

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
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26

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

Tuesday, March 7, 2023

6:00 PM

Council Chambers, City Hall

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 Deborah Beutel at 6:02 PM, on March 8, 2023 at the Port St. Lucie City Hall, Council Chambers, 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
Peter Previte, At-Large
Joseph Piechocki, At- Large
Eric Reikenis, At-Large

Member Not Present:

Roberta Briney, At- Large

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 - February 7, 2023 and February 21, 2023 [2023-236](#)

There being no discussion, Vice Chair Wooten moved to approve the minutes. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

- 6.a** P22-232 Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1 [2023-225](#)

Location: The property is west of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road.

Legal Description: Being A Replat of all of POD 2, Verano South PUD 1 - POD G - Plat No. 2.

The application is for a Preliminary Plat with Construction Plans that is 18.5 acres in area. The project proposes a total of 220 multi-family lots.

There being no discussion, Mr. Piechocki moved to recommend approval of P22-232 Verano South Pod G – Plat No. 2 – POD No. 2 – Replat No.1. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial

- 7.a** P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale [2023-232](#)

Location: Generally bordered by Glades Road Cut Off to the south, Interstate I-95 to the east, and Midway Road to the north.

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 464.5 acres known as Lulfs Grove Business Park, to Low Density Residential (RL), Medium Density Residential (RM) and Recreation Open Space (OSR).

There being no discussion, Mr. Previte moved to table P22-336 Lulfs Grove - Comprehensive Plan Amendment-Large Scale to the Planning and Zoning Meeting of April 4, 2023. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

- 7.b** P22-356 St. Lucie Lands/Veranda - Comprehensive Plan Amendment - Large Scale [2023-233](#)

Location: The properties are generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Preserve.

Legal Description: Portions of Veranda Plat No. 3, Veranda Gardens

West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; and Veranda Plat No. 2, Parcel 7.

This is a request to approve a large-scale future land use map amendment for approximately 84 acres in size acres from Residential, Office and Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC).

Stephen Mayer, Planner, Planning and Zoning, presented a PowerPoint Presentation to the Board regarding the Large-Scale Comprehensive Plan Amendment to change the land use for 84 acres. He stated the amendment would change the land use of 65.27 acres from Residential, Office, and Institutional (ROI) and 18.6 acres from Commercial General/Residential, Office and Institutional (ROI) to Residential Golf Course (RGC).

Dennis Murphy, Culpepper & Terpening, addressed the Board and explained they are not changing the residential densities for the community. The Board did not have any questions.

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

There being no discussion, Mr. Piechocki moved to recommend approval of P22-356 St. Lucie Lands/Veranda Comprehensive Plan Amendment – Large Scale to the City Council. Secretary Taylor- Moore seconded the motion, which passed unanimously by roll call vote.

7.c P22-357 St. Lucie Lands (VF II, LLC) - Comprehensive Plan Amendment - Small Scale

[2023-234](#)

Location: South of Becker Road, north of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Landings.

Legal Description: Veranda Plat No. 8, Tract 2

This request is to approve a small-scale Future Land Use Map amendment for 12.4 acres from Residential Office and Institutional (ROI) to (RGC) Residential Golf Course.

Planner Mayer presented a PowerPoint Presentation to the Board regarding the Small-Scale Comprehensive Plan Amendment to change the land use for 12.4 acres. He stated the amendment would change the land use of 12.4 acres from Residential, Office, and Institutional (ROI) to Residential Golf Course (RGC).

Dennis Murphy, Culpepper & Terpening, addressed the Board and asked them to consider his comments as previously stated on Item 7.b.

The Board did not have any questions.

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

There being no discussion, Mr. Piechocki moved to recommend approval of P22-357 St. Lucie Lands (VF II, LLC) – Comprehensive Plan Amendment – Small Scale to the City Council. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

7.d P22-364 Brizon Investments, LLC - Comprehensive Plan
Amendment - Small Scale

[2023-231](#)

Location: Northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12 and 13

This is a request to change the Future Land Use designation from Residential, Office, Institutional (ROI) to General Commercial (CG).

Planner Mayer presented a PowerPoint Presentation to the Board regarding the Small-Scale Comprehensive Plan Amendment. He stated the amendment would change the land use of 1.06 acres from Residential, Office, and Institutional (ROI) to General Commercial (CG).

Cannon Maki and Matt Peterson, Estacado Interests, and Chris Stephens, Stephens Barrios Engineering, addressed the Board regarding the application. Mr. Peterson reported they intend to purchase the property and have Starbucks sign a lease for 30 years. Mr. Maki reported on the number of trips generated for this establishment.

Chair Beutel opened Public to be Heard.

Susan Cedeno, 755 SW Tupper Lane, vocalized her concern regarding traffic at the intersection located on Port St. Lucie Boulevard and Aviation Avenue and the roundabout located on Tulip and College Park Road in the event this establishment comes to the location.

