

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

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Tuesday, May 3, 2022

6:00 PM

Council Chambers, City Hall

Request to Table 8e

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 Chair Beutel at 6:02 p.m., on May 3, 2022, 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
Joseph Piechocki
Roberta Briney

Others Present:

Marty Sanders, St. Lucie County School Board
Teresa Lamar-Sarno, Deputy City Manager
Elizabeth Hertz, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk
Daisy Ruiz, Deputy City Clerk

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 - April 5, 2022[2022-397](#)

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.

(Clerk's Note: The Board heard item 8f at this time.)

6. Consent Agenda**6.a** P21-174 Torino Lakes - Third Replat - Preliminary and Final Subdivision Plat with Construction Plans[2022-283](#)

Mr. Piechocki suggested hearing item 8f first as the majority of the public to be heard were present for this item. (Clerk's Note: Approval of the Consent Agenda was heard after the reading of item 8f.)

There being no discussion, Vice Chair Wooten moved to approve the Consent Agenda. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial**7.a** P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-scale[2022-392](#)

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.

Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.

This is a request to change the future land use designation of 6.67 acres from Commercial General (CG) and Utility (U) to Service Commercial (CS).

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Stephen Mayer, Planner, present to the Board and stated that this project was to change the future land use designations for a total of 6.67 acres from Commercial General (4.646 acres) and Utilities (2.024 acres) to Commercial Service (CS).

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, Ms. Briney moved to recommend approval of P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-Scale to the City Council.

Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

7.b P22-125 St. Elizabeth Ann Seton - Comprehensive Plan [2022-393](#)

Amendment/Small-scale

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the future land use designation of 12.76 acres from Residential Medium Density (RM) to Institutional (I).

(Clerk's Note: A PowerPoint presentation was shown at this time.)
 Stephen Mayer, Planner, present to the Board and stated that this project was to change the future land use designations for 12.76 acres from Residential Medium Density to Institutional, Private and Public.

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 P22-125 St. Elizabeth Ann Seton - Comprehensive Plan Amendment/Small-scale to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

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

8.a P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning [2022-389](#)

Location: This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.

Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.

Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.

There being no discussion, Mr. Previte moved to table P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning to the June 7, 2022, Planning & Zoning Board meeting. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.b P20-246 City of Port St. Lucie - City Center Master Sign [2022-315](#)

Program Amendment No.2

Location: Southeast corner of US Highway #1 and Walton Road.

Legal Description: City Center Plat

This is a request to amend to the City Center Master Sign Program to allow additional signage.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. The Deputy City Clerk swore in Planner Daniel Robinson at this time.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, 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 update the City Center's signs and make them digital. Jennifer Davis, CRA, stated that the sign designs were tied to the MidFlorida Event Center building and that they anticipated that additional modifications to the Sign Program would be brought forward when they finished their Master Plan.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2 to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.c P21-281 St. Lucie Lands PUD Amendment No. 4

[2022-383](#)

Location: South side of the intersection of SE Becker Road and SE Veranda Place

Legal Description: See PUD Document Exhibit H.

This is a request for approval of the fourth (4th) 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: A PowerPoint presentation was shown at this time.) Laura Dodd, 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 a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as clarifying anticipated uses, expand the list of acceptable zoning uses to include Institutional uses, and update the summary status of the PUD. Dennis Murphy, Culpepper & Terpening, briefly spoke to the Board about the project.

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 P21-281 St. Lucie Lands PUD Amendment No. 4 to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.d P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use [2022-391](#)

Location: The property is located on the north side of Prima Vista Boulevard and east of Friar Street.

Legal Description: Lot 3, Block 115, Port St. Lucie Section 27

This is a request for a special exception use to allow an automotive oil lubrication business in the Prima Vista Commercial Center Planned Unit Development (PUD) zoning district.

There being no discussion, Mr. Previte moved to table P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use to the June 7, 2022, Planning & Zoning Board meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.e P22-054 Mason Toscana Master Sign Program [2022-329](#)

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15

This is a request to create a Master Sign Program for a project known as Toscana PUD.

There being no discussion, Mr. Previte moved to table P22-054 Mason Toscana Master Sign Program to the June 7, 2022, Planning & Zoning Board meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.f P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan [2022-396](#)

Location: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.

Legal Description: Parcel 27D, Southern Grove Plat No. 13

The request is to rezone 30.89 acres from St. Lucie County Agriculture (1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).

(Clerk's Note: This item was heard after item 5.)

Chair Beutel inquired if there was any ex-parte communication, to which Ms. Briney, Chair Beutel, and Vice Chair Wooten responded in the negative, and Mr. Piechocki, Secretary Taylor-Moore, and Mr. Previte responded in the affirmative.

(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 along with emails that were previously sent to the Clerk's Office. She noted that she submitted an updated page 21 to correct an error on the MPUD and asked for any motions to contain this correction. She then presented the item to the Board and stated that the request was to rezone approximately 30.89 acres of a property from St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD), and that proposed MPUD will provide a residential development, retail/commercial/office space, and a warehouse/self-storage, and would accommodate Tradition Trail.

