

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, April 5, 2022

6:00 PM

Council Chambers, City Hall

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 6:03 p.m., on April 5, 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

Peter Previte

Joseph Piechocki

Carol Taylor-Moore

Roberta Briney

Others Present:

Teresa Lamar-Sarno, Deputy City Manager

Michelle Samaroo, Deputy City Attorney

Jasmin De Freese, 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 - March 1, 2022

[2022-298](#)

There being no corrections, Secretary Wooten moved to approve the minutes. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P21-204 Chapter 154 - Landscape Code, Section 154.03(F)
Landscape Design Standards Text Amendment

[2022-285](#)

A City initiated text amendment to City of Port St. Lucie - Title XV, Land Usage, Chapter 154, Landscape and Clearing Code, Article I, Landscaping, Section 154.03, Landscaping Design Standards regarding screening of air conditioning units.

Chair Beutel read into the record the applicant's requirement to be present or represented and the process for anyone wishing to speak.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Stephen Mayer, Planner, gave a presentation on the item and stated that the purpose of the amendment was to allow air conditioning units in the front yards of certain Zoning Districts. Mr. Previte asked if it should be at a maximum of 24 inches because the current language read that it could possibly be more, to which Mr. Mayer responded in the affirmative

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 further discussion, Mr. Previte moved to recommend approval of P21-146 Mattamy Palm Beach LLC – Text Amendments to Chapter 163 Model Homes with the correction of a maximum of 24 inches to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote.

A break was called at 6:15 p.m., and the meeting resumed at 6:24 p.m.

8. Public Hearing - Quasi-Judicial

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

8.a P21-175 St. Andrews Park Phase II - PUD Amendment No. 1
Location: The property is located west of NW St. James Drive, north of NW St. James Boulevard, east of NW Selvitz Road.
Legal Description: All of the property within St. Andrews Townhomes plat and all of the property within St. Andrews Park Commercial replat.

[2022-303](#)

The request is to amend the 42.33-acre PUD zoning district to increase the area for townhouse development from 20.52 acres to 32.52 acres (+8.52 acres), decrease the area for office development from 5.66 acres to 1.25 acres (-4.41 acres), and decrease the area for commercial development from 8.4 acres to 2.35 acres (-6.05 acres).

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.) Holly Price, 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 the item to the Board, stating that the request was for rezoning and included townhouse units along with a clubhouse, dog park, and nature trails, as well as office developments. She stated that they would recommend approval with the condition of an addition of an 8ft sidewalk on the south side.

Chair Beutel asked if they would consider putting a covered area and bike racks for children at the bus stop and stated that it was currently a safety issue and they were now going to be adding more homes, to which Ms. Price replied that she needed to look at it and learn more about it. Mr. Piechocki asked if they would be recommending something that was not in the code, to which Ms. Price responded in the negative.

Michael Huston, HDA Design Studio, stated that there was a bus stop with a bicycle rack, but that he believes this is not where the bus picks up, but rather picks up from the main road. He stated that in addition to the sidewalk, they would put in a median cut so that residents would have access to the local Publix, as well as a privacy fence and a connection to the nature trails. He also stated that the current gate would remain for the residents. Chair Beutel asked if this was an age-restricted community to which Mr. Huston responded in the negative. Matthew Markovski, St. Andrews Park Commercial, spoke to the Board and stated that their communities end up being 80% seniors and empty nesters, so they do not usually have that many children.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to recommend approval of P21-175 St. Andrews Park Phase II - PUD Amendment No. 1, with conditions of

an addition of sidewalks and that the developer consider the establishment of a new bus stop or augmentation of the existing bus stop. Secretary Wooten seconded the motion which passed unanimously by roll call vote.

8.b P20-177 Torino Parc -PUD Rezoning

[2022-310](#)

Location: The property is located at the northwest corner of NW East Torino Parkway and NW Blanton Blvd.

Legal Description: Port St Lucie Section 46, First Replat Tract F

Request: This project proposes to rezone 28.81 acres of property to PUD for 263 townhouse units and to have a density of 9.12 dwelling units per acre.

There being no discussion, Mr. Piechocki moved to table P20-177 Torino Parc -PUD Rezoning to the May 3, 2022 Planning & Zoning meeting. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

8.c P21-201 Sympatico PUD Rezoning

[2022-268](#)

Location: The property is located on the east side of Port St. Lucie Blvd. and north of SW Darwin Blvd.

Legal Description: Sympatico Plaza (Plat Book 73 Page 3) - Lot 4

This is a request to rezone 22-acres from CG (General Commercial) to Planned Unit Development (PUD) to allow a 300 unit multi-family development.

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.)
Bethany Grubbs, 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 the item to the Board and stated that the request was to rezone 22 acres of vacant land from General Commercial to Planned Unit Development Zoning to allow a 300-unit multi-family development.

