

# 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  
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  
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

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**Tuesday, May 2, 2023**

**6:00 PM**

**Council Chambers, City Hall**

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**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 Deborah Beutel at 6:00 PM, on May 2, 2023 at the Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Members Present:

Deborah Beutel, Chair  
Alfreda Wooten, Vice Chair  
Carol Taylor-Moore, Secretary  
Peter Previte, At-Large  
Roberta Briney, At-Large  
Eric Reikenis, At-Large

Member Not Present: Joseph Piechocki, At-Large

**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 - March 7, 2023 & April 4, 2023

**[2023-318](#)**

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

**6. Consent Agenda**

**6.a** P22-330 LTC Ranch West Phase 2 - Preliminary and Final Plat

[2023-393](#)

There being no discussion, Vice Chair Wooten moved to recommend approval of P22-330 LTC Ranch West Phase 2 - Preliminary and Final Plat. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

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

**7.a** P21-128 Wilson Groves - Large Scale Comprehensive Plan

[2023-327](#)

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

There being no discussion, Vice Chair Wooten moved to table P21-128 Wilson Groves - Large Scale Comprehensive Plan to a date uncertain. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

**7.b** P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulations, Section 156.038 - Preliminary Plat

[2023-323](#)

This is a staff-initiated amendment to Section 156.038 of the Subdivision Regulations regarding preliminary plats.

Anne Cox, Assistant Director Planning and Zoning, presented a PowerPoint Presentation to the Board regarding City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulations, Section 156.038 – Preliminary Plat.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Reikenis moved to recommend approval of P23-041 City of Port St. Lucie - Text Amendment to

Chapter 156: Subdivision Regulations, Section 156.038 – Preliminary Plat to the City Council. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

**7.c** P23-061 G. Callas Holdings, LLC - Small-Scale Comprehensive Plan Amendment

[2023-403](#)

Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road

Legal Description: Port St. Lucie - Section 31, Tract B

This is a request to change the future land use designation of a 1.79 acre property from OSR (Open Space Recreation) to RL ( Low Density Residential)

Bethany Grubbs, Planner, Planning and Zoning, presented a PowerPoint Presentation to the Board regarding the Small-Scale Comprehensive Plan Amendment to change the future land use designation of 1.79 acres of property from OSR (Open Space Recreation) to RL (Low Density Residential).

Mike McCarty, McCarty & Associates Land Planning and Design, LLC, was present via Zoom.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Reikenis moved to recommend approval of P23-061 G. Callas Holdings, LLC - Small-Scale Comprehensive Plan Amendment to the City Council. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

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

Attorney Hertz explained the Quasi-Judicial Rules into the record for the items under Section 8 of the Agenda.

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

**8.a** P21-127 Wilson Groves DRI Map Amendment

[2023-328](#)

The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning

Department.

This is a request to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan, adopted Resolution 11-R01 on January 24, 2011.

There being no discussion, Mr. Previte moved to table P21-127 Wilson Groves DRI Map Amendment to a date uncertain. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

**8.b** P23-028 Adams Homes of NW Florida, Inc. - Rezoning

[2023-333](#)

Location: 2136 and 2142 SW Madruga Street

Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.

This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Assistant Director Cox provided the Board with a PowerPoint Presentation regarding the Rezoning Request submitted by Adams Homes of NW Florida, Inc. She explained the request was to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2).

Secretary Taylor-Moore inquired if the setbacks were the same for the smaller lots compared to the bigger lots, to which Assistant Director Cox indicated they were the same setbacks.

David Jackson, General Manager for Adams Homes of NW Florida, Inc. explained the reason behind his request.

Chair Beutel opened Public to be Heard.

Dr. Susan Pettine, spoke in opposition of Item 8.b.

Ms. Alice Delannoy, spoke in opposition of Item 8.b.

Chair Beutel closed Public to be Heard.

There being no further discussion, Mr. Previte moved to deny P23-028 Adams Homes of NW Florida, Inc. - Rezoning. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

**8.c** P23-044 Daniel and Beth Barensen - Variance

[2023-402](#)

Location: 132 SW Klee Circle

Legal Description: Port St. Lucie Section 34, Block 2406, Lot 22

This is a request to grant a variance of 15 feet to allow a rear yard setback of 10 feet for an addition to an existing single-family residence.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Marissa Da Breo-Latchman, Planner, Planning and Zoning, presented a PowerPoint Presentation of P23-044 Daniel and Beth Barensen - Variance to the Board.

