

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 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

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

Tuesday, September 5, 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 Beutel at 6:03 p.m., on September 5, 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

Peter Spatara, Alternate (arrived at 6:15 p.m.)

Melody Creese, Alternate (appeared via Zoom)

Members Not Present:

Eric Reikenis

Roberta Briney

3. Determination of 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 1, 2023

[2023-775](#)

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 P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale

[2023-232](#)

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.

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 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

There being no discussion, Vice Chair Wooten moved to table P22-336 Lulfs Grove – Comprehensive Plan Amendment – Large Scale to a future date to be determined. Mr. Previte seconded the motion which passed unanimously by roll call vote.

7.b P23-142 Southern Grove - Comprehensive Plan Amendment - Large Scale

[2023-788](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida
 This is a request for a large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, presented to the Board and stated that this project was to amend figure 1-4 of the Future Land Use Element. She provided a project background and discussed the proposal of the project, stating that the amendment would adjust the alignment of certain roadways between SW Village Parkway and I-95 to accommodate revised development plans in the area. Ms. Kean concluded her presentation by discussing impacts and findings.

Dennis Murphy, Culpepper & Terpening, clarified that the only point where they would be crossing to the west side of the FPL right-of-way was at the extreme northern end of the roadway line. He noted that further details for this project would be presented during a later item.

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 P23-142 Southern Grove – Comprehensive Plan Amendment – Large Scale to the City Council. Mr. Previte 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 8a.) through 8l.) and the Deputy City Clerk swore in staff and applicants.

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

Development (PUD) Amendment

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.

There being no discussion, Mr. Previte moved to table P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment to the October 3, 2023, Planning & Zoning meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.b P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5 [2023-773](#)

Amendment No. 5

Location: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike.

Legal Description: St. Lucie Lands PUD, Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A.

This is a request for the approval of the Fifth Amendment to the St. Lucie Lands PUD.

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

the Board responded in the negative.

(Clerk's Note: Mr. Spatara arrived at this time.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, 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 for an amendment that would include drive-thru as a permitted use, revise the parking requirement for multi-family dwelling units, revise the maximum permitted length of multi-family buildings from 200 ft. to 300 ft., and depicted the land use change from ROI to RGC. She noted that there were multiple property owners involved in this project, but the specific applicant would be St. Lucie Lands Property Owner's Association Inc. She stated that there were various land uses in the PUD and noted that the PUD was consistent with the direction and policies of the Comprehensive Plan.

(Clerk's Note: At this time, Mr. Spatara announced that he had not had ex-parte communications for this item.)

Dennis Murphy, Culpepper & Terpening, represented the applicant and briefly spoke to the Board. 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 P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5 to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.c P23-115 AM Developments, LLC - Rezoning

[2023-793](#)

Location: South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Becker Commons (PB 62-1), Lots 1, 2, & 3

This is a request to rezone from (Planned Unit Development) PUD to Professional (P).

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.) Bethany Grubbs, 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 to request approval of the rezoning of approximately 5.8 acres from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Dan Siemsen, 2GHO, stated that he was the agent for the applicant and that a Major Site Plan application would be submitted after rezoning approval for a 67,200 sq. ft. 2-story medical office building. He provided information on the history and the Becker Road Design Standards.

Mr. Previte inquired about the differences between PUD and Professional regarding why the applicant was requesting this, to which Mr. Siemsen replied that there were mixed use/commercial uses permitted in the PUD and the applicant wanted to remain as a medical office, and that there were other criteria within the PUD that did not make sense for this, so this request was a simpler and more cohesive way to go about it.

Chair Beutel opened the Public Hearing. Resident Wilfredo Torres briefly stated his opposition to this item.

Resident Laura White spoke in opposition of this item, stating that the residents in the area did not want Commercial development. She asked if they could reduce the scope so that the properties could be renamed as residential development.

Resident Albert Llapur spoke in opposition of this item, stating that he did not want to see a 2-story medical building and noted that there were kids in the area as it related to lack of safety.

Resident Mary Foell spoke in opposition to having a Wawa/gas stations built in the area because of the risk of having fuel near residential areas.

Resident Carol Drury spoke in opposition of this item, stating that she objected to having any Commercial building on Becker Rd.

Resident Maria Torres spoke in opposition of this item, stating that they wanted a safe, quiet neighborhood and that this project would increase traffic and pollution.

There being no further public to be heard, Chair Beutel closed the Public Hearing. Mr. Spatara inquired as to how much Commercial was currently in the area, to which Ms. Grubbs pulled up the map on the presentation. Chair Beutel asked Ms. Grubbs to inform of the conversion dates for commercial, to which Ms. Grubbs clarified that the conversion area was established in the 1980s, and Becker Rd was added to the conversion in 2013. She stated that they were grandfathered in, but that if they chose to develop Commercial, they needed to abide by the conversion manual. She

also informed that for Becker Rd, an extensive plan had been drawn out in 2018 for the design of the sites, and that the criteria would be reviewed when they come into Site Plan Review.