Mr. Piechocki asked for clarification that the sole issue before the Board was only about the rezoning of the 30.89 acres, to which Ms. Kean responded in the affirmative. Mr. Piechocki asked Ms. Kean to clarify the process for those in attendance, to which Ms. Kean obliged and informed of the process of approval and hearing dates.

(Clerk's Note: A PowerPoint presentation was shown, and a handout was provided at this time.) Steve Garrett, Lucido & Associates, presented to the Board on the application and informed that the Trail had no direct correlation to what was being shown before the Board.

Chair Beutel opened the Public Hearing, and the Deputy City Clerk swore in public that were not previously sworn in. Residents Frank Porter, Andrea Zigelski, Frank Marx, Dan Marra, Jay Webber, Joe Mastro, June (Clerk's Note: Last name was not audible.), and Charles Johnson all spoke in opposition to this project. Mr. Johnson also asked for another public meeting to hold a discussion. Mr. Garrett responded to a few of the residents' concerns and questions and informed that Mattamy Homes did not have an obligation to solve this problem, but that they were willing to continue coming up with options for the residents and continue these conversations. Mr. Piechocki asked what was required to get to this point in terms of communication with the public, to which Ms. Lamar-Sarno replied that all rezoning had a

requirement of signage and notification within 750 ft. Mr. Piechocki asked Mr. Garrett what type of notice and interactions would be done with the community, to which Mr. Garrett replied that the formal process of Site Plan and Development was done through the City and that for Southern Grove the process was the Site Plan Review Committee, and then once comments were addressed, they were scheduled for City Council. He also stated that they would reach out and hold public meetings with the residents, and that they would plan a meeting before this went before the City Council. Ms. Kean advised of the corrections on page 21 of the MPUD, stating that they have to follow the City's requirements for a wall, and she also clarified that the area could not be residential only because it was intended to be mixed-use, unless they changed the development to all residential.

There being no further discussion, Mr. Piechocki moved to recommend approval of P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan with the addition of the page 21 revisions to the City Council. Ms. Briney seconded the motion which passed by roll call vote with Ms. Briney, Mr. Piechocki, Chair Beutel, Vice Chair Wooten, and Secretary Taylor-Moore in approval, and Mr. Previte abstaining.

(Clerk's Note: Abstain form 8b was completed and filed by Mr. Previte.)

A break was called at 7:11 p.m., and the meeting resumed at 7:18 p.m.

8.g P22-112 Jennings Road Project - Rezoning

[2022-394](#)

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.

Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.

This is a request to change the zoning designation of 6.67 acres from Commercial General (CG) and General Use (GU) 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.)
Stephen Mayer, 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 for approval of the rezoning of approximately 6.67 acres from General Commercial and General Use to Service Commercial with the proposed project being a self-storage

facility.

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 P22-112 Jennings Road Project – Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.h P22-126 St. Elizabeth Ann Seton - Rezoning

[2022-395](#)

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: A portion of Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the zoning designation of 12.76 acres from Residential Medium Density (RM-11) to Institutional (I).

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.)
Stephen Mayer, 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 for approval of the rezoning of approximately 12.76 acres from Residential Medium – 11 units per acre to Institutional with the proposed project being for the existing church and a new parish hall.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval P22-126 St. Elizabeth Ann Seton – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki gave an overview of the April Site Plan meetings.

Mr. Piechocki asked for an update on the Cotleur/Allied Chemical Tire Recycling debate, to which Ms. Lamar-Sarno replied that the last time she spoke with Mr. Sorrow, he informed that he would set a meeting soon.

Mr. Piechocki asked for an update on the candidate selection process, to which Ms. Lamar-Sarno replied that the City Council held the first Public Hearing and that the

second Public Hearing was set for May 9, 2022. She stated that if it was approved, she would create a memo to the Mayor for her recommendations, which would then be placed on a future Agenda for Council discussion. Chair Beutel expressed that she was disappointed in this process and stated that Councilwoman Morgan advised that she would set up a meeting with her before the City Council meeting, but it had not occurred. Chair Beutel asked if there had ever been someone recommended by the Planning & Zoning Board that had not been appointed by City Council, to which Ms. Lamar-Sarno replied that she could not speak to that. Chair Beutel amended the question to reflect it being within Ms. Lamar-Sarno's history, to which Ms. Lamar-Sarno replied that she did not recall. Chair Beutel then asked the same question to Attorney Hertz, who replied that she did not know. Chair Beutel stated in her history with the Board, that there had not been one recommended member that was not appointed.

Chair Beutel stated that during a City Council meeting, the Councilmembers stated that they wanted to align all of the boards and asked how the Contractor's Examining Board found their process to make their selections, to which Mr. Previte replied that there was an interview process, then a selection process, then the Board recommended the appointees to the City Council. Chair Beutel asked why there were still many differences amongst all of the City's boards if Council was planning to align them all and asked why the Planning & Zoning Board was singled out. Mr. Piechocki then spoke on his feelings for the situation and the election process, stating that he thought there needed to be an update on the way that the Planning & Zoning Board was comprised and selected, and that they should work with the Council and Ms. Lamar-Sarno.

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 8:07 p.m.

Carol Taylor-Moore, Secretary

Jasmin De Freese, Deputy City Clerk