

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

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

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, August 1, 2023

6:30 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 6:30 p.m., on August 1, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Members Present:

Deborah Beutel, Chair

Alfreda Wooten, Vice Chair

Carol Taylor-Moore, Secretary

Roberta Briney

Peter Previte

Joseph Piechocki (left at 7:37 p.m.)

Eric Reikenis

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 6, 2023 & July 5, 2023

[2023-643](#)

Mr. Piechocki questioned why a planner used the draft June minutes at a City Council meeting, to which Mary Savage-Dunham, Planning & Zoning Director, replied that the planner stated on record that the minutes were in draft form & that they are public record. He also questioned why a discussion was missing in the July minutes, to which Mr. Previte replied that the conversation was summed up in the minutes.

Vice Chair Wooten moved to approve the minutes. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

- 7.a P23-113 A City Initiated Text Amendment to Chapter 156 - Subdivision Regulations, Section 156.094 and Chapter 158 - Zoning Code, Section(s) 158.172, 158.187 & 158.222.

[2023-647](#)

This is a request to establish standards for the minimum number of access points for residential developments located within the Planned Unit Development (PUD) and Master Planned Unit Development (MPUD) zoning districts.

Bethany Grubbs, Planner III, informed the Board that this was a City Council initiative to set standards for the minimum access points for residential subdivisions located within the Planned Unit Development and the Master Plan Unit Development Zoning Districts. Colt Schwerdt, Public Works Assistant Director, gave the background on the topic and explained the requirements for each threshold which were discussed with the City Council and the Fire District.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Mr. Reikenis moved to recommend approval of P23-113, A City Initiated Text Amendment. Vice Chair Wooten 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 f.) and the Deputy City Clerk swore in staff and the applicants.

- 8.a P22-279 LTC Ranch Development of Regional Impact - 6th Amendment to the Development Order

[2023-639](#)

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-Off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Map H, the Master Plan, to change 140

acres from a Residential, Office, Institutional (ROI) land use to a High Density Residential (RH) land use and remove and mitigate for a wetland; to amend Map "G", the Environmental Exhibit, to remove and mitigate for the wetland; and to amend Transportation Condition 17.g.5 regarding improvements to Midway and Glades Cut-Off Roads.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, stated that she had been sworn in & stated 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 informed the Board that the applicant was proposing to condition No. 17 Transportation (g)5 regarding the timing of roadway improvements and to the Master Plan, Map H-1 and the Environmental Exhibit, Map G. She showed a location map, an aerial of the property and a new Map H. She explained all the changes to Map H which included environmental changes. Mr. Previte inquired if this matched the previously approved item, to which Mr. Schwerdt replied that it did not match their previous approval but this proposal would go into effect prior to the amendment being approved by the City Council. Chair Beutel and Mr. Previte felt that having one entrance/exit with so many homes was concerning. Deputy City Attorney Hertz stated that the Code provisions may not necessarily be applicable to the DRI. Mr. Schwerdt added that the previously approved item regarding multiple egress/ingress applied to City roadways and the developers agreed to accelerate the design of Glades Cut Off Road.

Lee Dobbins, Dean Mead Law Firm, gave the history on the DRI. He informed the Board that Wylder Parkway would be an arterial road running through the property (N-S). He added that the applicant and staff agreed to work together on the provisions.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Wooten moved to recommend approval of P22-279, LTC Ranch Development of Regional Impact, 6th Amendment to the Development Order to the City Council. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8.b P23-056 Murphy USA - Special Exception Use

[2023-641](#)

Location: East side of South US Highway 1 and north of SE Port St. Lucie Blvd.

Legal Description: Saint Lucie Gardens 12, 37, & 40, Block 1

This is a request for a Special Exception Use to allow a convenience

store with fuel sales.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner II, stated that he had been sworn in & stated 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 informed the Board that the item was a Special Exception Use to allow a convenience store with fuel sales for a use totaling 6,396 square feet for a proposed Murphy USA gas station. He noted that retail convenience stores with or without fuel service stations, as a Special Exception Use, may only be permitted following the review and specific approval by the City Council. He showed an aerial & explained the surrounding uses, showed the land use & zoning maps and showed the Conceptual Site Plan. He explained the findings and the traffic impact analysis.

Brad Currie, Engineering, Design & Construction, stated that he had been sworn in. He informed the Board that there were two other applications on file for this project, the Plat and the Site Plan and explained that this was a redevelopment project.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Wooten moved to recommend approval of P23-056, Murphy USA, Special Exception Use. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.c P23-097 Monna Homes, LLC - Variance

[2023-568](#)

Location: 520 SE Cliff Road

Legal Description: Port St. Lucie Section 39, Block 2655, Lot 18

This is a request for a variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bianca Lee, Planner I, stated that she had been sworn in & stated 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 informed the Board that the applicant was requesting 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence. She added that the proposed

home would not interfere with utilities or drainage and would meet side setbacks. She showed the location & zoning maps, an aerial and the Boundary Survey. Chair Beutel inquired if neighbors objected to the proposal, to which Ms. Lee responded in the affirmative.

