

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, September 6, 2022

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular and 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 PM, on September 6, 2022 at Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

2. Roll Call

Members Present: Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Peter Previte, At-Large
Roberta Briney, At- Large
Joseph Piechocki, At- Large

Members Not Present: Carol Taylor-Moore, Secretary

Others Present: Mary Savage-Dunham, Director, Planning and Zoning
Bethany Grubbs, Planner, Planning and Zoning (via Zoom)
Bianca Lee, Planner, Planning and Zoning (via Zoom)
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney
Daisy Ruiz, 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 - August 2, 2022[2022-758](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes of the August 2, 2022, Planning and Zoning Board Meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda**6.a** P21-270 Mansion Estates Preliminary & Final Subdivision Plat[2022-350](#)

Mr. Piechocki requested a presentation for this Item. Bethany Grubbs, Planner, appeared via Zoom and presented a PowerPoint Presentation to the Board.

There being no discussion, Mr. Previte moved to approve the Consent Agenda. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this section.

8. Public Hearing - Quasi-Judicial

Elizabeth Hertz, Senior Deputy City Attorney, read the Quasi-Judicial Rules into the record for Items 8.a, 8.b, and 8.c.

The Deputy City Clerk administered the Oath of Testimony to staff, applicants, and the members of the audience present.

8.a 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.

Mr. Previte advised there was a request to table this Item and mentioned the Item has been tabled on multiple occasions. He inquired if there was a limit on the number of times an item can be tabled, to which the Senior Deputy City Attorney advised there was no limit to tabling an item and clarified the Board did not have to table the item.

Chair Beutel asked what the Board was waiting for on this Item, to which Mr. Previte stated the Applicant was traveling and unable to attend tonight's meeting. Chair Beutel suggested that the Applicant appear via Zoom as this would continue to be a hybrid meeting and

advised Mr. Previte that he may make a motion to table definitively to another meeting if he wished to. Mr. Piechocki inquired if there had been any remedial or follow up action taken to obtain a building permit in the interim, to which Mary Savage- Dunham, Planning and Zoning Director, indicated the City's code allowed the Board to conclude an Application is inactive after a three-month period.

Mr. Piechocki moved to table P22-131 John M. & Arlene Wangle – Variance until the October 4, 2022 Planning and Zoning Meeting definitively, and requested the Applicant attend that meeting. Mr. Previte seconded the motion. The Board Members confirmed they did not have any Ex-Parte Communication on this Item. The motion passed unanimously by roll call vote.

8.b P22-178 Up On Top Volleyball - Variance

[2022-545](#)

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Chair Beutel indicated there was a request to table this Item.

There being no discussion, Mr. Previte moved to table P22-178 Up On Top Volleyball – Variance until October 4, 2022 Planning and Zoning Meeting. Ms. Briney seconded the motion. The Board Members confirmed they did not have any Ex-Parte Communication on this Item. The motion passed unanimously by roll call vote.

8.c P22-185 FPL Eden - Storage

[2022-763](#)

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

The Board Members confirmed they did not have any Ex-Parte Communication on this Item.

Bianca Lee, Planner, appeared via Zoom and presented a PowerPoint Presentation to the Board relating to the Special Exception Use. She explained the use of the land would be used to store Florida Power and Light (FP&L) vehicles or any of their affiliates. Ms. Lee provided the

location and an aerial map of the subject property. She informed the Board the subject property was zoned as General Commercial and showed the Site Plan and renderings provided by the Applicant. Ms. Lee advised the Board of Staff's recommendation for this Application.

Leo Giangrande, Giangrande Engineering & Planning Firm, appeared via Zoom and advised they did try to have a public meeting to discuss with neighbors; however no one showed up to the meeting. He confirmed FP&L was not sure on the type of use for the location or who the end-user would be for the storage.

Mr. Previte inquired if the storage facility could be leased out to a finite number of users, to which Mr. Giangrande answered in the affirmative. Mr. Giangrande stated the location would be very secure. Mr. Previte asked if FP&L would be leasing out their property to generate revenue, or if it had anything to do with the operation of the substation, or any of the electrical facilities, to which Mr. Giangrande responded in the negative and confirmed it had nothing to do with the expansion of the substation. Mr. Previte inquired if something similar has been done in other locations in Florida, to which Mr. Giangrande responded in the affirmative and mentioned the St. Lucie County Fairgrounds as a similar example.

Chandler Morelli, FP&L Construction Manager, appeared via Zoom and confirmed the location would not be 100% revenue generating and would help to preposition supplies and resources in the event of a storm.

Mr. Piechocki inquired if someone would be able to describe the number of companies to whom the property would be leased to, to which Ms. Morelli stated she did not have a list of individuals but could provide the examples of how the property has been used. She stated it has been used as construction prestaging, car dealers, and churches.

