

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

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

Debra Beutel, Chair, Term 2 Expires 6/21/25
Melissa Stephenson, Vice Chair, Term 1 Expires 4/1/22
Daniel Kurek, Secretary, Term 2 Expires 9/23/21
Alfreda Wooten, At-Large, Term 1 Expires 5/28/23
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
Gregory Pettibon, Alternate, Term 1 Expires 7/12/25

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

Tuesday, September 7, 2021

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

2. Roll Call

Members Present: Deborah Beutel, Chair
Melissa Stephenson, Vice Chair
Dan Kurek, Secretary
Alfreda Wooten
Peter Previte
Joseph Piechocki
Roberta Briney

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

There being no corrections, Secretary Kurek moved to approve the minutes. Vice Chair Stephenson seconded the motion, which passed unanimously by roll call vote.

5.a Approval of Minutes - August 3, 2021

[2021-730](#)

6. Consent Agenda

Secretary Kurek moved to approve the Consent Agenda. Ms. Wooten seconded

the motion which passed unanimously by roll call vote.

- 6.a** P21-088 Port St. Lucie Section 34, Replat of Tract C -
Preliminary and Final Subdivision Plat

[2021-716](#)

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 a.) through 8 d.) and the Deputy City Clerk swore in staff and applicants.

- 7.a** 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: Parcel N of River Place 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).

Deputy City Manager Lamar-Sarno stated that this was one of Ms. Tobin's projects, and that Bonnie Landry of Bonnie C. Landry and Associates would be assisting with this item.

(Clerk's Note: A PowerPoint Presentation was shown at this time.) Ms. Landry gave a presentation that documented a small-scale comprehensive plan amendment to change the future land use designation for 15.4 acres from Commercial to Residential. She stated that the Staff Recommendation was to move that the Planning and Zoning Board recommends the City Council adopt the proposed small-scale comprehensive plan Future Land Use Map amendment.

(Clerk's Note: A PowerPoint Presentation was shown at this time.) Michael Houston, HJA Design Studio, gave a presentation on the future land use and stated that there would be a PUD amendment.

Chair Beutel opened the Public Hearing, to which Residents of the community voiced their opposition of the item.

Chair Beutel closed the Public Hearing, and Mr. Houston proceeded to answer questions regarding the Public Hearing statements.

Secretary Kurek moved to approve P21-025 KTLC River Place, LLC. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

8.a P21-151, 460 Peacock Business Center at St. Lucie West - [2021-713](#)
 Variance

Location: Southwest corner of NW Stadium Drive and NW Peacock Boulevard.

Legal Description: Lot I-3, Block 3, Parcel 28, St. Lucie West Plat No. 1

This is a request grant a variance from Section 158.222(B)(4) of the City’s Code of Ordinance that states that driveways located on collector roads within Industrial Districts shall have a spacing of 200 feet from intersections. This application request is for a variance to allow a 176.02’ driveway separation to the driveway located on the eastern portion of the property abutting NW Peacock Boulevard; a variance request of 23.98’.

Laura Dodd, Planner II, 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. Ms. Dodd explained that the applicant was requesting to grant a variance from Section 158.222(B)(4) of the City’s Code of Ordinances that states that driveways located on collector roads within Industrial Districts shall have a spacing of 200 feet from intersections. This application request is for a variance to allow a 176.02’ driveway separation to the driveway located on the eastern portion of the property abutting NW Peacock Boulevard; a variance request of 23.98’. (Clerk’s Note: A PowerPoint Presentation was shown at this time.)

Brad Currie, Engineering Design and Construction, represented the applicant and stated that the reason for the variance was to align the entrance with the Met’s entrance.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. She inquired if there was any ex-parte communication, to which the Board responded in the negative. There being no further discussion, Secretary Kurek moved to approve P21-151 460 Peacock Business Center at St. Lucie West – Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.b P21-152, 500 Stadium Business Center at St. Lucie West - [2021-714](#)
 Variance

Location: The property at the northwest corner of the intersection of NW Stadium Drive and NW Peacock Boulevard.

