

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

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

Tuesday, February 21, 2023

6:00 PM

Council Chambers, City Hall

Special

1. Meeting Called to Order

A Special Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:01 p.m., on February 21, 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
Eric Reikenis
Joseph Piechocki

Members Not Present:

Roberta Briney

Others Present:

Teresa Lamar-Sarno, Deputy City Manager
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

There was nothing to be heard under this item.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

There was nothing to be heard under this item.

8. Public Hearing - Quasi-Judicial

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

8.a P22-006 Wawa - Special Exception Use[2023-206](#)

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 the Board responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Brad Curry, Engineering, Design, & Construction (EDC), provided a brief presentation to the Board highlighting the proposed buffering with an opaque fence and a proposed extension of the turning lane.

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 P22-006 Wawa – Special Exception Use to the City Council with the condition of 50 additional feet for the turn lane and the addition of a privacy fence on the southern portion. Mr. Piechocki seconded the motion which passed by roll call vote with Chair Beutel, Vice Chair Wooten, Mr. Previte, and Mr. Piechocki in favor, and Mr. Reikenis and Secretary Taylor-Moore

opposed.

9. New Business

Chair Beutel reminded the Board to fill out the forms required by the Ethics Department and Mary Savage-Dunham, Planning & Zoning Director, informed the Board of the City Council workshop taking place that week. Mr. Piechocki inquired about the status of a past project and about staffing for the Planning & Zoning department. He also provided data for the January Site Plan Review Committee.

Secretary Taylor-Moore voiced concerns over the processes of the Board and obtaining proper information for them to make informed decisions, and she asked how they would handle situations such as this project moving forward. Ms. Savage-Dunham and Attorney Hertz advised that this project was still being heard so they could not comment on this specifically, but they would provide a response to the Board at a later time. Deputy City Manager Teresa Lamar-Sarno advised that this was the first time they have had this situation and they would be looking at process improvement and feedback.

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 6:20 p.m.

Carol Taylor-Moore, Secretary

Jasmin De Freese, Deputy City Clerk