

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

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

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**Tuesday, February 7, 2023**

**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 6:03 p.m., on February 7, 2023, 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  
Alfreda Wooten, Vice Chair  
Carol Taylor-Moore, Secretary  
Peter Previte  
Joseph Piechocki  
Eric Reikenis  
Roberta Briney (via Zoom)

Others Present:

Mary Savage-Dunham, Planning & Zoning Director  
Elizabeth Hertz, Deputy City Attorney  
Jasmin De Freese, 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 - January 3, 2023

[2023-114](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

**6. Consent Agenda**

There was nothing to be heard under this item.

**7. Public Hearings - Non Quasi-Judicial**

**7.a** P22-298 Midway Glades Developers, LLC - Comprehensive Plan Amendment/Large Scale

[2023-119](#)

Location: The property is located northwest of Glades Cut off Road and south of Midway Road.

Legal Description: A portion of Tract A, LTC Ranch West Phase 1.

This is a request to change the future land use designation for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Anne Cox, Planning & Zoning Assistor Director, presented to the Board and stated that the proposed amendment was to change 140 acres from Residential Office/Institutional (ROI) to High Density Residential (RH) and to realign the adjacent segment of the proposed E/W #5 roadway to flatten out the curve. Matthew Yates, Lucido & Associates, appeared on behalf of the applicant.

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. There being no discussion, Mr. Piechocki moved to recommend approval of P22-298, Midway Glades Developers, LLC – Comprehensive Plan Amendment/Large Scale to the City Council. Mr. Previte seconded the motion which passed unanimously by roll call vote.

**7.b** P22-307 City-Initiated Text Amendment to Chapters 153 - Definitions and 158 - Zoning Code (Cat Cafes).

[2022-1024](#)

This is a request to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district.

(Clerk's Note: A PowerPoint presentation was shown at this time.)

Bethany Grubbs, Planner, presented to the Board and stated that the amendment was to change the text of the zoning code to allow this type of business, and she discussed proposed supplementary use regulations. Chair Beutel recommended the addition of the term 'domestic'.

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. There being no discussion, Mr. Piechocki moved to recommend approval of P22-307, City-Initiated Text Amendment to Chapters 153 – Definitions and 158 – Zoning Code (Cat Cafes) to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**7.c** P22-356 St. Lucie Lands/Veranda - Comprehensive Plan [2023-117](#)

Amendment/Large Scale

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.

Legal Description: Parcel 7, Veranda Plat No. 2; all of Veranda Plat No. 9; portions of Veranda Plat No. 4 - Veranda Gardens West Phase 2; and portions of Veranda Plat No. 5 - Veranda Gardens West Phase 3. This request is to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC)

There being no discussion, Mr. Previte moved to table P22-356, St. Lucie Lands/Veranda - Comprehensive Plan Amendment/Large Scale to an unknown date. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**7.d** P22-357 St. Lucie Lands (VF II, LLC)- Comprehensive Plan [2023-118](#)

Amendment/Small Scale

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.

Legal Description: Veranda Plat No. 8, Tract 2  
This request is to change the Future Land Use designation for 12.4 acres from Residential, Office, Institutional (ROI) to Residential Golf Course (RCG).

There being no discussion, Mr. Previte moved to table P22-357, St. Lucie Lands (VF II, LLC) – Comprehensive Plan Amendment/Small Scale to an unknown date. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**7.e** P23-003 City of Port St. Lucie - Comprehensive Plan [2023-115](#)

Amendment/Small Scale

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4

This request is to change the Future Land Use designation of Residential, Office and Institutional (ROI) to Low Density Residential (RL) for a 0.69-acre parcel.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
 Stephen Mayer, Planner, presented to the Board and stated that this project was to amend the Future Land Use designation for 0.69 acres from Residential/Office/Institutional (ROI) to Residential, Low Density (RL). He informed the Board that the proposal was concurrent to another rezoning request and that the purpose of the request was to allow for the property (3 platted lots) to be developed with 3 single-family residences.

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. There being no discussion, Vice Chair Wooten moved to recommend approval of P23-003, City of Port St. Lucie – Comprehensive Plan Amendment/Small Scale to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

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

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 g.) and the Deputy City Clerk swore in staff and applicants.

**8.a** P22-006 Wawa - Special Exception Use [2023-112](#)

Location: Southwest corner of SW Port St. Lucie Boulevard and SW Becker Road

Legal Description: Port St. Lucie Section 33, Tract L, Less S 262.18 ft

This is a request for a Special Exception Use (SEU) to allow a convenience store and gas station to be located in a General Commercial (CG) zoning district and to allow a gas station to be located in the Activity Center Subdistrict of the Becker Road Overlay District.