Vice Chair Wooten inquired if there were any easements located nearby, to which Planner Da Breo-Latchman confirmed there was.

Chair Beutel asked if there were any other properties nearby with a less than 25-foot set back, to which Planner Da Breo-Latchman responded in the negative.

Secretary Taylor-Moore inquired as to how the abandonment works and if that should come before the Board first, to which Planner Da Breo-Latchman explained she was unsure if the abandonment had been processed.

The Applicant, Beth Barensen, explained she submitted an abandonment of the full amount of set back and it was approved by the City Council. Chair Beutel asked that Ms. Barensen provide an overview of the new building.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

Under discussion, Mr. Reikenis asked the Board how often the Board recommends to the City Council that they approve a variance, to which Chair Beutel responded about once a year. He vocalized that he wanted to make sure the Board was not setting a precedent based on this case. Mr. Previte and Ms. Briney both indicated they shared the same concern as Mr. Reikenis. Vice Chair Wooten shared that emotions cannot affect the Board's decision on these matters.

Mr. Reikenis inquired with the Applicant as to her request, to which Ms. Barensen explained it was an additional room. He stated his concern was regarding the precedent that the Board was setting, if passed.

Mr. Previte asked if a photograph of the property with the pool was available, to which Planner Da Breo-Latchman responded in the negative.

There being no further discussion, Secretary Taylor-Moore moved to approve P23-044 Daniel and Beth Barensen - Variance with conditions that the property lines up the pool. Vice Chair Wooten seconded the motion. A roll call vote was taken with Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore voted in favor and Mr. Previte, Mr. Reikenis, and Ms. Briney dissented.

Attorney Hertz announced the Variance Application failed based on an insufficient vote and the need to have at least five members voting to approve the variance for it to pass. She advised the Applicant to contact the Planning & Zoning Department for details regarding other options for her.

**8.d** P23-053 Scott E. Kaapke - Variance

**[2023-391](#)**

Location: 1549 SW Underwood Ave.

Legal Description: Port St. Lucie Section 31, Block 1669, Lot 18

This is a request for a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.

Bianca Lee, Planner, Planning and Zoning, presented a PowerPoint Presentation of the Variance for P23-053 Scott E. Kaapke to the Board.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

The Applicant, Scott E. Kaapke, explained the reasoning behind his request for a variance.

Chair Beutel opened Public Comment. There being no comments, she closed Public to be Heard.

Mr. Previte mentioned that he would go by the Staff findings listed and deny the request. Mr. Reikenis inquired if this was like the previous case, to which Chair Beutel responded in the affirmative.

There being no further discussion, Mr. Previte moved to deny P23-053 Scott E. Kaapke – Variance. Ms. Briney seconded the motion. A roll call vote was taken with Chair Beutel, Vice Chair Wooten, Mr. Previte, Ms. Briney and Mr. Reikenis voting in favor and Secretary Taylor-Moore

dissenting.

Mr. Kaapke was advised he could speak at the end of the meeting.

**8.e** P23-062 G. Callas Holdings, LLC - Rezoning

[2023-406](#)

Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road.

Legal Description: Port St. Lucie Section 31, Tract B

This is a request to rezone a 1.79-acre property from OSR (RS-2 (Single-Family Residential)).

Planner Grubbs presented a PowerPoint Presentation of the Rezoning Application for P23-062 G. Callas Holdings, LLC – Rezoning to the Board. She explained the application would rezone a 1.79-acre property from Open Space Recreational to (RS-2) Single Family Residential.

Mike McCarty, McCarty & Associates Land Planning and Design, LLC, was present via Zoom.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Reikenis moved to recommend approval of P23-062 G. Callas Holdings, LLC – Rezoning to the City Council. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**8.f** P23-065 - Eden at Tradition - Landscape Modification

[2023-397](#)

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).

Legal Description: The legal description is Tradition SG-10, Parcel C.

This is a request for a landscape modification to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall along the west property line.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Bridget Kean, Senior Planner, Planning and Zoning, presented the Board with a PowerPoint Presentation regarding the Landscape Modification Request for P23-065 - Eden at Tradition. She indicated it was a request to allow for enhanced landscaping in lieu of providing a six-foot buffer wall along the west property line.

