

**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 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

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**Tuesday, June 7, 2022**

**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 Beutel at 6:00 PM on June 7, 2022, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Members Present:

Deborah Beutel, Chair  
Alfreda Wooten, Vice Chair  
Carol Taylor-Moore, Secretary  
Joseph Piechocki, At-Large  
Roberta Briney, At-Large (via Zoom)

Members Not Present:

Peter Previte, At-Large

Others Present:

Teresa Lamar-Sarno, Deputy City Manager  
Elizabeth Hertz, Senior Deputy City Attorney  
Traci Mehl, Deputy City Clerk

**3. Determination of a Quorum**

Chair Beutel determined 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 - May 3, 2022[2022-476](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes of the May 3, 2022, Planning and Zoning Board meeting. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

**6. Consent Agenda**

There were no Consent Agenda items to be heard.

**7. Public Hearings - Non Quasi-Judicial****7.a** P21-023, Far 2, LLC @ SLW (Cashmere Residential) -[2022-482](#)

Comprehensive Plan Amendment/Small Scale

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to change the future land use designation of an approximately 9-acre parcel from General Commercial (CG) to Medium Density Residential (RM).

Planner Laura Dodd provided a Powerpoint presentation on the St. Lucie West (Cashmere Residential) proposal for a small scale future land use map amendment. She stated the applicant is Michael Sanchez on behalf of Managed Land Entitlements and the owner is Far 2, LLC. She explained her presentation encompasses two other applications, a concurrent PUD and a DRI map amendment, and provided a summary of each application.

Applicant Sanchez highlighted their public outreach efforts throughout the process and discussed the residents' concerns.

Chair Beutel opened Public to be Heard.

1. Fredda Fixler-Fuchs, 370 NW Shoreview Drive, spoke to the maps she received in the mail regarding this project, inquired if the owner has tried to sell the property, discussed commercial vs. residential and the increase in traffic, and what might be developed on the site.

2. Judge Michael Silver, 367 NW Shoreview Drive, stated he did not receive the second letter and asked that Planning and Zoning as well as the builder consider The Cascades of St. Lucie West.

There being no further comments, Chair Beutel closed Public to be

Heard.

Planner Dodd explained the maps were enclosed with the letters mailed to the residents and stated she would look at the scale or radius issue and follow-up with Ms. Fixler-Fuchs. Planner Dodd further explained that staff reached out to the school district to verify a school management and safety plan for any students attending and the transportation impacts associated with it. She said the fire district was involved in the review process and the recommendations for approval are on file. Planner Dodd also noted that the owner of the property has the right to seek entitlements to develop the property.

Applicant Sanchez discussed the traffic analyses as well as the conceptual and final site plans. He stated the residents in The Cascades were noticed and that he would speak to those residents in attendance.

There being no further discussion, Board Member Piechocki moved to recommend approval of P21-023, Far 2, LLC @ SLW (Cashmere Residential) - Comprehensive Plan Amendment/Small Scale. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**7.b** P22-149 Treasure Coast Victory Children's Home -  
Comprehensive Plan Amendment/Small Scale

[2022-455](#)

Location: The property is located at 638 SW Biltmore Street, generally west of SW Biltmore Street and north of SW Swan Avenue.

Legal Description: Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27

This is a request to change the future land use designation of a 0.689-acre portion of a property from Commercial General (CG) to a split designation of Light Industrial (LI)/Service Commercial (CS).

(Clerk's note: This item was heard after item 8.c.)

Planner Stephen Mayer provided a PowerPoint presentation on this small scale comprehensive plan amendment, which would change the future land use designation from commercial general to a split zoning of light industrial/commercial service. He explained the difference between future land use and zoning applications, as both types will be presented this evening. He stated that staff recommends approval of the proposed small scale comprehensive plan amendment.

Brad Currie with Engineering, Design & Construction represented the

applicant. He stated his client is the contract purchaser of the property and is proposing to build office warehouse flex space consistent with what is in the area.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-149, Treasure Coast Victory Children's Home - Comprehensive Plan Amendment/Small Scale. Board Member Piechocki seconded the motion, which passed unanimously by roll call vote.

