

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

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Chair Debra Beutel, At-Large
Vice Chair Melissa Stephenson, At-Large
Secretary Daniel Kurek, District 4
Vacant, District 1
Vacant, District 2
Board Member Ana Gomez-Mallada, District 3
Board Member Alfreda Wooten, At-Large
Alternate Board Member Roberta Briney
Vacant, Alternate Board Member

Please visit www.cityofpsl.com/tv for new public comment options as a result of COVID-19.

NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

Tuesday, October 6, 2020

1:30 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 1:37 p.m., on October 6, 2020, 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
Melissa Stephenson, Vice Chair (Virtual)
Secretary Kurek (Virtual)
John Corzine (Virtual)
William "Bill" Peak (Virtual) (Arrived at 3:33 p.m.)
Roberta Briney, Alternate (Virtual)
Alfreda Wooten (Virtual)

3. Determination of a Quorum

Chair Beutel confirmed that 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 23 & September 1, 2020[2020-760](#)

There being no corrections, the minutes were unanimously approved.

(Clerk's Note: Mr. Peak was not present for the vote.)

6. Consent Agenda

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

(Clerk's Note: Mr. Peak was not present for the vote.)

6.a P20-088 - St. Lucie West - Lot 8 - Major Site Plan[2020-703](#)

This Consent item was Approved.

6.b P20-089 - St. Lucie West Lot I-6A and I-6B - Major Site Plan[2020-772](#)

This Consent item was Approved.

7. Public Hearings - Non Quasi-Judicial

The City Attorney read the Quasi-Judicial Rules into the record. The Deputy City Clerk administered the Oath of Testimony to staff, the applicants, and members of the audience.

7.a P20-059 - Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment[2020-773](#)

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: Portions of Sections 15, 22, 23, 26, and 35, and all of Sections 27 and 34, Township 37 South, Range 39 East, St. Lucie County, Florida. The complete legal description is available in the Planning and Zoning Department.

Request: Mattamy Palm Beach, LLC, has applied to amend the text of the Future Land Use Element of the City's Comprehensive Plan by amending Figure 1-4, Southern Grove NCD District Conceptual Land Use Plan.

Bridget Kean, Senior Planner, stated that the request was an

application to amend the text of the Comprehensive Plan by revising Figure 1-4 of the Future Land Use Element. She stated that Figure 1-4 was the Conceptual Land Use Plan for the Southern Grove NCD District and that the proposed amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, Regional Business Center sub-districts to accommodate new development proposals and the re-alignment of Paar Road.

Ms. Kean stated that Autumn Sorrow, AJ Entitlements, was the acting agent for Mattamy Palm Beach, LLC. Ms. Kean stated that Southern Grove was an approved Development of Regional Impact (DRI) approximately 3,606 acres in size and that the Development Plan divided the project into major districts consistent with the NCD (New Community Development) future land use classification and policies. Ms. Kean stated that the entitlements included, 7,388 residential dwelling units, 3,675,075 square feet of retail use, 2,430,728 square feet of office use, 2,498,602 square feet of research and development, 4,583,336 square feet of warehouse/industrial use, 791 hotel rooms, and 300 hospital beds.

Ms. Kean stated that the Planning and Zoning Department staff found the petition to be consistent with the intent and direction of the City’s Comprehensive Plan and recommended approval.

Steve Garrett, Lucido & Associates, representing Mattamy Palm Beach, LLC., stated that he did not have a presentation and offered to answer any questions.

Chair Beutel opened the Public Hearing there being no public to be heard, she closed the Public Hearing. Ms. Briney moved to approve P20-059, Mattamy Palm Beach, LLC., Large Scale Comprehensive Plan Text Amendment, to the City Council. Mr. Peak seconded the motion, which passed unanimously by roll call vote.

(Clerk’s Note: Mr. Peak was not present for the vote.)

7.b P20-148 - Coast to Coast Real Estate Holdings, Inc. - [2020-738](#)

Small-Scale Comprehensive Plan Amendment

Location: The property is located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western connection to SW Leavy Road), and the address is 2000 SW Leafy Road.

Legal Description: Section 11, Tract “D”.

This is a request to change the future land use designation of a 3.28-acre parcel from Institutional (I) to Residential, Low Density (RL).

