

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 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, July 5, 2022

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 6:02 PM on July 5, 2022, at Port St. Lucie City Hall, 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
Joseph Piechocki, At-Large
Roberta Briney, At-Large

Others Present:

Teresa Lamar-Sarno, Deputy City Manager (via Zoom)
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney
Traci Mehl, 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

5.a Approval of Minutes - June 7, 2022[2022-553](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes of the June 7, 2022, Planning and Zoning Board meeting. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There were no Consent Agenda items to be heard.

7. Public Hearings - Non Quasi-Judicial**7.a** P21-073 - Chapter 158 - Zoning Code, Section 158.155 Limited Mixed Use Zoning District (LMD).[2022-508](#)

A city initiated text amendment to add subsection 158.155(D)4 and (D)5 to the Limited Mixed Use Zoning District (LMD).

Planner Bethany Grubbs provided a brief summary of the text amendment and explained the Board previously heard an amendment to the Code to remove the institutional uses from the LMD zoning district along with other minor changes. However, upon codification, two subsections were omitted from Municode, so this amendment is again going through Planning & Zoning and City Council to reestablish subsections D4 and D5 of Section 158.155.

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

There being no discussion, Vice Chair Wooten moved to approve P21-073 - Chapter 158 - Zoning Code, Section 158.155 Limited Mixed Use Zoning District (LMD). Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Elizabeth Hertz explained the process and procedures for the Quasi-Judicial Hearings. At this time, the Deputy City Clerk swore in those individuals who intended to speak on any item under Section 8 of the Agenda.

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

Location: This property is located west of 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.

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

Planner Holly Price stated she was sworn in and the files were sent to the City Clerk at least five days prior to this hearing. She presented a PowerPoint presentation and reviewed the request, location maps, zoning, master plan, background, future land use, and traffic impact analysis. She indicated the applicant is Engineering, Design, and Construction (EDC) with Bradley Currie as the agent and the owner is St. Matilda.

Planner Price noted the developer is proposing to put a left turn lane at the site entrance on Blanton Boulevard, a right turn lane at Blanton Boulevard, and a right turn lane onto Torino Parkway at the intersection of Blanton, to offset traffic which has been an issue with the neighbors. She said the City is also planning to build a single lane roundabout at the intersection of Torino Parkway and Turtle Dove Lane.

Planner Price stated the PUD is consistent with the direction and policies of the Comprehensive Plan and has 9.138 dwelling units per acre, which is less than the allowed max. She said the Site Plan Review Committee recommended approval of the PUD on October 14, 2020. She responded to the Board's questions at this time.

Mr. Currie with EDC provided a PowerPoint presentation and discussed the future land use; zoning map; adjacent City owned properties; previously approved PUD, site plan, and elevations; proposed conceptual plans, site plan, and building separation; previous vs. proposed plans; traffic impacts; and typical floor plan. He stated this was an improvement over the previously approved plan with the reduction in number of units.

Chair Beutel asked Mr. Currie to address the objections raised at the neighborhood meetings, to which he spoke to concerns regarding building height and traffic.

Board Member Piechocki questioned the levels of the traffic study, to which Planner Price and Mr. Currie responded.

Board Member Previte inquired about the availability of the traffic study for the public, to which Mr. Currie and Planner Price responded.

Chair Beutel opened Public to be Heard. At this time, the Deputy City Clerk swore in those individuals who arrived late and intended to speak.

1. Rose Taylor, 5762 NW Belwood Circle, stated she was opposed to this project due to traffic concerns and safety of the residents.
2. Michael Ansorge, 6443 NW Faye Street, inquired about the traffic study, who paid for the study, retirees, and streets without sidewalks. He also indicated the traffic study could be found in the comments at the drop box link.
3. Diane Goldberg, 6470 NW Volucia Drive, spoke to safety and the traffic study, traffic evacuations for hurricanes, turn lanes on Blanton and Torino, and students vs. seniors.
4. Steve Carroll, 5421 NW Bolin Street, discussed the number of units per acre, traffic study, and rentals vs. sales.

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

Planner Price addressed some of the comments stating the applicant paid for the traffic study and that the PUD has been zoned RM since prior to 2004. Mr. Currie spoke to the public comments as well and further discussed the future land use map and how a traffic study is processed.

Board Member Previte inquired if the traffic study took into account the local colleges and renting to students, to which Mr. Currie stated their parking requirements per the Code have been met. He said the assumption was the units would be sold. Board Member Previte stated that may end up being a problem based on the future residents.

Chair Beutel asked if a bus stop could be built for the safety of the children, to which Mr. Currie explained the bus stop is inside the gates of the development.

Board Member Piechocki inquired about the type of presentation the City Council had on December 6, 2021, to which Planner Price and Mr. Currie responded.

Chair Beutel asked Mr. Currie to address the comment about emergency services not being substantial. Mr. Currie explained the requirements for emergency accesses. Chair Beutel asked Mr. Currie to look into adding an additional emergency access.

Deputy City Manager Lamar-Sarno clarified what was brought to City Council on December 6, 2021, and stated there was no agenda item for Torino Parc PUD and perhaps it was brought up by a member of the public.

Chair Beutel asked who could address the concern regarding speeding on Torino, to which Planner Price stated she would look into it.

Board Member Piechocki confirmed with Planner Price that it was Planning and Zoning's recommendation to approve this rezoning, as it complies with all rules, regulations, ordinances, and submittals.

