City of Port St.Lucie

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

Planning and Zoning Board

Meeting Minutes

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, April 4, 2023 **6:00 PM** **Council Chambers, City Hall**

Addition of Item 7C

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 6:02 p.m., on April 4, 2023, 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
Alfreda Wooten, Vice Chair
Carol Taylor-Moore, Secretary
Eric Reikenis
Joseph Piechocki
Roberta Briney

Members Not Present:
Peter Previte

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

There being no discussion, Vice Chair Wooten moved to approve the March 7, 2023 minutes. Ms. Briney seconded the motion which passed unanimously by roll call vote.

(Clerk's Note: There were no minutes presented on the Agenda, but a motion was called to approve the March minutes.)

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale [2023-232]

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.
Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.
This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

There being no discussion, Mr. Reikenis moved to table P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale to the June 6, 2023, Planning & Zoning meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat [2023-323]

This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat approval

(Clerk's Note: A PowerPoint presentation was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, presented to the Board and stated that the proposal was for a text amendment to shorten and streamline the time it takes for projects to receive a preliminary plat approval. She discussed the type of plats, the preliminary plat approval process, and the effect of modifications to the preliminary plat approval process, as well as provided the language for the amendment.

Mr. Piechocki inquired as to which circumstances had necessitated this amendment, to which Ms. Cox replied that plats that had regular land use categories took longer to get through the process, and the applicants for those type of projects were in favor of this change. Mary Savage-Dunham, Planning & Zoning Director, added that some of the applicants had the benefit of an expedited process which could be challenging for other applicants. Mr. Piechocki expressed his concern for the short amount of time it took for this item to be brought to the Board, noting that the Board had been asking for a traffic study presentation that had not yet been received and questioned why this took precedence. Assistant City Manager Teresa Lamar-Sarno addressed the Board on this concern and apologized for the delay, and Chair Beutel suggested that having more time to review would be beneficial.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to table P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat to the May 2, 2023, Planning & Zoning meeting. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

7.c P21-128 Wilson Groves - Large Scale Comprehensive Plan **2023-327**

The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

There being no discussion, Vice Chair Wooten moved to table P21-128 Wilson Groves - Large Scale Comprehensive Plan to the May 2, 2023, Planning & Zoning meeting. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney Elizabeth Hertz read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 g.) and the Deputy City Clerk swore in staff and applicants.

8.a P22-155 Gatlin Boulevard Car Wash - Special Exception Use **2023-241**

Location: 1837 SW Gatlin Boulevard
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

Planner Bethany Grubbs advised that the applicant was still preparing their traffic analysis to the satisfaction of Public Works and were requesting to table the item.

There being no discussion, Mr. Reikenis moved to table P22-155 Gatlin Boulevard Car Wash - Special Exception Use to an unknown date. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.b P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - Conceptual Plan Amendment **2023-321**

Location: The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Park Lane
Legal Description: Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12
This is a request to change the conceptual plan for the 2.37-acre LMD Site.

Chair Beutel 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.) Francis Forman, 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 approval to reconfigure the 2.37-acre Limited Mixed Use (LMD) Site Conceptual Plan, noting that the proposed project would be two 8,760 square foot office and retail buildings. He then provided information on future land uses, surrounding uses, future land use compatibility, and proposed conceptual plan.

Mr. Piechocki inquired about privacy for the housing next to the buildings, to which Mr. Forman advised that it would be included in the next phase of the project. Jose Chavez of StoryBook Holdings, LLC appeared on behalf of the applicant, and clarified that this project was for retail space and project P22-338 was for office space.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - Conceptual Plan Amendment to the City Council. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.c P22-338 Greco Park - Special Exception Use **2023-322**

Location: Northeast corner of SW Port St Lucie Blvd. and SW Greco Ln.
Legal Description: Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16
The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) 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 presentation was shown at this time.) Francis Forman, 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 approval to allow for a proposed retail plaza consisting of 2 buildings containing over 50% retail and office space uses in the Limited Mixed Use (LMD) Zoning District. He provided a site plan and information on the evaluation of SEU criteria.