Patti Tobin, Lang Range Planning Administrator, stated that the application was a request to amend the Future Land Use designation for 3.28-acres from Institutional (I) to Residential, Low Density (RL). She explained that the proposal was concurrent to a rezoning request, which would be detailed under a separate presentation. Ms. Tobin stated that the purpose of the request was to allow the property to be subdivided for single-family lots.

Ms. Tobin stated that the 3.28-acre property was undeveloped and located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road. The property has an existing zoning district of Institutional (I) and a future land use designation of Institutional (I). Ms. Tobin explained that in order to accommodate the residential use proposed, the applicant was requesting to amend the Future Land Use designation to Residential, Low Density (RL) and zoning district to Residential Estate (RE).

Ms. Tobin stated that the Planning and Zoning Staff recommended approval of the small-scale Future Land Use map amendment from Institutional (I) to Residential, Low Density (RL).

Todd Mowery, Redtail Design Group, Inc., gave a brief presentation and offered to answer any questions.

Chair Beutel opened the Public Hearing.

Robert Kindred stated that he lived adjacent from the property and clarified that the item involved three housing lots.

Jason Brewer asked if the developer would be required to complete any road improvements or installing stop signs, as there was already an issue with speeding and traffic on the road.

Ms. Tobin responded to Mr. Kindred and Mr. Brewer's questions.

Chair Beutel closed the Public Hearing. Vice Chair Stephenson moved to approve P20-148, Coast to Coast Real Estate Holdings, Inc., Small Scale Comprehensive Plan Amendment, to the City Council. Ms. Wooten seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Mr. Peak was not present for the vote.)

7.c P20-161 - Riverland/Kennedy DRI - Large Scale [2020-765](#)
Comprehensive Plan Text Amendment

Location: The property is located south of Discovery Way and west of Community Boulevard.

Legal Description: Portions of Sections 15-22, 27-28, 33-34, Township 37, Range 39 East, St. Lucie County, Florida. The complete legal description is available in the Planning and Zoning Department.

Request: The City has received an application from Urban Design Studio, to amend the text of the Future Land Use Element of the City's Comprehensive Plan by amending policy 1.2.10.2 and Figure 1-5, Riverland/Kennedy NCD District Conceptual Land Use Plan.

Daniel Robinson, Planner I, stated that the application was to amend the text of the comprehensive plan by revising Figure 1-5 of the Future Land Use Element. He explained that Figure 1-5 was the Conceptual Land Use Plan for the Riverland/Kennedy NCD District and the proposed amendment adjusted the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial, sub-districts to accommodate new development proposals.

Planner Robinson stated that Riverland/Kennedy was an approved Development of Regional Impact (DRI) approximately 3,845 acres in size. He explained that the Development Plan divided the project into major districts consistent with the NCD (New Community Development) Future Land Use classification and policies and that the entitlements included 11,700 residential dwelling units, 892,668 square feet of retail use, 1,361,250 square feet of Research & Office use, 1,361,250 square feet of Light Industrial use, and 327,327 square feet of Institutional & Civic use.

Planner Robinson stated that the proposed amendment to the Conceptual Plan is to relocate 31 acres of mixed-use designation, 42 acres of neighborhood commercial village designation, and 16 acres of residential designation. He explained that the proposed changes would not change the net acreage of any land use designation and that the proposal was only a proposed change in location. Planner Robinson stated that the proposed change to policy 1.2.10.1 was to update the labeling of the Concept Plan and that it was not updated with the last amendment that changed the Figure label.

Planner Robinson stated that the Planning and Zoning Department staff

found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommended approval.

Ken Tuma, Urban Design Studio, stated that Planner Robinson's presentation covered everything and offered to answer any questions.

Marty Sanders, St. Lucie School District, stated that the school sites have been well-planned and thanked the City along with the developer.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Ms. Briney moved to approve P20-161, Riverland/Kennedy DRI, Large Scale Comprehensive Plan Text Amendment, to the City Council. Vice Chair Stephenson seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Mr. Peak was not present for the vote.)

8. Public Hearing - Quasi-Judicial

8.a P20-067 - Mattamy Palm Beach, LLC - DRI Amendment

[2020-771](#)

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: Portions of Sections 15, 22, 23, 26, and 35, and all of Sections 27 and 34, Township 37 South, Range 39 East, St. Lucie County, Florida. A full legal description is provided in the development order.