Zamel Abou, owner of Monna Homes, informed the Board that construction of underground plumbing was completed. He said that the neighbor was higher and thought that it would drain to this property. Mr. Schwerdt explained that Lot 2 had the same elevation as this property and Lot 1 was lower. He said that the drainage isn't ideal, but it would work and the grading would be inspected. Mr. Previte inquired if the surface area was more important than elevation when it came to drainage, to which Mr. Schwerdt responded in the affirmative and added that the height played into flood control. Mr. Abou stated that he would be willing to install a pipe for drainage and felt that it would be better to install it during final grading. He added that currently it was rainy season and there was no water on the property.

Chair Beutel opened the Public Hearing. Laura Carino spoke in opposition of the variance. There being no one else to speak, Chair Beutel closed the Public Hearing.

Mr. Reikenis stated that the City had to approve construction at some point, to which Ms. Lee replied that Public Works had approved it with the setbacks shown and the property also received a permit from the Building Department. Mr. Reikenis inquired if the house could be rotated, to which Ms. Lee replied that if the house orientation was shifted it may meet the setback. Ms. Savage-Dunham interjected that the plumbing had already been installed. The Board then discussed the lot size, orientation of the house and flooding in the area. Mr. Schwerdt explained how during the inspection process the drainage was reviewed and if not in compliance Public Works would not recommend approving the Certificate of Occupancy to the Building Department.

Mr. Reikenis moved to approve P23-097, Monna Homes, LLC Variance. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.d P23-103 SLW-Jay's Fine Jewelry Inc. - Cosmetology School-
Special Exception Use

[2023-650](#)

Location: East of the intersection of SW California Blvd. & SW St. Lucie West Blvd

Legal Description: St. Lucie West Plat No. 186 Commercial Sites Phase 10, Lot 1

This is a request for a Special Exception Use to allow a vocational

school within the General Commercial Zoning District (CG).

Mr. Previte moved to table P23-103, SLW Jay's Fine Jewelry Inc., Cosmetology School, Special Exception Use to an undetermined date. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8.e P23-104 Southern Grove - SOGRO Park - Rezoning [2023-646](#)

Location: The subject property is located south of Becker Road and west of SW Village Parkway.

Legal Description: Southern Grove Replat No. 40, Tract F

This is a request to rezone 36.04 acres of property from SLC Agricultural 5 (SLC AG-5) to General Use (GU) zoning district.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk’s Note: A PowerPoint was shown at this time.) Cody Sisk, Planner II, stated that he had been sworn in & stated 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 informed the Board that the applicant was requesting to rezone 36.04 acres of property from SLC Agricultural5 (SLC AG-5) to General Use (GU) Zoning District and explained the surrounding areas.

Steve Garrett, Lucido & Associates, stated that he had been sworn in and gave the background for the site which was being developed for a park site.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P23-104, Southern Grove, SOGRO Park, Rezoning. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.f P23-109 Soma Investors, LLC - Rezoning [2023-635](#)

Location: Northeast Corner of SW Port St. Lucie Blvd and SW Squirrel Ave

Legal Description: Port St. Lucie Section 15, Block 1463, Lots 19, 20, 21 and 22

This is a request to rezone 0.99 acres of land currently zoned Institutional (I) to Professional (P).

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk’s Note: A PowerPoint was shown at this time.) Marissa Da

Breo-Latchman, Planner I, stated that she had been sworn in & stated 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 informed the Board that the applicant was requesting a rezoning from Institutional (I) to Professional (P) for a 0.99-acre vacant parcel to allow for the construction of a medical office building. She showed an aerial, explained the current and surrounding land use as well as the surrounding zoning.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Siemsen, 2GHO, stated that the applicant was proposing to construct a one-story medical building. He explained the land use and the zoning uses. Fernando Prieto, Team Arcitecture, gave the history of Sonna Investors and stated that this would be one of two locations in the City.

Chair Beutel opened the Public Hearing. Howard Shapiro voiced concerns over the building being constructed. There being no one else to speak, Chair Beutel closed the Public Hearing. Mr. Reikenis replied that the property was currently zoned Institutional, which had far more uses. Ms. Da Breo-Latchman stated that elevations would be reviewed at the Site Plan stage. Ms. Savage-Dunham reiterated that site design, traffic, and lighting, will be reviewed at Site Plan. Mr. Siemsen stated that it would be open business hours, lighting would be compatible and regard to traffic Sonna picks up their elderly patients, which reduces traffic.

Mr. Reikenis moved to recommend approval of P23-109, Soma Investors, LLC, Rezoning. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Mr. Piechocki did not vote as he left the meeting.)

9. New Business

It was consensus of the Board to delay election of officers until the City Council make their final decisions on Board/Committee streamlining.

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 was adjourned at 7:54 p.m.

Carol Taylor-Moore, Secretary

Calleigh Nazario, Deputy City Clerk

Typed By:

Shanna Donleavy, Deputy City Clerk