Matthew Yates, Lucido and Associates, LLC, was present on behalf of the Applicant and provided the Board with a graphic of the renderings.

Mr. Previte inquired as to the reason for the request, to which the Applicant advised walls were expensive and advised there would be a fence installed.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

Chair Beutel advised Board Members of the things to consider with this request.

There being no further discussion, Mr. Reikenis moved to approve P23-065 - Eden at Tradition - Landscape Modification. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

Attorney Hertz advised the following was an approval and not a recommendation of approval.

**8.g** P23-067 Varian, Lisa - Variance

**[2023-394](#)**

Location: 481 SE Faith Terrace

Legal Description: Port St. Lucie Section 2, Block 314, Lot 8

This is a request for a variance of 1.5 feet to allow an 8.5-foot side yard setback for a proposed screen enclosure and pool.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Francis Forman, Planner, Planning and Zoning, indicated that the P number should be P23-067 and that his PowerPoint Presentation slide was incorrect. He presented the Variance Request submitted by Lisa Varian. Planner Forman indicated the variance was for 1.5-foot to allow an 8.5-foot side yard setback for a proposed screen enclosure and pool.

The Applicant, Lisa Varian advised the Board the home was built with the incorrect setbacks and she was not aware until after she purchased the home.

Mr. Previte inquired if there was a permit issued with the design, to which Ms. Varian responded in the affirmative.

Chair Beutel inquired who and when the home was built, to which the Applicant stated she did not know who the builder was and noted that she purchased the home in 2011 and that the house was built in 2004. The Applicant stated she has installed a new roof, fence and shed and all times she has obtained permits for these items without any mention of the incorrect setbacks.

Mr. Previte inquired about the permit history, to which Planner Forman indicated he was unaware of past permits as that was handled by the Building Department.

Denise Fanslau, Apex Pavers & Pools, Inc., provided a summary of the property's historical background.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

Chair Beutel indicated she believed the Homeowner was facing challenges due to the way the home was built.

Mr. Previte asked if the permits were granted with the 1.5-feet extra, to which Chair Beutel confirmed.

There being no further discussion, Vice Chair Wooten moved to approve P23-067 Lisa Varian- Variance. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

## **9. New Business**

### **9.a Traffic Review Summary**

**[2023-389](#)**

Diana Spriggs, Regulatory Division Director, Public Works, provided the Board with an overview of the Traffic Review provided by Public Works based on the various applications submitted. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Chair Beutel stated she would like to see more than one entrance for an establishment. She also spoke about the development out west in Southern Grove and express concern over the potential lack of infrastructure on Gatlin Boulevard.

There was mention of possibly discussing reorganization of the Board; however, it was the consensus of the Board to wait to discuss this with

a full Board present.

**10. Old Business**

Chair Beutel stated she would like to see Vice Chair Wooten signup for another year on the Planning and Zoning Board.

**11. Public to be Heard**

Scott E. Kaapke, Applicant for Item 8.d, stated he wished to address the Board.

Attorney Hertz advised a hearing was held on the variance and it was quasi-judicial in nature. She stated extrinsic testimony is not part of the hearing, she stated she would allow Mr. Kaapke to speak; however, it should not be considered by the Board as part of evidence for the hearing.

Mr. Previte advised that a three-minute time be used for Mr. Kaapke's Public to be Heard comment.

Mr. Kaapke spoke about his Variance application held earlier in the meeting.

Chair Beutel closed Public to be Heard.

Mr. Previte inquired if it was possible to use newer photos during presentations.

Director Savage-Dunham advised they did not have drone footage available but would discuss the request with IT Staff.

Mr. Reikenis asked for Board input and advise relating to variances and vocalized that if all the variances were to be approved if it would perpetuate others to apply for a variance.

Chair Beutel advised that any variance request should meet City Code and for it to reasonable.

Secretary Taylor-Moore advised that every variance should be considered on the case-by-case basis and that everyone should look beyond precedent.

Attorney Hertz advised the Board should be looking at variance criteria as to the facts presented. She explained every case should be reviewed on a case-by-case basis.

The Board Members discussed their opinion regarding how they review each variance.

Attorney Hertz invited the Board Members to call her if they had any general questions related to variances.

**12. Adjourn**

There being no further business the meeting adjourned at 7:50 PM.

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Carol Taylor-Moore, Secretary

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Daisy Ruiz, Deputy City Clerk