- 7.c** P22-158 City of Port St. Lucie - Chapter 55, Sign Code, Section 155.03 - Text Amendment

[2022-466](#)

Planner Dan Robinson provided a PowerPoint presentation on this sign code text amendment for section 155.03 of the sign regulation procedures, which will remove the requirement of a Design Review Board for the Master Sign Programs.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-158, City of Port St. Lucie - Chapter 55, Sign Code, Section 155.03 - Text Amendment. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

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

Senior Deputy City Attorney Elizabeth Hertz explained the process and procedures for the Quasi-Judicial Hearings. At this time, the Deputy City Clerk swore in those individuals who intended to speak on any item under Section 8 of the Agenda.

- 8.a** P21-022, St. Lucie West Development of Regional Impact (DRI) - Amendment No. 19

[2022-480](#)

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to amend Map H, the master development plan, to change the land use of approximately nine (9) acres of land from General Commercial (CG) to Medium Density Residential (RM).

Chair Beutel inquired if the Board had any ex parte communications, to

which each member responded in the negative.

Planner Laura Dodd stated she was sworn in and the application was submitted five days prior to this hearing. She asked the City Clerk to enter the file into the record. She explained this amendment is linked to her prior presentation, as it is a request to change the Development of Regional Impact (DRI) to St. Lucie West to accommodate the future land use small scale map amendment this Board just approved.

Applicant Michael Sanchez stated he had nothing else to add.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Piechocki moved to recommend approval of P21-022, St. Lucie West Development of Regional Impact (DRI) - Amendment No. 19. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

**8.b** P21-024, Far 2, LLC @ SLW - Planned Unit Development  
(PUD) Rezoning

[2022-474](#)

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed amendment includes a PUD development agreement and concept plan proposing a 72-unit townhome development.

Planner Laura Dodd stated she was sworn in and the application was submitted five days prior to this hearing. She asked that her prior presentation be entered into the record.

Planner Dodd provided a Powerpoint presentation on this rezoning request for the Planned Unit Development (PUD) for St. Lucie West - Cashmere Residential on behalf of Far 2, LLC. She asked that the file be entered into the record.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Applicant Michael Sanchez stated he had nothing else to add.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Briney moved to recommend approval of P21-024, Far 2, LLC @ SLW - Planned Unit Development (PUD) Rezoning. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**8.c** P22-001 Riverland/Kennedy DRI Riverland Center MPUD  
Rezoning

[2022-468](#)

Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)

Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).

(Clerk's Note: This item was heard after item 7.a.)

Chair Beutel indicated there was a request to table Riverland/Kennedy to a future date of July 5, 2022.

There being no discussion, Secretary Taylor-Moore moved to table P22-001, Riverland/Kennedy DRI Riverland Center MPUD Rezoning, to the July 5, 2022, Planning and Zoning Board meeting. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**8.d** P22-036 CSC Properties - Lot 3 @ Prima Vista - Special  
Exception Use

[2022-454](#)

Location: The property is located north of Prima Vista Boulevard and east of Friar Street.

Legal Description: Section 27, Block 115, Lot 3

This is a request for a special exception to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a special exception to be approved.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Planner Stephen Mayer stated he was sworn in and the official file was provided five days prior to this hearing. He asked the City Clerk to enter the file into the record.

Planner Mayer provided a Powerpoint presentation on this special exception use, for a vacant lot in the Prima Vista PUD, that would allow for an automobile lubrication store. He discussed the subject property, stacking analysis, existing wall around the PUD, required landscape buffer, setbacks, traffic analysis, parking spaces, and noise generation. He stated the proposed use is not expected to adversely impact the surrounding properties and that staff recommends the Board review the special exception request and vote to recommend approval with conditions or a denial to City Council.

Applicant Evan Futch with the Avid Group addressed the residential concern and their outreach effort.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-036, CSC Properties - Lot 3 @ Prima Vista - Special Exception Use. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

**8.e** P22-047 The Reserve Development of Regional Impact (DRI) -  
Amendment No. 9

[2022-479](#)

Location: The property is located west of Interstate 95 and southeast of Glades Cutoff Road.