Chair Beutel asked Ms. Grubbs to discuss the difference between Limited Commercial Use and Professional, to which Ms. Grubbs stated that Limited Commercial Use was the underlying land use that sets the intensity, and the zoning was Professional which was set at a lower intensity use. She also stated that Becker Rd would eventually become 6-lanes.

Chair Beutel asked Mr. Siemsen to elaborate on the traffic study, to which Mr. Siemsen stated that they were not yet on that level for the Site Plan. Regarding the 6-lanes, Mary Savage-Dunham, Planning & Zoning Director, stated that it was currently 2 lanes, but as development increased, it would be widened to 4, potentially 6 depending on the traffic demand. She noted that Becker Rd was a major arterial road to the County.

Mr. Previte advised residents to look back at previous Council meetings, as well as attend current meetings as they have had numerous Becker Rd discussions, and he noted that a lot of the concerns had already been discussed. Chair Beutel advised that the property owner had the right to develop and rezone, and that the current rezoning offer was better than where it currently was at and where it could be.

Dianne Spriggs, Public Works, clarified that Becker Rd was broken up into pieces so depending on which portion one may be discussing would determine whether it would be 4 lanes or 6 lanes. She stated that according to the Comprehensive Plan Map, it would be 4 lanes east of I-95 and 6 lanes west of I-95.

There being no further discussion, Mr. Previte moved to recommend approval of P23-115 AM Developments, LLC – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.d P23-118 City of Port St. Lucie - Rezoning

[2023-789](#)

Location: West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.

Legal Description: Port St. Lucie Section 12, Block 3457, Lot 3

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

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.) Bethany Grubbs, 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 for approval of the rezoning of approximately 0.96 acres from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan, and that the proposed project use was consistent with the CN Zoning District.

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 P23-118 City of Port St. Lucie – Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.e P23-123 Bayshore Commons, LLC - Rezoning

[2023-781](#)

Location: The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.

Legal Description: Lots 9 through 12, Block 237, Port St. Lucie Section 28.

This is a request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.

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.) Cody Sisk, 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 a request to rezone 1.01 acres of property from the Single Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District. Alejandro Toro, EDC, appeared on behalf of the project.

Chair Beutel opened the Public Hearing. Resident David Reed inquired as to what business would be at this location, as well as how they would get into the lot due to the drainage canal. There being no further public to be heard, Chair Beutel closed the Public Hearing. She advised Mr. Reed that the item being heard before the Board was for rezoning only.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P23-123 Bayshore Commons, LLC - Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.f P23-126 Imperium Construction Co., LLC - Rezoning [2023-778](#)

Location: East of SW South Macedo Blvd. and north of Crosstown Pkwy.

Legal Description: Port St. Lucie Section 28, Block 240, Lot 3

This is a request to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).

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 for a request to rezone 0.23 acres of property from Single-Family Residential (RS-2) to Service Commercial (CS) Zoning District. Mr. Spatara inquired if this would touch the cul-de-sac property, to which Mr. Forman responded in the negative. Applicant George Ruiz appeared before the Board and noted that there was no Residential property around the lot so it would not be a disturbance.

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 P23-126 Imperium Construction Co., LLC – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.g P23-127 America Walks - Variance [2023-791](#)

Location: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

Legal Description: Tract D, Southern Grove Replat Plat No. 30

This is a request to grant a variance of ten (10) feet to the ten (10) foot wide perimeter landscape buffer required by Section 154.03(C)(1)(a) of the Landscaping and Land Clearing Code due to the conflict with existing drainage facilities along the property's western boundary line.

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 project was for a variance of 10 ft. for the requirement of the property to provide a minimum 10 ft. wide perimeter landscape buffer along the inside of the western boundary line. She showcased the location

map of the property and stated that access to the drainage ditch was needed, and that it was discovered that there was not enough land to add the landscape buffer. She also stated that they would propose taking the trees that were supposed to be planted in the landscape buffer on the west side and instead planting them on the site, and then planting Cypress trees on the east side. Mr. Spataro asked if this would interfere with the flow of the canal, to which Ms. Kean responded in the negative, stating that this was the reason they would be avoiding the west side.