Request: An application from Mattamy Palm Beach, LLC, to amend the development order for the Southern Grove Development of Regional Impact (DRI) by amending the master development plan, Map H and Map H (2).

Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

Bridget Kean, Senior Planner stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that Mattamy Palm Beach, LLC, has applied for the 6th Amendment to the Southern Grove DRI Development Order. She explained that the purpose of the amendment was to amend the Master Development Plan, Map H and Map H (2) of the DRI and to revise the build out and expiration dates pursuant to the legislative time extensions granted by the Governor.

Ms. Kean stated that Southern Grove was an approved Development of

Regional Impact (DRI) approximately 3,606 acres in size and that the development plan divided the project into major districts consistent with the NCD (New Community Development) Future Land Use Classification and policies. Ms. Kean stated that the entitlements included 7,388 residential dwelling units, 3,675,075 square feet of retail use, 2,430,728 square feet of office use, 2,498,602 square feet of research and development, 4,583,336 square feet of warehouse/industrial use, 791 hotel rooms, and 300 hospital beds.

Ms. Kean stated that the proposed amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals; shifts the location for a proposed school and park site on SW Community Boulevard; realigns the Paar Road right-of-way between SW Village Parkway and Interstate 95 and reconfigures Tradition Trail. Ms. Kean stated that the Planning and Zoning Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommended approval.

Steve Garrett, Lucido and Associates, gave a brief presentation and offered to answer any questions.

Marty Sanders stated that the City worked very closely with the School District.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Ms. Briney moved to approve P20-067, Mattamy Palm Beach, LLC., DRI Amendment, to the City Council. Ms. Wooten seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Mr. Peak was not present for the vote.)

8.b P20-138 - G. Callas Holdings, LLC Rezoning

[2020-720](#)

Location: The property is located at the southwest corner of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description : Lots 16 -19 & 22-27, Block 1399, Section 14

This is a request to rezone property from Single Family Residential (RS-2) to Limited Mixed Use (LMD).

Laura Dodd, Planner II, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the item was a Rezoning application to rezone 2.56

acres of RS-2 property to the LMD classification for the purpose of developing a commercial, retail and personal services, development. She explained that the subject property has a land use classification of ROI (Residential, Office, and Institutional) and a zoning classification of RS2 (Single Family Residential.)

Planner Dodd stated that the applicant was Jose Chaves, Story Book Holdings and that the owner was G. Callas Holdings, LLC. She states that the property was located on the southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle. Planner Dodd stated that the rezoning of the property to Service Commercial was consistent with the direction and policies of the City's Comprehensive Plan; specifically, Policy 1.1.4.13 which identified LMD as a compatible zoning district with the ROI Future Land Use designation.

Planner Dodd stated that The LMD classification is an acceptable zoning classification within ROI districts per Comprehensive Plan Policy 1.1.4.13. The subject property is also located within Conversion District #2. The proposed rezoning is consistent with the applicable regulations for the conversion area and furthers the objective of the Comprehensive Plan to serve as development along major corridors as transitional land uses between more intensive commercial areas. Planner Dodd stated that there was a related project, P20-039, which would be presented later in the meeting. She stated that the Site Plan Review Committee recommended approval of the Concept Plan at their meeting on August 26, 2020.

Jose Chavez, Story Book Holdings, stated that Planner Dodd did a great job explaining their intent and offered to answer any questions.

Chair Beutel inquired as to if there were any ex parte communications, to which there were none. Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Ms. Wooten moved to approve P20-138, G. Callas Holdings, LLC., Rezoning, to the City Council. Secretary Kurek seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Vice Chair Stephenson and Mr. Peak were not present for the vote.)

8.c P20-139 - G. Callas Holdings, LLC - Special Exception Use

[2020-719](#)

Location: The property is located at the southwest corner of SW Gatlin

Boulevard and SW East Calabria Circle.

Legal Description: Section 14, Block 1388, Lots 16-19 & 22-27.

This is a request for a special exception use to permit retail or personal service uses to encompass more than 50% of the building floor area. A deviation from Section 158.155(d)(5) of the LMD zoning classification within the code of ordinances.

Laura Dodd, Planner II, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the item was a concurrent Special Exception Use application for 1200 Gatlin Boulevard.