Chair Beutel opened the Public Hearing. Resident Lesha Salner spoke to the Board in opposition of this item and stated that the area was a preservation area. She recommended keeping the area as-is and converting it to a nature trail. Resident Richard Hoagland also spoke in opposition of this item and stated that the municipal services already could not keep up without the addition of the 300-unit home development.

Autumn Sorrow, AJ Entitlements & Planning, stated that this area was not a preserve habitat and that they were aware of the homelessness,

trash, and trespassing on private property issues and they were working on solving the issues without fencing it off and without the police getting involved. Mr. Piechocki asked if the trash issue was a City collection issue or a dumping issue, to which Ms. Sorrow replied that it may be two-fold. She also stated that they were not far enough along to answer some of the design questions, but that the residents will have a chance to look at the site plan. Chair Beutel asked if they were planning to have a meeting with the residents, to which Ms. Sorrow replied that they had already had one on March 21st, but no one came. She stated that they sent out everything needed including notices and questionnaires, and Chair Beutel suggested holding another meeting.

There being no further discussion, Mr. Piechocki moved to recommend approval of P21-201 Sympatico PUD Rezoning to the City Council with the condition that a documented second meeting take place. Mr. Previte seconded the motion which passed unanimously by roll call vote.

8.d P21-237 Gatlin Pointe Phase II - Special Exception Use

[2022-221](#)

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.

There being no discussion, Mr. Previte moved to table of P21-237 Gatlin Pointe Phase II - Special Exception Use to an unknown date. Ms. Wooten seconded the motion, which passed unanimously by roll call vote.

8.e P22-014 GHO Midway Road, LLC - Rezoning

[2022-217](#)

Location: The property is located on the south side of Midway Road and East of the Florida Turnpike along NW Corporate Way.

Legal Description: Midway Commerce Center, Lots 1 and 8.

To change the zoning of approximately 7.66-acres; 2 (two) parcels from General Commercial (CG) 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.)
Bianca Lee, 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 the item to the Board and stated that the request was to rezone approximately 7.66 acres from General Commercial to Service Commercial to be consistent with the City's Comprehensive Plan.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Secretary Wooten moved to recommend approval of P22-014 GHO Midway Road, LLC – Rezoning to the City Council Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.f P22-055 SK Cornerstone, LLC at St Lucie West - Variance

[2022-284](#)

Location: The property is located on the northwest corner of NW Courtyard Circle and NW Peacock Boulevard.

Legal Description: Lot 3A, SLW Plat 196.

This is a request to grant a variance reduce the required the 10' wide landscape buffer along NW Courtyard Circle, waive the required perimeter shade trees along NW Courtyard Circle and waive one required interior landscape island.

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 the item to the Board and stated that the request was to reduce the required 10ft wide perimeter landscape buffer to 2.5ft, to reduce the required perimeter shade trees by a total of 5 trees, and to waive the requirement for an interior landscape island which would have one of the shade trees and ground cover.

Chair Beutel asked how people would be protected with the outdoor dining, to which Mr. Mayer replied that there would be a curb and hedge. Chair Beutel stated that it was not protected enough and that she would not want to waive the island unless they found better protection. Todd Riley, Riley Design and Consulting, spoke to the Board about the trees and entrances, and also stated that the area around the outdoor seating would have a fence around it. Secretary Wooten mentioned that the neighboring Texas Roadhouse now had similar outdoor seating, and Mr. Previte followed with discussion on McDonald's and Wawa's outdoor seating. Chair Beutel asked if they would consider adding safety bollards, to which Mr. Riley replied that

he would like to keep the safety fence because bollards would not stop someone walking through, but they would see if they could fit them in if it was a contingency of the Board’s approval.

There being no further discussion, Mr. Piechocki moved to approve of P22-055 SK Cornerstone, LLC at St Lucie West – Variance with the condition of adding safety bollards in addition to the safety fencing for the outdoor dining area. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

- 8.g** P22-088 The Learning Experience at St. Lucie West - Variance
 Location: West side of SW Fountainview Boulevard, north of the Lake Charles residential subdivision
 Legal Description: Lot 7, St. Lucie West Plat No. 164, 2nd Replat in The Fountains (PB 43 PG(s) 9-9A)
 This request is to eliminate the required five-foot landscape strip along the proposed daycare facility’s front façade and allow an alternate placement of the five-foot landscape strip on the opposite side of the perimeter sidewalk.

[2022-295](#)

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.)

Bethany Grubbs, 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 the item to the Board and stated that the request was to eliminate the required 5ft landscape strip on the west side of the building and swap the landscape to the opposite side of the sidewalk, with a proposed fence included.

The Deputy City Clerk swore in applicant Melissa Corbit, and Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no further discussion, Secretary Wooten moved to approve P22-088 The Learning Experience at St. Lucie West - Variance. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

- 8.h** P22-089 Building Partners, LLC - Variance
 Location: 3909 SW Kakopo St.
 Legal Description: Port St. Lucie Section 21, Block 2077, Lot 2
 This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for an existing shed.

