

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

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](http://www.cityofpsl.com/tv) for new public comment options.

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**Tuesday, November 1, 2022**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Item 5a\***

**1. Meeting Called to Order**

A Regular and Virtual Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Acting Chair Alfreda Wooten at 6:01 PM, on November 1, 2022 at Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

**2. Roll Call**

Members Present:

Deborah Beutel, Chair (via Zoom)

Alfreda Wooten, Vice Chair

Carol Taylor-Moore, Secretary

Peter Previte, At-Large

Roberta Briney, At- Large

Joseph Piechocki, At- Large

Eric Reikenis, At-Large

Melody Creese, Alternate

Others Present:

Mary Savage-Dunham, Director, Planning and Zoning

Bethany Grubbs, Planner, Planning and Zoning

Francis Foreman, Planner, Planning and Zoning

Anne Cox, Assistant Director, Planning and Zoning

Teresa Lamar-Sarno, Deputy City Manager

Frank Moehrle, Deputy City Attorney  
James Stokes, City Attorney  
Yaniz Wycoff, Police Officer  
Daisy Ruiz, Deputy City Clerk

**3. Determination of a Quorum**

Acting Chair Wooten determined there was a quorum.

**4. Pledge of Allegiance**

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

**5. Oath of Office for New Board Members**

- 5.a** New Board Member Swearing in: Eric V. Reikenis as Regular  
Member and Melody Creese as an Alternate Member  
Council Chambers  
N/A

[2022-960](#)

This is the swearing in of newly appointed regular and alternate  
Planning and Zoning Board members.

The Deputy City Clerk administered the oath of office to Eric V.  
Reikenis, as a Regular Member and Melody Creese, as an Alternate  
Member.

**6. Consent Agenda**

- 6.a** Approval of Minutes - October 4, 2022

[2022-936](#)

There being no discussion, Mr. Previte moved to approve the Consent  
Agenda. Mr. Piechocki seconded the motion, which passed  
unanimously by roll call vote. (Clerk's Note: Chair Beutel was not  
present at the time and did not vote on this Item.)

**7. Consent Agenda**

(Clerk's Note: This Item was duplicated on the Agenda.)

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

There were no items scheduled under this section of the Agenda.

**9. Public Hearing - Quasi-Judicial**

Frank Moehrle, Deputy City Attorney, read the Quasi-Judicial Rules into the record  
for Items 9.a, 9.b, 9.c and 9.d.

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

- 9.a** P22-185 FPL Eden Storage - Special Exception Use  
Location: Northeast of the intersection of SE Jennings Rd. and SE

[2022-763](#)

Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

Acting Chair Wooten indicated there was a request to table this Item until the December 6, 2022 Planning and Zoning Meeting.

Mr. Previte moved to table Item 9.a, P22- 185 FPL Eden – Storage until the December 6, 2022 Planning and Zoning Meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote. (Clerk’s Note: Chair Beutel was not present at the time and did not vote on this Item.)

**9.b** P22-226 Jensen MHP, LLC - LMD Conceptual Plan

[2022-940](#)

Amendment

Location: The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.

Legal Description: Lots 8-12, Block 1449, Port St. Lucie Section 15

This is a request to change the conceptual plan for the 1.17-acre LMD site.

The Board Members confirmed they did not have any Ex-Parte Communication on the Item.

Francis Foreman, Planner, Planning and Zoning, presented the Conceptual Plan Amendment for P22-226, Jensen MHP, LLC – LMD Conceptual Plan Amendment to the Board. (Clerk’s Note: A PowerPoint Presentation was shown at this time).

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

Acting Chair Wooten opened Public Comment.

Jeff Jackman, 3242 SW Fillmore Street, expressed concern over the exiting and traffic situation for the proposed restaurant at the subject location.

Ms. Corbett advised she did not have any of the traffic data available. Acting Chair Wooten requested that the Applicant share the information with Mr. Jackman.

Mr. Piechocki inquired if Staff had any comments regarding the traffic

circulation. Diana Spriggs, Public Works, Regulatory Division Director, confirmed they review traffic circulation during the site plan review process.

Mr. Piechocki asked if the current project complies, to which Ms. Spriggs responded in the affirmative.

Mr. Previte inquired if the Staff did not want access on Port St. Lucie Boulevard and preferred access was on a side street, to which Ms. Spriggs responded in the affirmative.

Acting Chair Wooten closed Public Comment.

Secretary Taylor-Moore asked that staff investigate the residents' concerns during the site plan review process.

Mr. Previte moved to approve Item 9.b, P22- 226 Jensen MHP, LLC – LMD Conceptual Plan Amendment. Ms. Briney seconded the motion, which passed unanimously by roll call vote. (Clerk's Note: Chair Beutel was not present at the time and did not vote on this Item.)

**9.c** P21-237 Gatlin Pointe Phase II - Special Exception Use

[2022-893](#)

Location: Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description: Portions of Lots 12, 13, 14, 15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32 - Block 1388 of Port St. Lucie Section 14.