Charlie Cangianelli, ECS Florida, represented the owners and stated that it was impossible to put planting where they were supposed to go, so they would plant within the development to beautify the lot. Secretary Taylor-Moore inquired as to if the space between the development was the roadway, then the canal, to which Mr. Cangianelli replied that the property line was all the way to the east along with various other items such as the roadway and FPL. Secretary Taylor-Moore asked if it was the roadway next to the development, not the canal, to which both Mr. Previte and Mr. Cangianelli responded that it was the canal that was closest to the development. Chair Beutel inquired as to where the apartments were going to be located, to which Ms. Kean showcased this on the map.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Secretary Taylor-Moore moved to approve P23-127 America Walks – Variance. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.h P23-128 Nicholas Dwarika - Variance

[2023-787](#)

Location: 3350 SW Vendome St

Legal Description: Port St. Lucie Section 15, Block 1451, Lot 13

This is a request to grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.

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 request a variance of 13 ft. from the rear setback requirement to allow for a 12 ft. rear setback where 25 ft. was required, which would provide for an addition to the existing single-family residence.

Applicant Nicholas Dwarika explained that this was to set up living quarters for his mother as they were now the caregivers. Chair Beutel then opened the Public Hearing and resident Laura White had inquired if this had been approved for any other households, stating that it could increase the number of people in Port St. Lucie if other homeowners did this. There being no further public to be heard, Chair Beutel closed the Public Hearing, and Mr. Dwarika clarified that his mother was already a Port St. Lucie resident and that no other people would be moving into the home.

Vice Chair Wooten asked if there would be anything affected in the rear of the home, to which Mr. Forman replied that there was a home, but it would not directly affect them, and that this would not be encroaching in the easement back there. Chair Beutel inquired as to if the surrounding residents had received letters regarding this and if there were any objections, to which Mr. Forman confirmed that they had all received letters and there had been no objections. Mr. Previte stated his objection to the approval and regarding Ms. White's question, Chair Beutel noted that everything was handled case by case.

Mr. Previte made a motion to deny the variance, and Vice Chair Wooten continued discussion and stated that she had looked at other variances of this type and they had all been denied. She inquired as to if this could be moved as to not encroach on the 13 ft., to which Mr. Dwarika replied that they could make it less than 13 ft. if possible, and that the way the lot was now, if the current patio was added on to the 25 ft., it would make it 35 ft, and to the end of the property line was 40 ft., so it would allow 7 to 8 ft. to build an addition. Mr. Previte stated that they would have enough room to build off the back of house and build the addition to be the entire width of the house if they took out the patio, so a variance would not be needed, to which Mr. Dwarika advised that the intent was to keep a separate entrance to her portion of the home. Chair Beutel agreed with Mr. Previte's statements, and Ms. Creese asked for further clarification on staff findings for item # 5 on the staff report, to which Mr. Forman replied that it meant that, with the current design, this would be the minimum that this variance would allow for.

There being no further discussion, Mr. Previte moved to deny P23-128 Nicholas Dwarika – Variance. Ms. Creese seconded the motion which passed unanimously by roll call vote.

- 8.i** P23-141 10th Southern Grove DRI - Map H Amendment
Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27,

[2023-790](#)

34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida
 This is a request to modify Map H, the master development plan, and
 Map H-2, Tradition Trail and multi-use plan.

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 project was an application for the 10th amendment to
 the Southern Grove DRI, which would amend Map H and Map H-2 (the
 Master Development Plans). It was noted that no changes were proposed
 to the DRI development order conditions of approval. She gave a history of
 the proposed project and noted that this would adjust the alignments of
 certain roadways, as well as other minor changes. She concluded the
 presentation by showing the impacts and findings. Dennis Murphy,
 Culpepper & Terpening, represented the applicant.

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 P23-141 10th Southern
 Grove DRI - Map H Amendment to the City Council. Mr. Previte 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 announced that due to the resignation of a Board member, a
 new Site Plan Review Committee representative would need to be named.

There being no further discussion, Vice Chair Wooten moved to table this
 item to the October 3, 2023, Planning & Zoning meeting. Mr. Previte
 seconded the motion, which passed unanimously by roll call vote.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

Resident Laura White reiterated her earlier comments from item 8c, to which
 Chair Beutel explained that there was a conversion area, and the right was
 reserved to convert that area from Residential to Commercial. She stated that
 Becker Rd was included in the conversion in 2013, and she encouraged
 residents to participate in the meetings. Ms. Savage-Dunham clarified that the

property had already had a PUD Zoning which was for Retail and Commercial, and there was a Major Site Plan approved for 3 buildings that were pushed closer to the Residential uses, so the property was already designed and approved for non-residential use, but it had not been developed. She added that in order to acquire and develop this with the vision of the current Overlay Districts and Conversion Manual, they would need to do a rezoning or apply for another PUD. Mr. Previte advised of the various ways in which residents could receive the agendas and newsletters for meetings so that they could be informed about Becker Rd projects.

12. Adjourn

There being no further business, the meeting adjourned at 7:53 p.m.

Carol Taylor-Moore, Secretary

Jasmin De Freese, Deputy City Clerk