

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

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

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
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
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

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Wednesday, July 5, 2023

6:00 PM

Council Chambers, City Hall

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 Vice Chair Wooten at 6:00 p.m., on July 5, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Members Present:

Deborah Beutel, Chair (via Zoom)

Alfreda Wooten, Vice Chair

Carol Taylor-Moore, Secretary

Roberta Briney

Peter Previte

Joseph Piechocki

Eric Reikenis

3. Determination of a Quorum

Vice Chair Wooten confirmed that there was a quorum.

4. Pledge of Allegiance

Vice Chair Wooten led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

(Clerk's Note: There were no minutes listed on the agenda.) Mr. Piechocki

questioned whether or not the Board's recommendation on Wilson Groves was included when staff presented the item to the City Council. He also questioned why the item was not revisited by the Planning & Zoning Board (as a full packet) when an item was submitted after the Planning & Zoning meeting but before the City Council meeting. Mary Savage-Dunham, Planning & Zoning Director, replied that the Board's recommendation was submitted to the City Council but on June 2nd, staff received an updated Traffic Analysis from the applicant which was peer reviewed on the 9th. As a result of that peer review staff recommended that the City Council deny the item but also supplied an alternate motion approving with conditions. The Board agreed to table the minutes to the next meeting.

6. Consent Agenda

There was nothing scheduled 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.

Mr. Previte moved to table P22-336, Lulfs Grove, Comprehensive Plan Amendment, Large Scale, to the September 5, 2023 Planning & Zoning Board Meeting. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

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

8.a P23-088 Imperium Construction Company, LLC - Variance

[2023-573](#)

Location: 1429 SW South Macedo Boulevard

Legal description: Port St. Lucie Section 28, Block 240, Lot 3

This is a request for a variance to Section III of the Land Use Conversion Manual to allow for a lot with less than 20,000 square feet and less than 160 feet of frontage.

Vice Chair Wooten inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner II, informed the Board that the item was a variance to the Land Use Conversion Manual for the overall rezoning of a lot which was currently vacant. He showed a location map, an aerial and zoning map. He stated that the applicant was unable to acquire any more property. He informed the Board that the item would be going before the City Council. Mr. Previte inquired if the word "not" was missing in the report under 1, to which Mr. Foreman responded in the affirmative.

George Ruiz Ortiz stated that it was a small lot and did not meet the minimum requirements, therefore he applied for a variance. Vice Chair Wooten opened for Public to Be Heard, to which there was no one, therefore she closed the Public Hearing.

Mr. Piechocki moved to approve P23-088, Imperium Construction Company, LLC Variance. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8.b P23-094 St. Lucie Battery & Tire @ Gatlin Boulevard -
Landscape Modification

[2023-574](#)

Location: North of SW Gatlin Boulevard and east of SW Edgarce Street

Legal Description: Parcel B, Fotios Subdivision.

This is a request to waive the requirement for an architectural buffer wall and substitute landscaping in lieu of a wall on the northwest side of the property as per Section 154.12 of the Landscape and Land Clearing Code.

Vice Chair Wooten inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bianca Lee, Planner I, stated that she had been sworn in & 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 informed the Board that a Minor Site Plan had been previously approved and described how the property abutting a residential property. She said that the applicant was requesting to forego the six-foot architectural wall and install a double row of hedges, to which the City was requesting that the hedges be planted at three feet high but be maintained at six feet and include irrigation. She showed a location map, an aerial & street view, the Site Plan, and the Landscape Plan/buffer. Secretary

Taylor-Moore inquired if there was an existing wall, to which Ms. Lee responded in the affirmative and added that the applicant was proposing landscaping because there were utility pipes and an oak tree in the area.

Areli Armendariz, Velcon Engineering, stated that there was an issue with the proposed wall because of a large oak tree.

Vice Chair Wooten opened the Public Hearing. Carolina Catala, 2149 SW Medlock Ave, spoke in opposition of the landscaping as she felt that the property needed the wall for security and as a noise barrier.

Ms. Armendariz stated that the site was under construction but once constructed, the landscaping would be saturated which would not allow pedestrians or vehicles to cross. Mr. Previte clarified that there would be a wall on the west side to the north side, to which Ms. Armendariz responded in the affirmative. Vice Chair Wooten closed Public to be Heard. Chair Beutel inquired if the oak tree could be removed, to which Ms. Armendariz replied that the tree was located on a different property. Chair Beutel stated that it was impossible to attach the walls. She inquired if the applicant would increase the height of the shrubs, to which Ms. Lee replied that it may be possible to plant shrubs higher than 24-36" and if parked cars as an issue the residents could call Code Compliance. Mr. Reikenis inquired if the gap would exist if the item was denied, to which Ms. Lee replied that she was unsure of how the issue could be remedied since things were impeding the continuation of the wall.

Clyde Cuffy, Public Works, informed the Board that there was a large drainage pipe and construction of a wall on top of the pipe would be an issue.

Mr. Previte moved to approve P23-094, St. Lucie Battery & Tire @ Gatlin Boulevard, Landscape Modification, with the condition that the planted shrubs start at six feet and include irrigation. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.c P23-097 Monna Homes, LLC - Variance

[2023-568](#)

Location: 520 SE Cliff Road

Legal Description: Port St. Lucie Section 39, Block 2655, Lot 18

This is a request for a variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.

Chair Beutel moved to table P23-097, Monna Homes, LLC Variance, to the August 1, 2023 Planning & Zoning Board Meeting which will start at 6:30 p.m. Mr. Previte seconded the motion which passed unanimously by roll call vote.

9. New Business

Vice Chair Wooten informed the Board that the August 1, 2023 Planning & Zoning Board meeting would start at 6:30 p.m.

10. Old Business

Mr. Piechocki updated the Board on projects that were heard before the Site Plan Review Committee.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 6:45 p.m.

Carol Taylor-Moore, Secretary

Shanna Donleavy, Deputy City Clerk