This is a request to amend the development order for The Reserve DRI to delete 64,264 of general commercial/retail use and replace with 101 additional residential units and 103,005 square feet of office use; extend the termination date until January 27, 2023; and add language regarding use of the conversion matrix.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Anne Cox, Assistant Director of Planning & Zoning, stated she was sworn in and the official city file was transmitted to the City Clerk at least five days prior to this meeting. She asked that the file be entered into the record.

Planner Dodd provided a Powerpoint presentation and stated this application was The Reserve Development of Regional Impact (DRI) Amendment #9 to the development order, to change some entitlements in the DRI. She discussed the subject property, DRI, number of

dwelling units, traffic analysis, and master conceptual plan. She stated the Planning & Zoning Department finds the proposed amendment to be consistent with the City's Comprehensive Plan and recommends approval.

Applicant Shaun MacKenzie with Mackenzie Engineering and Planning and Agent Marianna Arias Sanz with Cotleur & Hearing, for Applicant Meritage Homes and their representative Maria Bolivar, indicated they were available to answer any questions.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Briney moved to recommend approval of P22-047, The Reserve Development of Regional Impact (DRI) - Amendment No. 9. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**8.f** P22-054 Mason Toscana Master Sign Program

[2022-329](#)

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15

This is a request to create a Master Sign Program for a project known as Toscana PUD.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Planner Daniel Robinson stated he was sworn in and the official file was submitted more than five days prior to this hearing. He asked the City Clerk to enter the file into the record.

Planner Robinson provided a Powerpoint presentation on a master sign program for a new development along US-1 that is proposing two monument signs at the entrances of the development. He stated that staff finds the proposed amendment to be consistent with the direction of the intent of the City's Land Development Regulations and recommends approval.

Agent Michael McCluney for Mason Toscana stated he was available to answer any questions.

Chair Beutel opened Public to be Heard. There being no comments,

she closed Public to be Heard.

There being no further discussion, Secretary Taylor-Moore moved to recommend approval of P22-054, Mason Toscana Master Sign Program. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

**8.g** P22-099 St Lucie West Properties, LLC - Variance

[2022-459](#)

Location: 1100 SW ST Lucie West Boulevard

Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20

This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.

Chair Beutel indicated there was a request to table this item to the July 5, 2022, Planning and Zoning Board meeting.

There being no discussion, Vice Chair Wooten moved to table P22-099, St. Lucie West Properties, LLC - Variance, to the July 5, 2022, Planning and Zoning Board meeting. Board Member Piechocki seconded the motion, which passed unanimously by roll call vote.

**8.h** P22-131 John M. & Arlene Wangle - Variance

[2022-467](#)

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative, except for Board Member Piechocki, who disclosed he had spoken to Anne Cox and to the Deputy City Manager about this item.

Via Zoom, Planner Bianca Lee stated she was sworn in and the official City file was transmitted to the City Clerk at least five days prior to this meeting. She asked that the file be entered into the record.

Planner Lee provided a Powerpoint presentation and stated this was a variance to the setback requirements of the Tesoro PUD, to allow a setback from the rear property lines for a pool deck and screen enclosure. She showed the subject property and explained the screen enclosure was built after the pool permit was issued by the Building Department, but prior to securing a permit, so the variance is being sought after the fact.

John Wangle, property owner, stated it was his mistake, as he paid a professional who told him that the permits were pulled. He said he is trying to fix the problem and is not encroaching on someone else's property.

Elizabeth Hertz, Senior Deputy City Attorney, clarified and separated the issues for the Board with regard to restrictive covenants and governing documents for an association. She explained the Board would be looking at the variance criteria to determine whether it believes this situation warrants a variance from the PUD regulations set forth in the PUD document.

Chair Beutel opened Public to be Heard.

1. Albert Moore, Attorney for Tesoro Property Owners Association, and Bobby Barfield, Member of the Architectural Control Board for Tesoro, explained that any structure being placed or constructed on the property has to go through the Architectural Review Board and this was never presented to them. They stated the screen enclosure and setback would not keep the community consistent and would set a bad precedent, especially since it was done without a permit. They respectfully asked the Board to deny the variance.

There being no further comments, Chair Beutel closed Public to be Heard.

There being no further discussion, Secretary Taylor-Moore moved to recommend approval of P22-131, John M. & Arlene Wangle - Variance.