This is a request for a special exception use to allow drive-through service in the CG (General Commercial) zoning district.

Mary Savage-Dunham, Director, Planning and Zoning, advised Chair Beutel was present via Zoom.

(Clerk's Note: Chair Beutel joined via Zoom at 6:19 PM.)

The Board Members confirmed they did not have any Ex-Parte Communication on this Item.

Bethany Grubbs, Planner, Planning and Zoning, presented the Special Exception Use Application for P21-237 Gatlin Pointe Phase II. (Clerk's Note: A PowerPoint Presentation was shown at this time).

Ms. Grubbs indicated the Applicant was present via Zoom and that the Agent was present in-person.

Jose Chavez, Storybook Holdings, 5260 Lake Burkett Lane, Winter Park, Florida, 32792, stated he agreed with Staff's recommendation and would be able to answer any questions.

No one signed up for public comment for this item.

There being no discussion, Mr. Piechocki moved to approve Item 9.c, P21- 226 Gatlin Pointe Phase II – Special Exception Use with Staff's recommendations for the construction of a right-hand turn lane on Gatlin Boulevard and that it be part of the Site Plan submittal. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

**9.d** P22-296 LTC Ranch Development of Regional Impact (DRI) - Fifth (5th) Amendment to the Development Order

[2022-937](#)

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Condition 17- Transportation (c) regarding the threshold for required intersection improvements to west Midway Road and Arterial A.

The Board Members confirmed they did not have any Ex-Parte Communication on the Item.

Anne Cox, Assistant Director, Planning and Zoning, presented the Fifth Amendment to the Development Order of P22-296 LTC Ranch Development of Regional Impact to the Board. ( Clerk's Note: A PowerPoint Presentation was shown at this time.)

Lee Dobbins, Dean Mead Law Firm, provided the historical background on the DRI and discussed Arterial A as part of the proposed Master Plan.

Vice Chair Wooten opened Public Comment.

George Saylor, 9184 Pumpkin Ridge Road, Vice President of the PGA Village Master Board Property Owners Association, expressed concern with the additional traffic on Commerce Center Drive.

Kinan Husainy, Kimley-Horn and Associates, 445 24th Street, Suite 200, Vero Beach, Florida. He advised a full comprehensive traffic study was completed to evaluate impact on the surrounding roads. He stated

they will be widening Midway Road and Glades Cut Off Road through annual reporting of traffic counts, which thresholds have not been met.

Mr. Piechocki asked if Staff agreed that the request did not create traffic saturation levels, to which Ms. Spriggs confirmed there were other triggers in the DRI that address when other improvements are required. She stated there was currently a DRI Amendment to make additional changes and at that time they plan to further investigate improvements.

Mr. Piechocki inquired if Commerce Center Drive was a City road, to which Ms. Spriggs responded in the affirmative.

Mr. Previte stated the resident's traffic concern on Commerce Drive was valid.

Mr. Reikenis inquired when the developer would be required to make improvements to Glades Cut Off Road, to which Ms. Spriggs stated the trigger to widen Glades Cut Off Road would be over 1,000 PM peak trips.

The Deputy City Clerk administered the oath to Susan O'Rourke, O'Rourke Engineering & Planning.

Ms. O'Rourke explained that they are required every year and every two years to study a certain number of roadways to evaluate the impact. She stated they have been doing many traffic studies on this project.

Chair Beutel inquired if the traffic studies would be done in the winter months since there are residents living in the area strictly in the winter months, to which Ms. O'Rourke responded in the affirmative.

Vice Chair Wooten closed Public Comment.

There being no further discussion, Mr. Piechocki moved to approve item 9.d, P22-296, LTC Ranch Development of Regional Impact (DRI) – Fifth (5th) Amendment to the Development Order. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

#### **10. New Business**

Mr. Piechocki discussed his concern relating variances being granted when the homeowner created the issue. He stated he would like to further discuss the issue

whenever Chair Beutel was present and if possible, have Director Savage-Dunham provide additional information regarding variances from the last training session the Board attended. Mr. Piechocki advised he believed presenting this information to the Board would help educate the Board on variance applications in the future. Mr. Previte agreed with Mr. Piechocki. Secretary Taylor-Moore stated she agreed with a discussion in the future. Chair Beutel asked Mr. Piechocki to speak to Director Savage-Dunham regarding the information he wished to have presented to the Board.

**11. Old Business**

Mr. Piechocki stated he spoke to Colt regarding traffic studies and discussed the possibility of finding out what traffic studies exist, how often they are done and how the saturation rate is determined. He requested that Staff come back to the Board to have a better understanding of the traffic saturation and studies in the City, as an education portion for the Board.

He provided a report to the Board regarding the number of projects approved and denied during the City's Site Plan Review Committee held since the last Planning and Zoning Meeting.

**12. Public to be Heard**

No one signed up to speak during this portion of the Agenda.

**13. Adjourn**

There being no further business the meeting adjourned at 6:57 PM.

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Carol Taylor-Moore, Secretary

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Daisy Ruiz, Deputy City Clerk