Secretary Taylor-Moore inquired as to the type of businesses that would be in the buildings, to which Mr. Chavez replied that there were no set tenants, but they would be small, local businesses.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Piechocki moved to recommend approval of P22-338 Greco Park - Special Exception Use to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.d P23-028 Adams Homes of NW Florida, Inc. - Rezoning **2023-333**

Location: 2136 and 2142 SW Madruga Street
Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.
This is a request to rezone a 0.46-acre property from Residential Single

Family (RS-1) to Residential Single Family (RS-2)

Chair Beutel inquired if there was any ex-parte communication, to which Chair Beutel responded in the affirmative, and Vice Chair Wooten, Secretary Taylor-Moore, Mr. Reikenis, Mr. Piechocki, and Ms. Briney responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, 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 a rezoning of a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2), and she provided information on the existing future land use, zonings, and staff analysis, noting that staff found this request to be inconsistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan. She recommended denial of this project.

(Clerk's Note: The Applicant was not present for this meeting.)

There being no discussion, Mr. Piechocki moved to table P23-028 Adams Homes of NW Florida, Inc. - Rezoning to an unknown date. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.e P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - Special Exception Use **2023-325**

Location: East of I-95 & west of NW Interpark Place

Legal Description: St. Lucie West Plat #14 Commerce Park Phase 2

This is a request for a Special Exception Use to allow an expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet.

Chair Beutel 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.) Bianca Lee, 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 project was to seek allowance of an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use, totaling 12,354 square feet for developed property, and she noted that the facility was for children's volleyball, travel leagues, and open gym activities in the community. She also discussed the surrounding uses and the evaluation of SEU criteria.

Brad Curry, Engineering Design & Construction, represented the applicant and spoke in favor of the project, noting that they had no additional comments.

Chair Beutel opened the Public Hearing and Resident Steve Carroll spoke in opposition of the Torino expansion, expressing concern of the size of the expansion. Resident Charlie Glover expressed concern regarding the traffic and parking. There being no further public to be heard, Chair Beutel closed the Public Hearing.

Mr. Curry clarified that Mr. Carroll's comments were concerning the property for the Torino project, which was the future home of the business, but the project being heard was only for the property in the Peacock Industrial Park. He also informed that the parking agreement was already signed and met the requirements.

There being no further discussion, Ms. Briney moved to recommend approval of P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - Special Exception Use to the City Council with the staff recommendation that a parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area (whichever occurs first), and that the SEU shall expire if there is not a valid parking agreement in effect. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.f P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - Variance **2023-324**

Location: 1983 SW Biltmore St.

Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.

This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.

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

Bianca Lee, Planner, was present for the project. (Clerk's Note: The Applicant was not present for this meeting.)

There being no discussion, Mr. Reikenis moved to table P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. – Variance to an unknown date. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.g P23-040 Crb of Florida - Caribbean American Club Parking - Variance **2023-326**

Location: 3771 SE Jennings Road

Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1

This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.

Chair Beutel 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 to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use. She provided information on the land use, zoning, and constraints of the property. She advised that there were no plans to develop any additions, and the proposal would be for 54 parking spaces.

Brandon Craegan, Redtail Design Group, represented the applicant and provided an overview of the parking situation and nature of the request. He stated that it would be around 50-80 club members and they would have events at the location. Ms. Grubbs advised that upon concerns, a point of consideration could be to tie it with the Cultural Club Use itself so that it did not run with the land variance, and Mr. Craegan noted that if parking happened to get out of hand, there were parameters in place in the Zoning Code that could address it. Ms. Grubbs also informed that based on the square footage of the building, it required 75 spaces. Chair Beutel inquired on if the Board could approve with the condition that the general assembly area did not exceed 2,999 sq ft, to which Ms. Grubbs responded in the affirmative, noting that if it did, they would need a Special Exception Use.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. The Board held further discussion on the concern of parking at events, and Mr. Craegan advised that they had not explored the possibility of a shared parking agreement due to there being no availability for it in the area, and that a future possibility could be that they could ask the property owners to the North of them, but due to buffers and vegetations around the site, there could be no other areas to explore.

There being no further discussion, Mr. Reikenis moved to approve P23-040 Crb of Florida - Caribbean American Club Parking - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

9. New Business

The Board agreed to reserve the discussion on Vice Chair Wooten's term for the next meeting when all Board members are present.

10. Old Business

Mr. Piechocki provided a Site Plan Review Update for March, and requested information on various projects, to which Ms. Savage-Dunham provided information. Mr. Piechocki then requested the traffic study be presented at the May Planning & Zoning meeting, to which Ms. Savage-Dunham advised that staff was working on the presentation and the goal was to have it for May.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:25 p.m.

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Carol Taylor-Moore, Secretary

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Jasmin De Freese, Deputy City Clerk