that the members should be conducting themselves as if they were appearing in Council Chambers. Deputy City Attorney Hertz informed the Board that they could further define the definition of 'absence' in the By-Laws as well as recommending that a member be removed to the City Council. Chair Beutel felt that the motion of removal should be made to the City Council and requested that the By-Laws be amended to further define the definition of absence. Secretary Kurek moved to recommend removing Ana Gomez- Mallada from the Planning & Zoning Board, to the City Council. Vice Chair Stephenson seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Ms. Gomez- Mallada was not present for the vote.)

Charles Cangianelli, Deputy Building Official, informed the Board that tiki huts were constructed without permits throughout the City by Seminole Indians, which was not a problem as long as they meet the setbacks. However, Sunshine Tiki Huts did not go through proper steps to be approved. He added that he directed the homeowners to contact the Police Department and tried to help them as best as they could to get through the process. Secretary Kurek inquired as to how many Seminole Indians were building in the area and asked if they built to any kind of Code, to which the Deputy Building Official replied that he did not know the number off hand but would share the approved list with the Board. He added that they had their own standards, like using only natural products, which was recognized by the Florida Building Code. Chair Beutel requested that the Seminole Indian Contractor list be made available to the Public.

Deputy City Manager Lamar-Sarno reminded the Board that attendance would be critical for the upcoming meetings. Vice Chair Stephenson inquired as to when the meeting time would change as well as the positions, to which Deputy City Manager Lamar-Sarno replied that it should be in place for the May meeting.

#### **10. Old Business**

There was nothing scheduled under this item.

#### **11. Public to be Heard**

Chair Beutel read in Michael Shaw's comment regarding the City's vision for growth.

**12. Adjourn**

There being no further business, the meeting adjourned at 2:57 p.m.

---

Daniel Kurek, Secretary

---

Shanna Donleavy, Deputy City Clerk