

**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 2 Expires 5/28/27  
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25  
Peter Previte, 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  
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

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**Tuesday, October 3, 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 Vice Chair Wooten at 6:00 p.m., on October 3, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Members Present:

Deborah Beutel, Chair (via Zoom and joined at 6:07 p.m.)

Alfreda Wooten, Vice Chair

Carol Taylor-Moore, Secretary

Roberta Briney

Peter Previte

Eric Reikenis

Peter Spatara, Alternate

Non-Voting Members Present:

Nicole Fogarty, St. Lucie County School District

3. Determination of a Quorum

Vice Chair Wooten confirmed that there was a quorum.

4. Pledge of Allegiance

Vice Chair Wooten led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Minutes - September 5, 2023[2023-894](#)

Secretary Taylor-Moore moved to approve the minutes. Ms. Briney seconded the motion which passed unanimously by roll call vote.

## 6. Consent Agenda

There was nothing scheduled under this item.

## 7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this item.

## 8. Public Hearing - Quasi-Judicial

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

**8.a** P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment[2023-782](#)

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

Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.

This is a request to amend the conceptual plan and zoning regulation document.

Vice Chair Wooten inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, stated that she 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. She explained that the applicant was requesting approval of a Planned Unit Development (PUD) amendment to amend the conceptual plan to remove a 3.9-acre wetland, update some standards and the legal description. She gave background on the item, explained the surrounding uses and showed a location map & the proposed Conceptual Plan. She informed the Planning & Zoning Board that the amendment was consistent with the City's Comprehensive Plan and added that the Site Plan Review Committee had recommended approval.

Matt Yates, Lucido & Associates, stated that he had been sworn in. He added that the modification of the wetlands was to accommodate for a development program and the other changes were simple cleanup.

Vice Chair Wooten opened the Public Hearing, there being no one to

speak, she closed the Public Hearing.

Mr. Reikenis moved to approve P22-278, LTC Ranch (West) Residential, Planned Unit Development (PUD) Amendment. Ms. Briney seconded the motion which passed unanimously by roll call vote.

**8.b** P23-149 Omega Baptist Church of Pentecost Inc. - Rezoning [2023-898](#)

Location: East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.

Legal Description: Port St. Lucie, Sec. 5, Blk. 1662, Lots 9, 10, 11, 15, & 16

This is a request to rezone the property from Institutional to Professional Zoning.

Vice Chair Wooten inquired if there were any ex-parte communications, to which the Board responded in the negative.

Bianca Lee, Planner II, stated that she 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. She inquired if the applicant was present, to which there was no response.

There being no applicant present Mr. Reikenis moved to table P23-149, Omega Baptist Church of Pentecost Inc., Rezoning to the November 7, 2023 Planning & Zoning meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**8.c** P23-156 Sympatico Landscape Buffer Wall - Landscape [2023-897](#)

Modification

Location: North of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard

Legal Description: Sympatico Plaza, Lot 4

This is a request to waive the requirement for an architectural buffer wall and substitute landscaping in lieu of a wall on the north and east side of the property per Section 154.12 of the Landscape and Land Clearing Code.

Vice Chair Wooten inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, 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 informed the Board that the property abutted a residential property, but the applicant was requesting to forego the 6-foot wall and use the 4.55-acres of upland preserve in lieu of the architectural wall. He showed a location map, an aerial, a Landscape

Modification Plan, and the Landscape Elevation Plan.

(Clerk’s Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates, informed the Board that he was proposing to remove the wall only along the Preservation Tract.

Vice Chair Wooten opened the Public Hearing. Robert Derocher spoke on his concerns regarding the location of the wall and the maintenance of the wall.

Karen Saryeldin informed the Board that her backyard faced the Preserve and hoped that the Uplands would be preserved.

Tina Derocher spoke against high density properties and requested a wall.

Vice Chair Wooten closed the Public Hearing. Steve Garrett responded to the residents’ questions/concerns.

Mr. Reikenis moved to approve P23-156, Sympatico Landscape Buffer Wall, Landscape Modification. Ms. Briney seconded the motion which passed unanimously by roll call vote.

9. New Business

- 9.a** Planning and Zoning Board Member of the Site Plan Review Committee [2023-792](#)

Chair Beutel moved to appoint Ms. Briney as a member of the Site Plan Review Committee and Mr. Previte as the alternate. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

- 9.b** General Board and Committees Operating Procedures [2023-913](#)  
 This is an informational item on new operating procedures for Boards and Committees.

(Clerk’s Note: This item was heard after Item 5a.) Frank Moehrle, Deputy City Attorney, informed the Board that the City Council had streamlined all Boards & Committees by passing a new Board Resolution and he explained the new procedures.

10. Old Business

There was nothing scheduled under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting was adjourned at 6:31 p.m.

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Carol Taylor-Moore, Secretary

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Shanna Donleavy, Deputy City Clerk