Chair Beutel inquired if there was any ex-parte communication, to which Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore, Mr. Previte, Mr. Reikenis, and Ms. Briney responded in the negative, and Mr. Piechocki responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Holly Price, Planner, stated that she was sworn in and 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. She presented to the Board and stated that the project was being heard due to Section 158.124(C) (11) of the Zoning Code requiring a Special Exception Use (SEU) approval for a convenience store with a fuel station to be located in a General Commercial (CG) Zoning District. She also informed that per Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standard, an SEU approval was required for a fuel station located in the Activity Center Subdistrict, as well as Section 2.3.3.1.c requiring an SEU approval if the side street access to a property located in the Activity Center was proposed.

Ms. Price further discussed land use, zoning, general site context, previous actions, a concept plan, a preliminary landscape plan, and conceptual elevations. Diana Spriggs, Public Works, then presented to the Board and discussed a traffic analysis, City Code non-compliance, and an alternative driveway location option. Ms. Price then presented an evaluation of SEU criteria and findings.

The Board, Ms. Price, and Ms. Spriggs held a discussion on various topics and issues relating to the project including the dead-end road concept, access points, and turning lanes. (Clerk's Note: A PowerPoint presentation was included, but not able to be shown due to technical issues.) Brad Curry, Engineering, Design, and Construction (EDC), presented to the Board and discussed topics including the potential land use, access, variances, neighborhood meetings, addressing comments, engineering design standards & requirements, and buffering. The Board, Mr. Curry, Ms. Savage-Dunham, and Ms. Spriggs then held an extensive conversation on Becker Road access and turning lanes, as well as the ability to come to an agreement.

Chair Beutel opened the Public Hearing. Residents Cody Streveler and Amanda Minnich both spoke on topics relating to their opposition for the traffic plan, their concern for safety and having only one way in and out of the neighborhood, and buffering.

There being no further public to be heard, Chair Beutel closed the Public Hearing. Mr. Curry advised that if the project was tabled, they would lose the property, and the Board held further discussions.

Mr. Previte moved to approve P22-006, Wawa Special Exception Use with the provisions that there would be an additional landscape buffer on the southern portion of the property with an opaque fence, and an additional 50ft would be added to the right-hand turn lane. Motion failed for lack of a second.

Mr. Reikenis moved to table P22-006, Wawa – Special Exception Use to the March 7, 2023 Planning & Zoning meeting. Vice Chair Wooten seconded the motion which passed by roll call vote with Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore, Mr. Reikenis, and Ms. Briney in favor, and Mr. Previte & Mr. Piechocki opposed.

(Clerk's Note: A break was called at 8:12 p.m. and the meeting resumed at 8:20 p.m.)

**8.b** P22-097 Tradition MPUD (Master Planned Unit Development) 14th Amendment

[2023-122](#)

Location: The property is located on the north side of Tradition Parkway between SW Fernlake Drive and future N/S A roadway.

Legal Description: A parcel of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan.

Chair Beutel inquired if there was any ex-parte communication, to which Mr. Reikenis, Mr. Previte, and Mr. Piechocki responded in the affirmative, and Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore, and Ms. Briney responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
 Bridget Kean, Planner, stated that she was sworn in and 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. She presented to the Board and stated that the amendment was due to the proposed development standards not being consistent with the currently approved Tradition MPUD and advised that no changes were proposed to the residential sub-district that would impact the development standard and zoning regulations for the existing residential Tradition communities. She further discussed the proposed amendment, Tradition MPUD concept plan, and impacts and findings.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
 Steve Garrett, Lucido & Associates, presented to the Board, on their

request, the City of Port St. Lucie Comprehensive Plan, parcel locations, surrounding development, roadway network, active site plan applications, and new schools for Tradition.

Chair Beutel opened the Public Hearing. Residents Joel Parker, Justine Kennedy, Jacier Aluart, Ria Muriello, Cathy Powers, Linda Conte-Giannone, Drew Daniels, Jennifer McDonald, Christina King, Johnny Cheung, Paul Meyers, Gerard Muriello, and Kathleen Hawks spoke in opposition of the project due to various topics such as the height of the buildings, increase in traffic, decrease in local resources, and creating a rental community.

There being no further public to be heard, Chair Beutel closed the Public Hearing. Mr. Garrett addressed questions and provided further information on the height, neighborhood density, and site plans. The Board further discussed the project with Mr. Garrett and Ms. Savage-Dunham.

There being no further discussion, Mr. Piechocki moved to recommend approval of P22-097, Tradition MPUD (Master Planned Unit Development) 14th Amendment to the City Council with the staff recommendation that development on Parcels 17, 17A, and Parcel 18 be designed with a school bus turnaround, stops, and shelter internal to the site on all road frontages, and that the development of Parcels 17, 17A, and Parcel 18 include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westcliffe Lane and N/S A, and that the plat for the portion of Westcliffe Lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westcliffe N/S A, and that Westcliffe Lane must be constructed concurrent with the Slopeside site development, as well as the condition that the MPUD remain at 35ft, no exceptions. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

(Clerk's Note: A break was called at 10:13 p.m. and the meeting resumed at 10:17 p.m.)

