

**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  
Roberta Briney, Alternate, Term 1 Expires 5/28/23

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**Tuesday, July 6, 2021**

**6:00 PM**

**Council Chambers, City Hall**

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**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 6:00 p.m., on July 6, 2021, 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  
                              Melissa Stephenson, Vice Chair  
                              Daniel Kurek, Secretary  
                              Alfreda Wooten, At-Large  
                              Roberta Briney, Alternate

**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 was nothing scheduled under this item.

**6. Consent Agenda**

- 6.a**     P21-052 Verano South Pod E - Plat No. 1 Replat 1 -  
           Preliminary and Final Subdivision Plat

[2021-534](#)

Secretary Kurek moved to approve the Consent Agenda. Ms. Briney seconded the motion which passed unanimously by roll call vote.

**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 three minutes to speak on Public Hearings. The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) & 8 b.) and the Deputy City Clerk swore in staff and the applicants.

**7.a** P20-185 City of Port St. Lucie Land Use Conversion Manual [2021-003](#)

Amendment to the Land Use Conversion Manual

This is a request to amend the Conversion Manual to clarify the section on the rezoning process, update the unity of title provisions, update the conversion area map for Becker Road, correct clerical errors throughout the manual, and renumber the figures and page numbers.

(Clerk’s Note: Ms. Tobin handed out paper copies of the maps.) Patti Tobin, Long Range Planning Administrator, informed the Board that the item consisted of text amendments to the Conversion Manual. She stated that the amendments were related to the removal of Institutional Zoning from Policy 1.1.4.13. She outlined the different conversion areas and explained the changes that were modified.

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item, there being none, Chair Beutel closed the Public Hearing. Vice Chair Stephenson moved to recommend approval of P20-185, City of Port St. Lucie Land Use Conversion Manual, to the City Council. Secretary Kurek seconded the motion which passed unanimously by roll call vote.

**7.b** P21-089 PSL Town Place Partners, LLC - Large-Scale [2021-517](#)

Comprehensive Plan Amendment

Location: The property is located at the southeast corner of U. S. #1 and Savanna Club Boulevard.

Legal Description: A portion of Section 26, Township 36 South, Range 40 East of St. Lucie County Florida.

This is a request to amend the future land use designations from Commercial General (CG) on 10.84 acres and Residential Medium Density (RM) on 7.67 acres to Commercial General (CG)/Residential High Density (RH) on the 18.51 acres.

(Clerk’s Note: A PowerPoint was shown at this time.) Patti Tobin, Long Range Planning Administrator, informed the Board that the item was requesting to change a designation to Commercial General/Residential, High Density as well as limit the number of dwelling units and square footage of the commercial designation based on the traffic analysis. She stated that the property was located on the southeast corner of

Savannah Club and US 1. She explained the Future Land Use, the Zoning, the justification, and the decrease in traffic. She stated that the Planning & Zoning department recommends approval and transmittal of the proposed amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment.

Todd Troxell, HJA Design Studio stated that he was available for questions.

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item, there being none, Chair Beutel closed the Public Hearing. Marty Sanders, St. Lucie County School Board, stated that the school board did not have any school capacity issues or concerns.

Secretary Kurek moved to recommend approval of P21-089, PSL Town Place Partners, LLC - Large-Scale to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote.

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

### **8.a** P21-125 University Park Business Center - Variance

[2021-539](#)

Location: Southwest corner of University and California Boulevards.

Legal Description: Lots 10 and 11, St. Lucie West, Plat No. 143, Second Replat in Parcel 21D.

This is a request for approval of a variance to Section 154.03(F) of the Landscape Code, which restricts air conditioning condensing and compressor units from facing a street right-of-way.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. There being no discussion, Secretary Kurek moved to table P21-125, University Park Business Center – Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

### **8.b** P21-130 Jenack III LLC - Variance

[2021-543](#)

Location: The property is located at 2105 NW Settle Avenue.

Legal Description: Go Team Industrial Park-Unit One-Block B-Lots 7 and 8.

This is a variance request to Section 154.03(F) of the City's Landscape and Land Clearing Code that states a hedge that is at least 24 inches in height when planted and that is spaced at least 24 inches on center shall be planted around mechanical, electrical, and utility equipment except where access to the equipment is necessary.

(Clerk's Note: A PowerPoint was shown, at this time.) Bolivar Gomez,

Planner II, stated that he 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. He explained that the request was proposing to grant a variance to Section 154.03(F) of the City's Landscape and Land Clearing Code. He explained the Land Use, Zoning, the approved Site Plan and showed the locations for the AC unit and mechanical equipment locations some of which was in the driveway. He stated that since the building was one story the applicant wanted to install the mechanical equipment around the perimeter of the building. Secretary Kurek inquired if the area was heavy industrial, to which Mr. Gomez responded in the affirmative and added that the units would not be visible from the road right-of-way.

(Clerk's Note: A PowerPoint was shown, at this time.) Peter Jones, Architect for the project, informed the Board that Chandler Bats made baseball bats for the Major Leagues and required mechanical equipment to remove dust and deal with humidity issues. He showed pictures of the building with the driveway access as well as pictures from the adjacent street. Chair Beutel inquired as to how many jobs would be created with this project, to which Mr. Jones replied 20-50 great paying jobs.

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 P21-130, Jenack III LLC – Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

## 9. New Business

### 9.a Planning and Zoning Board Vacancy Interviews

[2021-477](#)

Chair Beutel stated that the applicants would be called up in alphabetical order and 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 14 applicants, there were five applicants not present, those applicants being: Anastasia Ambroise, Mailee Atlas-Larronde, Jeffrey Lutchman, William Peak, and Harry Williams. The Board interviewed Ralph Annunziata, Terissa Aronson, Roberta Briney, John Irvani, Gregory Pettibon, Joseph Piechocki, Peter Previte, Natalie-Marie Sanchez, and Carol Taylor-Moore.

A break was called at 7:16 p.m., and the meeting resumed at 7:35 p.m.

Vice Chair Stephenson moved to recommend approval of the candidates with the top three scores of 200, 184, and 164, as well as the alternate position with the score of 162, to the City Council. Secretary Kurek seconded the motion which passed by roll call vote with Chair Beutel, Vice Chair Stephenson, Secretary Kurek, and Ms. Wooten voting in favor and Ms. Briney abstaining from the vote.

(Clerk's Note: The motion contained incorrect data as the top numbers were 200, 174, 164 and the alternate's score was 162.)

**10. Old Business**

Deputy City Attorney Hertz requested that the Board ratify all actions from the May and June Planning & Zoning meetings. There being no further discussion, Secretary Kurek moved to approve the ratification of all actions taken by the Board at the May & June meetings. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

**11. Public to be Heard**

There was nothing heard under this item.

**12. Adjourn**

There being no further business, the meeting adjourned at 7:41 p.m.

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Daniel Kurek, Secretary

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Shanna Donleavy, Deputy City Clerk