Planner Dodd stated that the applicant was Jose Chaves, Story Book Holdings and that the owner was G. Callas Holdings, LLC. She stated that the Special Exception Use request would allow retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within an LMD zoning district per Sec. 158.155(D)(5). Planner Dodd stated that the property was located on the southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle. She stated that the Land Use was ROI (Residential, Office, and Institutional) and that the zoning was RS-2 but being proposed to LMD.

Planner Dodd stated that the Site Plan Review Committee recommended approval of the Concept Plan at their meeting on August 26, 2020.

Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

Jose Chavez, Story Book Holdings, stated that Planner Dodd did a great job explaining their intent and offered to answer any questions.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Ms. Briney moved to approve P20-139, G. Callas Holdings, LLC., Special Exception Use, to the City Council. Mr. Corzine seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Vice Chair Stephenson gave a visual approval, as she was having technical issues.)

(Clerk's Note: Mr. Peak was not present for the vote.)

Location: The property is located on the southside of the Gena Road Loop and the address is 1902 SE Gena Road.

Legal Description: South Port St. Lucie Unit 4, Block 109, Lots 1-3.

This is a request to rezone 1.46 acres from Single Family Residential (RS-1) to Multiple-Family Residential (RM-5)

Patti Tobin, Long-Range Planning Administrator, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the request was to rezone 1.46-acres from Single Family Residential (RS-1) to Multiple Family Residential (RM-5). Ms. Tobin stated that the purpose of request was to allow for the property to be subdivided for single-family lots.

Ms. Tobin stated that the property contained three single family lots and one lot was developed as a single-family dwelling unit and the other two lots were vacant. She stated that the property was located on the south side of SE Gena Road between SE Delano Road and SE Gena Road. Ms. Tobin stated that the applicant's proposal to rezone the property Multiple Family Residential (RM-5) was consistent with those policies set forth in Zoning Code 158.077 and Policy 1.1.4.13 of the Comprehensive Plan that identifies Multiple Family Residential (RM-5) zoning district as compatible with the Residential, Office, Institutional (ROI) Future Land Use Designation.

Ms. Tobin stated that The Planning and Zoning Department staff recommended approval of the rezoning request. (Clerk's Note: At this time, Ms. Tobin presented the ROI map.)

Todd Mowery, Redtail Design Group, Inc., gave a brief presentation and offered to answer any questions.

Chair Beutel opened the Public Hearing.

Jay R. Pender, 2215 SE Abcor Road, questioned why the City wouldn't entertain single-family since there were three existing single-family units on five lots. He suggested making the two lots single-family. He was unsure why they would introduce a higher density into his neighborhood, which had .5 acre lots.

Mr. Mowery responded to Mr. Pender's concerns and stated that they were having a hard time finding anyone interested in utilizing the property for any type of office or institutional use. Ms. Tobin stated that the property owner requested that the City change the Future Land Use

Designation and as a result the property owner was limited which zoning districts they could go to.

Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

There being no further discussion, she closed the Public Hearing. Secretary Kurek moved to approve P20-147, Gena 1905, LLC., Rezoning, to the City Council. Mr. Corzine seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Mr. Peak was not present for the vote.)

8.e P20-149 - Coast To Coast Real Estate Holdings, Inc. - [2020-739](#)
Rezoning

Location: The property is located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western connection to SW Leafy Road), and the address is 2000 SW Leafy Road.

Legal Description: Section 11, Tract "D"

This is a request to change the zoning of a 3.28-acre parcel from Institutional (I) to Residential Estate (RE).

Patti Tobin, Long-Range Planning Administrator, stated that the Board should have received a memo regarding September 24th and the history of conversion areas. She stated that the Board would see the conversion manual at their next meeting.

Ms. Tobin stated that the request was to amend the zoning district of 3.28-acres of land from Institutional (I) to Residential Estate (RE) and that the proposal was concurrent to a Future Land Use map amendment request, which would be detailed under separate a presentation. Ms. Tobin explained that the purpose of request was to allow for the property to be subdivided for single-family lots.

Ms. Tobin stated that the property was vacant and located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western terminus with SW Leafy Road) The property has an existing zoning district of Institutional (I) and a future land use designation of Institutional (I). In order to accommodate the proposed single-family dwelling units, the applicant is requesting to amend the Future Land Use Designation to Institutional (I) and zoning district to Residential, Low Density (RL). (Clerk's Note: Ms. Tobin presented the land use map.)