Legal Description: Lot I-3, Block 3, Parcel 28, St. Lucie West Plat Number 1

This is a request to grant a variance to Section 158.222(B)(5) which stipulates that the minimum required separation between driveways for a collector roadway shall be 200'. The applicant is requesting a variance of 36.95' to this code provision, to permit a driveway separation at 163.05'.

Vice Chair Stephenson moved to withdraw P21-152 500 Stadium Business Center at St. Lucie West - Variance. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.c P21-179 Flagship Carwash of PSL, Inc - Variance [2021-717](#)

Location: Southwest corner of Bayshore Blvd and Voltair Terrace
 Legal Description: Lots 33-35, Block 628, Port St. Lucie Section 13
 This is a request grant a variance from Section 158.221(B) of the City's Code of Ordinances that states that all parking areas must be paved unless specifically permitted under the section that allows stabilized surfaces. The variance request is to allow an alternative stabilized surface in lieu of asphalt, for the purpose of U-Haul parking.

The Deputy City Clerk swore in Stephen Mayer, Planner III. Mr. Mayer explained that the applicant requested to grant a variance to Section 158.222(B)(5) which stipulates that the minimum required separation between driveways for a collector roadway shall be 200'. The applicant is requesting a variance of 36.95' to this code provision, to permit a driveway separation at 163.05'.

Chair Beutel asked if the applicant was present, to which there was no response.

Vice Chair Stephenson moved to table P21-179 Flagship Carwash of PSL, Inc – Variance, to the October 5th Planning and Zoning meeting. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.d P21-012 Southern Grove Development of Regional Impact (DRI) Amendment - 8th Amendment [2021-723](#)

Location: West of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
 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
 A request to amend the Southern Grove DRI by amending Exhibit "1", General Conditions of Approval, Exhibit "B", Master Development Plan (Map H and Map H-2), Exhibit "D", Conversion Matrix, And Exhibit "E", DRI Trip Generation Rates.

Bridget Kean, Senior Planner, requested that the item be table to the

October 5th Planning and Zoning meeting.

Secretary Kurek moved to table P21-012 Southern Grove Development of Regional Impact (DRI) Amendment – 8th Amendment. Ms. Briney seconded the motion which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki stated that he would like to place a discussion for an alternate succession protocol for vacant positions on a future agenda.

There being no further discussion, Mr. Piechocki moved to approve a discussion for an alternate succession protocol for vacant positions at the October 5th Planning and Zoning meeting. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

9.a Planning and Zoning Board Vacancy Interviews

[2021-741](#)

Chair Beutel stated that the applicants would be asked the same five questions, in between each applicant the Board members paused to score the applicant from 1-10. The five questions were: Why do you want to be on the Planning & Zoning Board? What is your understanding of the purpose of the Planning & Zoning Board? What is your understanding of the relationship between the City's Comprehensive Planning and Zoning Regulations? What issues do you believe are critical to the City's future? Have you ever been involved with Government before as a volunteer, elected official, or staff? Out of the 8 applicants, there were 4 applicants not present, those applicants being: Mailee Atlas-Larronde, Stix Nixon, Andriana Riera, and Harry Williams. The Board interviewed Jeffrey Lutchman, Greg Pettibon, Carol Taylor-Moore, and Jose Vega.

(Clerk's Note: While the votes were being tallied, the Board moved on to discuss item 9 b.)

Secretary Kurek moved to recommend approval of the candidates Carol Taylor-Moore and Greg Pettibon with the top two scores of 263 and 259 to the City Council. Vice Chair Stephenson seconded the motion which passed unanimously by roll call vote.

9.b Assign Site Plan Review Committee Member and Alternate Member

[2021-742](#)

Ms. Briney moved to approve Mr. Piechocki as the new Site Plan Committee member. Chair Beutel seconded the motion which passed unanimously by roll call vote.

Ms. Piechocki moved to approve Ms. Briney as the new Site Plan Committee member. Chair Beutel seconded the motion which passed

unanimously by roll call vote.

10. Old Business

There was nothing scheduled under this item.

11. Public to be Heard

There was no Public to be Heard.

12. Adjourn

There being no further business, the meeting adjourned at 8:00 p.m.

Deborah Beutel, Chair

Jasmin De Freese, Deputy City Clerk