Rosemary Vivas, 917 SW College Park Road, vocalized her safety concern with regards to the secondary entrance being located on Aviation Avenue. She stated her children have bus stops on Aviation Avenue. Ms. Vivas expressed there was a problem regarding the roundabout located on College Park Road.

Mary Beth Johnson, 993 SW College Park Road, spoke via Zoom and against the establishment.

Chair Beutel closed Public to be Heard.

Chair Beutel and Mr. Piechocki expressed concern about traffic generated in the subject location.

Chris Stephens, Stephens Barrios Engineering, 605 Delaney Avenue, Suite C, Orlando, Florida, stated he visited the site and spent 3 hours observing the traffic patterns and drove through the neighborhood behind the site. He addressed the traffic concerns previously voiced. Chair Beutel inquired if there were plans to have a neighborhood meeting, to which Mr. Stephens stated they already had one previously.

Mr. Previte asked if it was possible to only have the shared driveway without the need for an entrance on Aviation Avenue, to which Mr. Stephens replied in the negative. Elizabeth Hertz, Senior Deputy City Attorney, reminded the Board that this was a Comprehensive Plan Amendment relating to changing the Land Use. She stated the Site Plan was not tied to this application. Mary Savage-Dunham, Planning and Zoning Director, confirmed that the Applicant had not yet submitted a Site Plan to review.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-364 Brizon Investments, LLC Comprehensive Plan Amendment – Small Scale to the City Council. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

Attorney Hertz explained the Quasi-Judicial Rules into the record for the items under Section 8 of the Agenda.

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

- 8.a** P22-155 Gatlin Boulevard Car Wash - Special Exception Use
Location: 1837 SW Gatlin Boulevard
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

[2023-241](#)

There being no discussion, Vice Chair Wooten moved to table P22-155 Gatlin Boulevard Car Wash – Special Exception Use to the Planning and Zoning Meeting of April 4, 2023. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

8.b P22-269 Jared & Emily Greenberg - Variance

[2023-240](#)

Location: 702 SW Abode Avenue

Legal Description: Port St. Lucie - Section 33, Block 2326, Lot 21

This is a request to grant a variance of 9.51 feet to allow a 0.49-foot setback from the rear property line for an existing 21.50-foot by 24-foot (516 sf2) covered playhouse.

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

Bethany Grubbs, Planner, Planning and Zoning, presented the Board with a PowerPoint Presentation regarding the Variance submitted by Jared and Emily Greenberg. She provided the details as to the variance and explained it related to Section 158.217 (c)(1) to allow .49- foot setback from the rear property line for an existing 21.50-foot by 24-foot (516 square feet) covered playhouse. Planner Grubbs confirmed there was a pending Code Compliance case for this matter and showed photographs to the Board.

Attorney Hertz advised that any abandonment of easement would require the approval of the City Council.

Jared Greenberg, 702 SW Abode Avenue, Port St. Lucie, presented the Board with a PowerPoint Presentation and explained his application.

Mr. Previte asked Mr. Greenberg if he placed footings for the structure, to which Mr. Greenberg responded in the affirmative. He inquired if he received instructions from the City, which Mr. Greenberg explained the City did not give him instructions as the initial Code Compliance case started the issue

Mr. Previte asked how the case was initially reported to the City, to which Wesley Armstrong, Code Compliance Acting Manager, Neighborhood Services Department, stated this was a result of the South Florida Water Management District (SFWMD), who contacted the City as they would be rebuilding a berm in the area and asked the City to address any properties with issues accessing the berm. He

indicated the berm rebuild was expected in 2024 or 2025. Mr. Piechocki inquired if there were numerous requests, to which Manager Armstrong confirmed this was the first property they have received from the SFWMD. Vice Chair Wooten asked if the utility easement was for all utilities or just for the SFWMD, to which Manager Armstrong stated he was unsure however Planner Grubbs clarified the easement was a split easement used for drainage and utilities. Planner Grubbs indicated there were originally approximately 20 items to be removed from the easement. Manager Armstrong reported there were a total of 23 items to be removed on the easement of SFWMD.

Mr. Greenberg reported that the fence had an active permit with SFWMD and had not been revoked. He stated they revoked the tree permit. At this time, Chair Beutel reminded Mr. Greenberg they are only addressing the structure relating to the variance requested.

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

The Board held a discussion relating to the permitting of the structure.

There being no further discussion, Mr. Piechocki moved to deny P22-269 Jared & Emily Greenberg – Variance. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

8.c P22-327 Bayshore Boulevard Plaza - Special Exception Use
(Fitness Center)

[2023-237](#)

Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.
Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29
This is a request for a Special Exception Use to allow on enclosed assembly area over 3,000 square feet for a recreational use totaling 3,187 square feet.

Francis Forman, Planner, Planning and Zoning, presented a PowerPoint Presentation of the Special Exception Use Application for P22-327 Bayshore Boulevard Plaza – Special Exception Use (Fitness Center) to the Board.