Ms. Tobin explained that Zoning Code Sec. 158.071. Estate Residential stated that “The purpose of the estate residential zoning district shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential development of an estate character.”

Ms. Tobin stated that the Planning and Zoning Department staff recommended approval of the rezoning and offered to answer any questions.

Todd Mowery, Redtail Design Group, stated that he was willing to revisit slides from his previous presentation or to answer any questions.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

Ms. Wooten moved to approve P20-149, Coast to Coast Real Estate Holdings, Inc., Rezoning, to the City Council. Secretary Kurek seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Mr. Peak was not present for the vote.)

8.f P20-154 - Groza Builders, Inc. - Rezoning

[2020-769](#)

Location: The property is located east of SW Port St. Lucie Boulevard and south of SW Abraham Avenue.

Legal Description: Section 33, Block 2325, Lots 30 & 31

This is a request to change the zoning of two parcels totaling 0.46 acres from Professional (P) to Multiple-Family Residential (RM-5) to construct two Single-Family dwellings.

Bolivar Gomez, Planner II, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the request was to rezone 0.46-acres of land from Professional (P) to Multiple-Family Residential (RM-5). He explained that the purpose of request was to allow for the construction of two Single-Family dwelling units. Mr. Gomez stated that the two lots made up the 0.46-acres of land proposed for rezoning and that both lots were currently vacant. Under P03-343, the City Council approved an application to rezone the lots from the then zoning designation of Single-Family Residential (RS-2) to the current designation of Professional (P). Mr. Gomez stated that the properties were located east of SW Port St. Lucie Boulevard and south of SW Abraham Avenue.

Regarding zoning consistency, the applicant's proposal to rezone the property to Multiple-Family Residential (RM-5) is consistent with those policies set forth in Zoning Code 158.077 and Policy 1.1.4.13 of the Comprehensive Plan that identifies Multiple-Family Residential (RM-5) zoning district as compatible with the Residential, Office, Institutional (ROI) Future Land Use Designation.

Mr. Gomez stated that the Planning and Zoning Department staff recommend approval of the rezoning.

Tony Groza, Groza Builders, Inc., stated that he appreciated Mr. Gomez's presentation and explained that the additional lots east to the property had homes built on them. He stated that it was their intent to build two single family residence and offered to answer any questions from the Board.

Chair Beutel opened the Public Hearing,

Amy Palmero spoke against the rezoning.

Edward Mantell spoke against the rezoning.
Emily Greenberg spoke against the rezoning.

Millie Whitney spoke against the rezoning.

Jared Greenberg spoke against the rezoning.

Richard Speacht spoke against the rezoning.

The Assistant to the City Manager for Land Development Services read an online comment into the record from Melissa Perez, who stated that she was opposed to the rezoning.

Chair Beutel closed the Public Hearing and inquired as to if there were any ex parte communications, to which there were none.

(Clerk's Note: At this time, Mr. Peak arrived via ZOOM.)

Chair Beutel asked Mr. Groza why he was requested RM-, as opposed to RS-5 for rezoning, to which Mr. Groza delegated the question to Todd Mowery, who responded that the Future Land Use was set up for ROI, which allowed certain capable land uses. He explained that the

land use requested was not part of the ROI and that RS-5 allowed single-family homes. Mr. Mowery explained that Groza Builders had been building single-family homes in the area for over 30 years and that Mr. Groza did not have the opportunity to go to RS-2 without changing the land use. Mr. Groza added that the building permits were already submitted and approved.

Assistant to the City Manager for Land Development Services stated that the area was developed when the City went through a Comprehensive Plan process in 1983, to which Ms. Tobin added that the Comprehensive Plan was actually completed in 1985 and that was before there was a connection in the cul-de-sacs and there were dead end streets. Ms. Tobin suggested that the City revisit the Comprehensive Plan, as it was not appropriate given the current environment, however, she explained that there was already a property that had the LMD zoning, which could be challenging.

Chair Beutel inquired as to if they could add verbiage on the title to only allow single-family until the City can rectify the situation, to which Mr. Groza responded that the houses would be built. Chair Beutel inquired as to if Mr. Groza would have to reapply for RS-2 if the Council rectified the issue, to which Mr. Mowery responded that it would be great to do a City-initiated Comp Plan and Rezoning change. He added that it should be something that the City would do for the entire area, to which Ms. Tobin added that it would be the intent to go back to what it was, as it wasn't currently realistic. She stated that there was a strip of LMD that would be challenging, as it had a direct connection to Becker Road.