[2022-309](#)

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.)
 Bianca Lee, 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 gave a presentation on the item and stated that the request was a variance for a shed.
 Marcio Silva and Zamel Abou stated that the shed was previously permitted in 1994 and when the property was split, they obtained the property with the shed. Secretary Wooten asked if FPL would be able to get to the power pole safely with the shed in the current place, to which the applicants responded in the affirmative.
 Chair Beutel opened the Public Hearing. Richard Jelliffe stated that that he lives on the lot next door and that the lot was his and he sold it to them. He stated that he had bought the property in 2001 and it had a unity of title, and that he does not have a problem with the shed since he would be the one affected by it as he lived next door.
 There being no further public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to approve P22-089 Building Partners, LLC - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.i P22-101 Southern Grove Development of Regional Impact (DRI) Amendment -9th Amendment to the DRI Development Order

[2022-296](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal, and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.

Legal Description: The legal description is a parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.

This is a request to modify the master development plan, Map H, of the Southern Grove DRI.

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.)
 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. She gave a presentation on the item and stated that the application only modified the Master Development Plan for the Southern Grove DRI with no other changes proposed. She stated that the proposed changes increased the mixed-use land use that was designated in the DRI, increased the Employment Center, and decreased the Neighborhood Village

Commercial.

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 of P22-101 Southern Grove Development of Regional Impact (DRI) Amendment -9th Amendment to the DRI Development Order to the City Council. Secretary Wooten seconded the motion which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki recommended adding 2 items: 9b for an update/discussion on the interview process and 9c for an update on the March Site Plan Committee activities. Deputy City Manager Teresa Lamar-Sarno recommended adding item 9d for Board Elections, to which Chair Beutel informed that it was already listed as item 9b on the Agenda. (Clerk's Note: Item 9b was not listed on the Agenda.)

9.a P22-032 City of Port St. Lucie Chapter 155 Signs

[2022-308](#)

This proposed text amendment is presented for discussion purposes.

(Clerk's Note: A PowerPoint presentation was shown at this time.)

Daniel Robinson, Planner, presented to the Board and gave a preliminary proposal for an update to the City of Port St. Lucie's sign code. He stated that it was determined that it needed to be updated to today's standards, and that this update was intended to bring clarity and more options for signage for city businesses. He also stated that it allowed for more flexibility and would permit proposed variations to the entire sign code rather than sections. Mr. Robinson stated that businesses would be able to use temporary banners, and that electrical message signs would be added to the definition section of the city code along with other verbiage.

Mr. Piechocki asked how they gathered the material and how they did the process internally, to which Mr. Robinson replied that most research was internal to staff and the Legal Department, as well as contacting some local sign companies. Ms. Taylor-Moore asked if having a 6 second message was a standard, to which Mr. Robinson replied that it was suggested by the Fire Watch Company to be between 4-8 seconds and depended on the speed of the cars traveling. Ms. Taylor-Moore asked about the standard for the luminosity, to which Mr. Robinson replied that it was mostly from sign research done by other companies. Chair Beutel asked if the cost for a sign permit was proposed to change as well, to which Mr. Robinson responded in the negative. Chair Beutel asked if they could encourage businesses that had aging sign by reducing the cost to replace them, to which Mr. Robinson replied that it could be proposed.

(Clerk's Note: The following topic was held as a discussion.) Mr.

Piechocki asked for an update on applicants and the status of the interview process, to which Ms. Lamar-Sarno stated that they had 4 applicants and informed the Board of the City Council proceedings in the interview process, stating that they wished to align the interview process for this Board with the other Boards and that they would be selecting the new members. Chair Beutel disagreed with having the City Council select the new Board members and recommended that the current Board members attend the April 11, 2022 City Council meeting to speak on the topic.

(Clerk's Note: The following topic was held as a discussion.) Mr. Piechocki discussed the statistics of the March Site Plan Committee meetings with the Board.

(Clerk's Note: The following topic was held as a discussion.) Ms. Briney nominated Secretary Wooten as the new Vice Chair. Ms. Taylor-Moore seconded the nomination which passed unanimously by voice vote. Secretary Wooten became the new Vice Chair of the Planning & Zoning Board.

Secretary Wooten nominated Ms. Taylor-Moore as the new Secretary. Ms. Briney seconded the nomination which passed unanimously by voice vote. Ms. Taylor-Moore became the new Secretary of the Planning & Zoning Board.

Ms. Briney nominated Chair Beutel to remain as Chair. Ms. Taylor-Moore seconded the nomination, which passed unanimously by voice vote. Chair Beutel remained the Chair of the Planning & Zoning Board.

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 8:21 p.m.

Alfreda Wooten, Secretary

Jasmin De Freese, Deputy City Clerk