**8.c** P22-321 Leonard W. Laforte - Variance

**2023-129**

Location: 1556 SW Abacus Avenue

Legal Description: Port St. Lucie Section 33, Blk 2202, Lot 19

This is a request for a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.

Chair Beutel inquired if there was any ex-parte communication, to

which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and 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 presented to the Board and stated that the variance was to allow a 5.18ft setback from the side property line for an existing shed. He informed the Board that the existing shed encroached into the existing Utility Easement. Applicant Mr. Laforte briefly spoke the Board, stating that it was located on a double-lot and there was nowhere else to put the shed.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to deny P22-321, Leonard W. Laforte – Variance. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

**8.d** P22-325 St. Lucie Doctors, LLC - Variance

[2022-1021](#)

Location: Northwest corner of Becker Road and Darwin Boulevard  
Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie  
Section 34

A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and 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 presented to the Board and stated that the variance was to allow for a decreased percentage of vertical windows to 52% and a reduction in roof elements for a flat roof with no peaked or pitched elements. Raul Ocampo, ADC Architects, spoke to the Board and stated that they could achieve the desired look without needing a pitched roof. (Clerk's Note: Mr. Ocampo shared his screen at this time.) He showcased a 3D rendering of the project.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. Mr. Forman advised that all commercial development on the Becker Road overlay required a

pitched roof. Mr. Ocampo informed that all findings were in relation to the roof with the exception of the windows. Chair Beutel suggested for staff and the applicant to continue working together for a solution. Discussion was then held on tabling and denying the project.

There being no further discussion, Mr. Reikenis moved to deny P22-325, St. Lucie Doctors, LLC – Variance. Mr. Previte seconded the motion which passed by roll call vote with Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore, Mr. Previte, Mr. Rekenis, and Ms. Briney in favor, and Mr. Piechocki opposed.

- 8.e** P22-332 Set'em Up, LLC - Children's Volleyball - Special [2023-130](#)  
Exception Use

Location: Northwest of the intersection of SE Jennings Rd. and S US Highway 1

Legal Description: Town Centre Parcel D

This is a request for a Special Exception Use to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and 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 presented to the Board and stated that the project was to review a Special Exception Use to allow an enclosed assembly area over 3,000 square feet in a General Commercial (CG) Zoning District for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community. He reported on the evaluation of SEU criteria and the findings. Applicants William and Patricia Sandoval announced that they were present for any questions.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P22-332, Set'em Up, LLC – Children's Volleyball – Special Exception Use to the City Council. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

- 8.f** P22-366 Defenthaler and City of Port St. Lucie Rezoning [2023-116](#)  
Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 33, Block 2325, Lots 1, 2,3 and 4

This request is to rezone two adjacent parcels, owned by Donald F. Defenthaler and the City of Port St. Lucie, from Limited Mixed Use District (LMD) to Single Family Residential (RS-2).

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
 Stephen Mayer, Planner, stated that he was sworn in and 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 presented to the Board and stated that the project was concurrent to P23-003 and that it was a request to rezone the 0.69 acres owned by Donald F. Defenthaler and 0.29 acres owned by the City of Port St. Lucie, with the purpose of the request being for the Defenthaler property to be developed with 3 single-family residences and to apply a compatible zoning designation for the City of Port St. Lucie lot.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P22-366, Defenthaler and City of Port St. Lucie Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**8.g** P23-001 Southern Grove - Capstone Cottages - Landscape Modification

[2023-121](#)

Location: The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive.

Legal Description: Southern Grove Parcel 28 Replat Tract B

This is a request to provide landscaping in lieu of an architectural buffer wall in a landscape buffer strip pursuant to Section 154.12 of the Landscape and Land Clearing Code.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
 Bridget Kean, Planner, stated that she was sworn in and 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. She presented to the Board and stated that the modification was due to previous approval of a subdivision plat that allowed for over 200 single-family residential lots.

She discussed the various code requirements and further discussed the modification request which included topics of easements, open space tracts, and enhanced landscaping. (Clerk's Note: A PowerPoint presentation was shown at this time.) Matthew Yates, Lucido & Associates, represented the applicant and discussed the buffer plan.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P23-001, Southern Grove – Capstone Cottages – Landscape Modification to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**9. New Business**

Chair Beutel inquired if they could streamline the projects for the Board to be able to see everything so that applicants were not waiting, only to find out there were issues later down the road. Director Savage-Dunham stated that they would look into this.

**10. Old Business**

There was nothing to be heard under this item.

**11. Public to be Heard**

There was nothing heard under this item.

**12. Adjourn**

There being no further business, the meeting adjourned at 11:05 p.m.

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Carol Taylor-Moore, Secretary

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Jasmin De Freese, Deputy City Clerk