Todd Mowery suggested adding verbiage into the motion to have City staff look at initiating a City-wide Land Use and Rezoning for the area, which would further address the comments from the residents. Vice Chair Stephenson stated that a Comp Plan from 30 years ago did not make sense in today's society. She stated that she had a lot of respect for Groza Builders and she explained that they built single-family homes, as they were not in the business to build multi-family. Vice Chair Stephenson stated that she agreed with Mr. Mowery regarding making recommendations to re look at the zoning in existing neighborhoods.

Secretary Kurek moved to approve P20-154, Groza Builders, Inc., Rezoning, to the City Council. Mr. Corzine seconded the motion, which passed unanimously by roll call vote.

8.g P20-158 - Tradition Regional Business Park @ Southern [2020-775](#)
Grove MPUD

Location: The property is located west of Interstate 95, north of Becker Road, east of SW Village Parkway and south of the Paar Road right-of-way.

Legal Description: Southern Grove Plat No. 3, Parcel 30

A request to rezone approximately 298.37 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

Bridget Kean, Senior Planner, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the request was to rezone 298 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). Ms. Kean stated that the proposed MPUD would accommodate the proposed multi-use path known as Tradition Trail.

Ms. Kean stated that Dennis Murphy, Culpepper and Terpening, Inc., was acting as the agent for Port St. Lucie Governmental Finance Corporation. Ms. Kean stated that the Development Plan included 2.6 million square feet of Industrial Use; 550,000 square feet of mixed retail/office use; and 750 residential units (limited to the mixed commercial land use subareas). She explained that there would be two distinct development areas, which would include 144 acres designated as a Business Park (to be known as Legacy Park at Tradition) along I-95 Corridor, 68 acres designated as mixed commercial development along Becker Road and SW Village Parkway, Remaining acreage to include 72+ acres for stormwater and open space and 15 acres for roadways

Ms. Kean stated that the proposed MPUD was consistent with Policies 1.2.2.8 and 1.2.2.9 of the Future Land Use Element regarding the Development of Regional Business Centers and Policy 1.2.3.1 regarding providing a mix of land uses within close proximity to work and home. Ms. Kean stated that the property was owned by the GFC and was under contract to purchase by the Sansome Group, who already applied for a subdivision plat, as well as an application for phase I development for 245,000 square feet warehouse distribution

center.

Ms. Kean stated that the Site Plan Review Committee recommended approval of the proposed MPUD document and Concept Plan at the September 9, 2020 Site Plan Review Committee meeting.

The Deputy City Clerk administered the Oath of Testimony to Dennis Murphy, Culpepper & Terpening, who stated that Ms. Kean's presentation covered all of the details and that he was available to answer any questions from the Board.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Vice Chair Stephenson moved to approve P20-158, Tradition Regional Business Park at Southern Grove MPUD, to the City Council. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.h P20-164 - Verano South, Pod A, Plat No. 4, Lot 181 - Variance

[2020-761](#)

Location: The property is located at 9008 SW Pepoli Way.

Legal Description: Verano South, PUD 1, Pod A, Plat 4, Lot 181.

This is a request to grant a variance of one (1) foot to allow for a two (2) foot rear yard accessory use setback for a proposed pool deck on a residential lot. Verano South POD "A" Planned Unit Development (PUD) zoning requires a three (3) foot setback for accessory structures located adjacent to a lake.

Chair Beutel inquired as to if there were any ex parte communications, to which Vice Chair Stephenson and Secretary Kurek responded in the affirmative.

Holly Price, Planner III, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the applicant was requesting a variance of one-foot to allow for a two-foot rear yard accessory use setback for a proposed pool deck on a residential lot. Ms. Price stated that Section 9 of the Verano South POD A Planned Unit Development (PUD) zoning document (P19-044) indicates that a three-foot rear yard setback was required for accessory uses when the rear lot line is located adjacent to a lake. A lake is located behind the subject lot.

Ms. Price stated that the applicant was Daniel Sorrow, Cotleur Hearing, Inc. and that the owner was Verano Development, LLC. She stated that the zoning was PUD (Planned Unit Development) and that the Land Use was RGC (Residential Golf Course).