Melissa Corbett, The MilCor Group, was present on behalf of the Applicant.

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

There being no discussion, Mr. Previte moved to approve P22-327 Bayshore Boulevard Plaza – Special Exception Use (Fitness Center). Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.d P22-328 Bayshore Boulevard Plaza - Special Exception Use (Vehicle Repair & Maintenance)

[2023-239](#)

Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.

Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29

This is a request for a Special Exception Use to allow a repair and maintenance of vehicles use within the General Commercial zoning district.

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

Planner Forman presented a PowerPoint Presentation of the Special Exception Use Application for P22-328 Bayshore Boulevard Plaza – Special Exception Use (Vehicle Repair & Maintenance) to the Board.

Melissa Corbett, The MilCor Group, was present on behalf of the Applicant.

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

There being no discussion, Mr. Reikenis moved to approve P22- 328 Bayshore Boulevard Plaza – Special Exception Use (Vehicle Repair & Maintenance). Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.e P22-365 Brizon Investments, LLC - Rezoning

[2023-230](#)

Location: Generally, on the northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12, and 13

This is a request to rezone a 1.06-acre property from Professional Office (P) to General Commercial (CG).

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

Planner Mayer presented a PowerPoint Presentation of the Rezoning Application for P22-365 Brizon Investments, LLC to the Board. He explained the application would rezone a 1.06-acre property from

Professional Office (P) to General Commercial (CG) for a proposed Starbucks coffee shop at the location. Planner Mayer reported there was no site plan or conceptual.

Cannon Maki and Matt Peterson, Estacado Interests, and Chris Stephens, Stephens Barrios Engineering, were present on behalf of the Applicant.

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

There being no discussion, Vice Chair Wooten moved to recommend approval of P22-365 Brizon Investments, LLC – Rezoning to the City Council. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

8.f P23-005 Crb of Florida - Caribbean American Club - Special Exception Use

[2023-243](#)

Location: 3771 SE Jennings Road

Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1

The request is for the approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Service Commercial (CS) Zoning District as per Section 158.126(D)(2) for the Zoning Code for a 5,022 square foot cultural club.

(Clerk's Note: This item was withdrawn from the Agenda.)

8.g P23-015 Weun Geem, Kim - Emerald Plaza at Darwin, LLC - Landscape Modification

[2023-242](#)

Location: 3201 SW Yale Street

Legal Description: Darwin Plaza Lot 1

This is a request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

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

Planner Grubbs presented the Board with a PowerPoint Presentation regarding the Landscape Modification Request for Kim Weun Geem – Emerald Plaza Darwin, LLC. She indicated it was a request to substitute landscaping in lieu of architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Brad Currie, Engineering, Design and Construction, Inc., was present on behalf of the Applicant and presented a brief PowerPoint Presentation to the Board regarding the Landscape Modification Application. He indicated the subject location would be a Hulett Environmental Professional Office and will have some storage of vehicles in the rear of the property. Mr. Currie reported he spoke to the Steve Garrett, Agent to the Applicant for the property located to the north of this location. He explained that Mr. Garrett was not against this request.

Chair Beutel asked how Hulett intends to secure their products, to which Mr. Currie stated that they will be proposing a fence on the back end of the property. He stated there would be gates opened during business hours and closed off during non-business hours.

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

There being no discussion, Mr. Piechocki moved to approve P23-015 Wuen Geem, Kim – Emerald Plaza at Darwin, LLC – Landscape Modification to the City Council. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki expressed concern over the previously requested presentation to the Board relating to reoccurring traffic and safety concerns. He stated he would submit key topics to Director Savage-Dunham to provide a presentation for the Board to review. Chair Beutel stated the presentation could be scheduled as a Special Meeting.

Mr. Piechocki spoke about the Wawa project previously voted on by the Board and the City Council. He requested more information relating to the issue brought up by Mayor Martin during the City Council Meeting relating to the Wawa. The Board discussed the importance of taking traffic safety into consideration when approving items. Director Savage-Dunham explained the City can require mitigation of impacts from a particular development. Chair Beutel inquired how the Board should go about processing the resident traffic infrastructure feedback received during the meetings, to which Director Savage-Dunham stated that Staff would pay close attention throughout the granular level detail of the projects in question. She stated the Board had the right to make comments and suggestions during each item.

Mr. Piechocki reserved his report regarding the Site Plan Review Committee until the next meeting.

10. Old Business

(Clerk's Note: There were no items discussed during this section of the Agenda.)

11. Public to be Heard

Chair Beutel advised she had a comment card from Peter Miller to discuss the Wawa. She indicated there was no member of the public present in the Council Chambers.

12. Adjourn

There being no further business the meeting adjourned at 8:01 PM.

Carol Taylor-Moore, Secretary

Daisy Ruiz, Deputy City Clerk