There being no further discussion, Board Member Piechocki moved to recommend approval of P20-177, Torino Parc (St. Matilda, LLC) - PUD Rezoning, to the City Council. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

- 8.b** P22-182 St. Lucie County School at Verano - Rezoning [2022-552](#)
Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.
Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

There being no discussion, Board Member Previte moved to table P22-182, St. Lucie County School at Verano - Rezoning, to the August 2, 2022, Planning and Zoning Board meeting. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

- 8.c** P22-001 Riverland/Kennedy DRI Riverland Center MPUD [2022-468](#)
Rezoning
Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)
Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).
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Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative.

Planner Daniel Robinson stated he was sworn in and the official file was submitted to the City Clerk more than five days prior to this hearing. He asked that the file be entered into the record.

Planner Robinson provided a PowerPoint presentation and indicated the owner is Riverland/Kennedy, LLC, and the agent is Azlina Goldstein of GL. He reviewed the proposal, property location, land use, traffic impact analysis, other impacts, buffering, etc. He noted that all development will be required to comply with all applicable conditions on the Riverland/Kennedy DRI Development Order. He stated that Planning and Zoning development staff finds the request to be consistent with the directions and intent of the future land use map and the policies of the City's Comprehensive Plan and recommends approval.

Azlina Goldstein for Riverland/Kennedy stated she was sworn in and provided a PowerPoint presentation on the Riverland/Kennedy DRI Riverland Center MPUD Rezoning, P22-001. She reviewed the location maps, conceptual plan and access, traffic generation analysis, etc.

Chair Beutel opened Public to be Heard.

1. Lorraine Sedeyn - 12592 SW Cattleya Lane, questioned if the mixed use included commercial property and if there would be high-rise buildings or condos.

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

Ms. Goldstein responded to the comments and stated the mixed use would comprise of residential and commercial, retail, restaurants, etc. She said the product type of the residential is still to be determined.

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-001, Riverland/Kennedy DRI Riverland Center MPUD Rezoning, to the City Council. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

Location: 1100 SW ST Lucie West Boulevard

Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20

This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.

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

Planner Bianca Lee provided a PowerPoint presentation and stated this was a variance to the St. Lucie West Master Sign Program and the City Code. She indicated the agent is Tyson Waters of Fox McCluskey, and the property owner is St. Lucie West Properties, LLC. She reviewed the proposed location of a secondary monument sign along St. Lucie West Boulevard and the requirements of the Master Sign Program. She stated the Planning and Zoning Board can make a motion to approve, approve with conditions, deny, or table.

Board Member Piechocki inquired if there was a precedent for this signage, to which Planner Lee explained that no other sites have two monument signs located on a major roadway.

Tyson Waters with the law firm of Fox McCluskey stated he was in attendance on behalf of the applicant, Craig Goldenfarb, who was also in attendance. Mr. Waters discussed the criteria for the variance and noted that the St. Lucie West Association that governs and creates the Master Sign Program provided a letter of recommendation supporting approval. He responded to the Board's questions at this time.

Chair Beutel questioned if the other tenants objected to or could share the secondary sign, to which Mr. Waters explained he was asking for the minimum as to the size of the sign.

Applicant Craig Goldenfarb briefly spoke about his law firm and explained that many of his clients have driven by his office because the existing signage is not legible.

The Board and Mr. Waters discussed the differences between the variances in the Master Sign Program and the City Code.

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

There being no further discussion, Board Member Piechocki moved to approve P22-099, St. Lucie West Properties, LLC - Variance. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

8.e P22-178 Up On Top Volleyball - Variance

[2022-545](#)

Location: SE corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Chair Beutel indicated that P22-178, Up On Top Volleyball - Variance, was requesting to table to August 2, 2022.

There being no discussion, Secretary Taylor-Moore moved to table P22-178, Up On Top Volleyball - Variance, to the August 2, 2022, Planning and Zoning Board meeting. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

9. New Business

Chair Beutel asked Planner Price to check with Marty Sanders, Executive Director of Facilities, Maintenance and Growth Management, School Board of St. Lucie County, regarding the existing bus stop and roundabout outside the development at Turtle Dove, to see if something can be constructed for the safety of the children. She stated she also asked for information regarding a safety issue at the Selvitz and St. James bus stop, but she has not heard back and will bring it up again next month.

10. Old Business

Board Member Piechocki provided an update on the recent Site Plan Review Committee meetings. He requested an update from Deputy City Manager Lamar-Sarno on the candidates for the Planning and Zoning Board as well as on the progress of Allied Chemical and Liberty Tire Recycling.

Deputy City Manager Lamar-Sarno reported on the status of the candidates for the Planning and Zoning Board. She stated everything has been submitted to the City Council Office and she is looking to get the three vacancies filled at the end of the month. She also reported that meetings were held recently with both Mr. Sorrow and his clients and with Liberty Tire, and she believed some additional applications will be coming before this Board, but they needed to work on the buffering issue.

Board Member Piechocki spoke to Board Member Briney's concerns regarding his comments about the Board not doing a good job. Board Member Briney responded

with her concerns. Board Member Piechocki explained it was not about individuals, but for the betterment of the Board and its processes. Chair Beutel stated that change is always difficult and she appreciated everyone's efforts and contributions.

Deputy City Manager Lamar-Sarno echoed Chair Beutel's comments and stated that she and staff appreciated the Board's time and effort. She reminded the Board of the upcoming training on August 5, 2022, in Jupiter and thanked them in advance for attending.

11. Public to be Heard

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

12. Adjourn

There being no further discussion, the meeting was adjourned at 7:51 PM.

Carol Taylor-Moore, Secretary

Traci Mehl, Deputy City Clerk