Ms. Price explained that the applicant was seeking to extend the deck one foot into the 3' rear yard accessory use setback so that there will be approximately 3' of deck space around the rear of pool. Ms. Price added that the Property Owner association (POA) and the Community Development District (CDD) were in support of the variance.

Daniel Sorrow stated that the request was for one lot in POD A of Verano Development. He explained that there were over 3,000 acres in the development area within the DRI.

Chair Beutel opened the Public Hearing, there being no public to be heard, she closed the Public Hearing. Vice Chair Stephenson moved to approve P20-164, Verano South POD A, Plat No. 4, Lot 181, Variance. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.i P20-165 - Eiffel Investment Group & Associates

[2020-774](#)

Location: The property is located at 5231 NW Iredell Street.

Legal Description: Section 47, Block 3189, Lot 14.

This is a request to grant a variance to the rear yard setback and the side yard setback of a proposed home. Section 158.073(H)(3) of the City Code states that in a Single-Family Residential zoning district, each lot shall have a building setback line of 25 feet from the rear yard property line. 158.203(C) states that any corner lot whose width exceeds 100 feet at the front property line, shall have a building setback line of 25 feet from the side property line adjacent to the side street. This application is for a variance of 3.2 feet to allow a 21.8-foot setback from the rear property line and a variance of 13.3 feet to allow an 11.7-foot setback from the side property line.

Chair Beutel inquired as to if there were any ex parte communications, to which there were none.

Isai Chavez, Planner I, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the applicant was requesting a variance of 3.2 feet to allow a 21.8-foot rear yard setback on the southwest corner of a proposed home. The applicant indicated that because the house would sit in the cul-de-sac section of the lot, they would not be able to provide a rear yard setback and side yard setback that complied with the Code.

Mr. Chavez stated that the applicant was Eiffel Investment Group & Associates and that the property was located at 5231 NW Iredell Street,

which was west of West Piper Circle, south of W Midway Road, east of East Torino Pkwy. Mr. Chavez stated that a Variance notice was mailed to neighbors within 750 feet of subject property on September 24, 2020.

Mark Pupke, Eiffel Investment Group & Associates stated that Mr. Chavez gave a great presentation and offered to answer any questions.

Chair Beutel opened the Public Hearing and read Greg Hayden's comments into the record. There being no further public to be heard, she closed the Public Hearing. Ms. Wooten moved to approve P20-165, Eiffel Investment Group & Associates, Variance. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

9. New Business

9.a Planning and Zoning Board District III Candidate Interviews [2020-779](#)

Chair Beutel asked Anna Gomez-Mallada, Andriana Riera, and Harry Williams the interview questions, to which they responded.

The Planning and Zoning Director instructed the Board members to fill out their tally sheets, and pass them to her, once completed. The Planning and Zoning Director announced that based upon the totals, the recommendation to the City Council would be for Ms. Gomez-Mallada. She advised that the applications stayed on file for 1 year from the date of application.

9.b Florida Recreation Development Assistance Program [2020-785](#) Application for Pioneer Park/Project Components

Kelly Boatwright, Parks and Recreation, Project Manager, gave a brief introduction and stated that they were applying for a grant from the Florida Recreation Development Assistance Program, which was administered by the DEP. She explained that they were applying for the Pioneer Park playground, which would begin construction next year. Ms. Boatwright stated that they held a public workshop and that the City Council had approved the Site Plan. She stated that the grant application was for \$200,000 in matching funds, which would include a playground, parking, restrooms, picnic area, fire pit, hiking trail, loading dock, historic property, nature trail, and a fishing pier.

Jennifer Davis, CRA Project Manager, stated that the project was part of Pioneer Park, which was located on the east side of the North Fork of the St. Lucie River just south of Port St. Lucie Boulevard and on the

west side of Westmoreland Boulevard. (Clerk's Note: A PowerPoint presentation was shown at this time.) Ms. Davis presented each component of Pioneer Park to the Board.

Chair Beutel inquired as to if the Board had any questions or comments, to which Marty Sanders, Executive Director of Facilities, Maintenance and Growth Management at the School Board of St. Lucie County responded that the Parks and Recreation Department did a great job seeking grants and working with the School District on mutual use facilities.

(Clerk's Note: This item was for presentation only and no vote occurred.)

10. Old Business

There was nothing scheduled 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 5:10 p.m.

Daniel Kurek, Secretary

Calleigh N. Myers, Deputy City Clerk