Elizabeth Hertz, Senior Deputy City Attorney, explained that variances are case-by-case and the Board would look at the criteria and facts at hand.

The Board discussed their opinions and questioned Mr. Wangle, at this time. Mr. Wangle explained that Mark Tyson in the Building Department walked him through the entire process and presented the Board with an email from Mr. Tyson indicating a list of items to be compliant. (Clerk's Note: A copy of the email has been included with the minutes.) He stated the original drawings did not match the final survey.

There being no second, the motion died and Secretary Taylor-Moore

withdrew her motion.

Board Member Piechocki recommended they elicit the support of any documentation and discussions and/or follow-up with the appropriate Building Department personnel to see what happened and then make a measured decision.

Planner Lee stated that Mark Tyson provided his plan review statement that she can enter into the record. She said it states: Per Amendment #8 of the Tesoro PUD, the rear yard setback for accessory structures is three feet and, based on the Site Plan shown on page S1 of the plan submitted, the structure is encroaching into the setback. Planner Lee indicated this was dated 11/19/2021 and she was not sure when the screened enclosure was completed.

There being no further discussion, Board Member Piechocki moved to table P22-131, John M. & Arlene Wangle - Variance, to the August 2, 2022, Planning and Zoning Board meeting. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

- 8.i** P22-150 Treasure Coast Victory Children's Home - Rezoning [2022-456](#)  
Location: The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue.  
Legal Description: Lots 19-24, Block 73, Port St. Lucie Section 27.  
This is a request to change the zoning designation of a 1.377-acre property from Institutional (I) to Warehouse Industrial (WI) for the purpose of providing consistency of the zoning designation with the proposed future land use designation.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Planner Stephen Mayer stated he was sworn in and the file was provided five days prior to this meeting. He asked the City Clerk to enter the official file into the record.

Planner Mayer provided a Powerpoint presentation and stated this was the companion rezoning application to the future land use application heard earlier, to redevelop the existing school site into warehouse industrial uses with some office and flex spaces, and discussed the subject property

Applicant Brad Currie with Engineering, Design & Construction (EDC) indicated he was available to answer any questions.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-150, Treasure Coast Victory Children's Home - Rezoning. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

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

At this point, Chair Beutel suggested that Mark Tyson be in attendance at the August 2, 2022, Planning and Zoning Board meeting for the John M. & Arlene Wangle Variance that was tabled earlier in this meeting.

Board Member Piechocki updated the Board on the projects reviewed by the Site Plan Review Committee (SPRC) at their last meeting. He asked Teresa Lamar-Sarno, Deputy City Manager, for an update on the Cotleur/Allied Chemical/Tire Recycling letter, to which she stated there was no update as she has not heard from Mr. Sorrow. Board Member Piechocki also requested an update on the applicant process for the Planning and Zoning Board, to which Deputy City Manager Lamar-Sarno stated she hoped to have the applicants available for the Board in July. She explained and discussed the applicant process with the Board, at this time.

Board Member Piechocki stated he appeared before the City Council at their last meeting and presented stats on the number of agenda items that are related to master planning, zoning, or ordinances. He noted that the City of Port St. Lucie is predicted to be the fastest growing city in the entire country, which will impact the amount of material the City Council will consider and address, so he will continue to suggest future changes so they can be the best Planning and Zoning staff.

Board Member Briney and Chair Beutel expressed their concerns, at this time, to which Board Member Piechocki and Senior Deputy City Attorney Hertz responded.

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

There was no Old Business to be heard.

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

Chair Beutel called upon David Kanarek to speak, but Mr. Kanarek did not respond.

At this point, someone from the audience stated they were there to speak on an item. Planner Stephen Mayer explained the item was not on the agenda, as it is a landscape modification that will be going to City Council on Monday, June 13,

2022. Chair Beutel asked that Planner Mayer get with those in attendance, so they know when the item will be heard. Deputy City Manager Lamar-Sarno apologized and responded to residents' questions. Senior Deputy City Attorney Hertz stated that those in attendance could speak or wait until the City Council Meeting on the 13th, but no one wished to speak at this time.

**12. Adjourn**

There being no further discussion, the meeting was adjourned at 8:06 PM.

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Carol Taylor-Moore, Secretary

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Traci Mehl, Deputy City Clerk