Chair Beutel asked the Applicant for the date of the Public Meeting, to which Ms. Morelli stated it was done on July 8th and held virtually. She inquired for an explanation as to how this would be beneficial for the residents of the nearby area, to which Mr. Giangrande stated it would increase security and would keep the area cleaner.

Chris Miller, FP&L Construction Project Manager, appeared via Zoom and explained that in many instances the property is leased to a single

entity and in turn they rent parking spaces out to Boat, RV or RV Storage. He stated it may also include construction equipment storage or reserve an area for electrical subcontractors to store equipment and materials.

Mr. Previte stated this would be a location that would be an asset management property, so FP&L would develop the property and lease out various entities for storage. He stated he originally liked the idea because he thought it would house FP&L vehicles to be deployed shortly after a storm. Chair Beutel inquired as to how there would be room for FP&L vehicles to fit in the property if it would be leased out to a different vendor.

Vice Chair Wooten stated she previously worked for FP&L and was now retired from the company. She stated that FP&L has many properties such as these and they can lease it to various sources such as police, fire departments and clarified it was not a money-making move for FP&L. Vice Chair Wooten indicated FP&L has done this from St. Augustine through Miami; however it was the first property in the City of Port St. Lucie.

Director Savage-Dunham indicated that was not the Planning and Zoning Department understanding of the usage. She asked that the Board table the Item due to a potential change in Staff's recommendations or may not have been in support of the usage. Director Savage-Dunham stated it was the Department's understanding it would be an extension of the utility use to allow staging for storms. She explained what she heard today was not what was said in the office and respectfully requested the Board not take final action on this Item.

Chair Beutel opened Public Comment for this Item.

Steven Carroll, 5421 NW Bolin Street, spoke in opposition of the usage of the property.

Nicole Farro, 2078 SE Fern Park Drive, spoke in opposition of the usage of the property.

Andrea Wikso, 2065 SE Avon Park Drive, spoke in opposition of the usage of the property.

Emily Smith, 2081 SE Avon Park Drive, spoke in opposition of the usage of the property.

Chair Beutel closed Public Comment for this Item.

Mr. Piechocki indicated he would be willing to motion to table the Item. Chair Beutel inquired if Mr. Piechocki would be willing to table the Item and advising the Applicant to rescheduling a Neighborhood Meeting, to which he responded in the affirmative.

Chair Beutel asked Director Savage-Dunham if it was allowable to give the Applicant sufficient time to reschedule a new Neighborhood Meeting and table the Item until November, to which Director Savage-Dunham responded in the affirmative.

There being no further discussion, Mr. Piechocki moved to table P22-185 FPL Eden – Storage to the November 8, 2022 Planning and Zoning Meeting with the stipulation that the FP&L reconcile the Application language with Staff and rescheduling an additional Neighborhood Meeting. Mr. Previte seconded the motion. The motion passed unanimously by roll call vote.

(Clerk's Note: This Item was discussed after Section 10. Public to be Heard to amend the Planning and Zoning Meeting date of November 1, 2022.)

9. New Business

(Clerk's Note: This section of the Agenda was heard after to Section 10. Old Business.)

(Clerk's Note: There was nothing discussed under this item.)

10. Old Business

(Clerk's Note: This section of the Agenda was heard prior to Section 9. New Business.)

Mr. Piechocki provided a report to the Board regarding the number of projects approved and denied during the City's Site Plan Review Committee held since the last Planning and Zoning Meeting.

Mr. Previte spoke on his attendance of the Planning and Zoning Training opportunity recently held in Jupiter.

Chair Beutel asked the Senior Deputy City Attorney if she had an update regarding Patti Tobin, to which she responded in the negative.

11. Public to be Heard

Chair Beutel opened Public to be Heard.

Steven Carroll, 5421 NW Bolin Street, discussed the Traffic Study held for Torino Park Townhouses and stated the traffic study results were skewed due to COVID, Easter and children being out of school.

Anne Cox, Assistant Director, advised that for Item 8.c , P22-185 FPL Eden – Storage was tabled to the incorrect date and should be tabled to the November 1, 2022 Planning and Zoning Meeting. Chair Beutel advised she would have the Board restate the motion after Public to be Heard.

Nicole Farro, 2078 SE Fern Park Drive, spoke about the future Neighborhood Meeting for Item 8.c, P22-185 FPL Eden – Storage and suggested the Applicant work with the HOA to schedule a new neighborhood meeting.

Chair Beutel closed Public to be Heard.

(Clerk’s Note: At this time, Chair Beutel requested to correct the new Planning and Zoning Meeting date for Item 8.c, P22-185 FPL Eden – Storage.)

12. Adjourn

There being no further business the meeting adjourned at 7:00 PM.

Carol Taylor-Moore, Secretary

Daisy Ruiz, Deputy City Clerk