

**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  
Eric Reikenis, At-Large, Term 1 Expires 11/1/26  
Melody Creese, Alternate, Term 1 Expires 11/1/26

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**Tuesday, December 6, 2022**

**6:00 PM**

**Council Chambers, City Hall**

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**1. Call 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 on December 6, 2022, at 6:05 p.m., 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  
Roberta Briney  
Melody Creese  
Joseph Piechocki  
Eric Reikenis

**Members Not Present:**

Carol Taylor-Moore, Secretary  
Peter Previte

**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 - November 1, 2022[2022-1040](#)

Vice Chair Wooten moved to approve the minutes. Mr. Piechocki 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**

There was nothing scheduled under this item.

**8. Public Hearing - Quasi-Judicial**

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

**8.a** P22-185 FPL Eden Storage - Special Exception Use[2022-763](#)

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

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, Planning Technician, 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 said that this item was heard back at the September Planning & Zoning meeting. She explained that the applicant was requesting a Special Exception Use to develop the remaining areas of the site adjacent to the existing FPL Eden Substation to be used for a paved storage yard. The use was for a semi-public facility or use to allow the storage of vehicles and equipment by FPL, their affiliates and companies. She showed a location map, a zoning map, an aerial, site renderings, a Conceptual Site Plan and explained the surrounding uses. Chair Beutel inquired about the semi-public aspect, to which Chandler Morelli, Construction Manager FPL, replied that all third party use was removed from the site, the site is only for FPL and FPL affiliate contractor use. Chair Beutel inquired about open storage to which Ms. Morelli replied that vehicles and job related materials would be on site. Mr. Piechocki inquired if this site was identical to the Crosstown and Bayshore Boulevard site, to which Ms. Morelli responded in the affirmative and added that contractors were allowed to use this site. Mr. Reikenis inquired about

dust & noise for the residents, to which Ms. Morelli replied that noise was only related to unloading materials and truck sounds but there wouldn't be any work site related noises. She stated that employees would be trading their personal vehicles for work vehicles at this site. Ms. Creese inquired about hours, to which Ms. Morelli replied Monday-Friday around 7:30 a.m. to 5:00 p.m., outside of an emergency. Ms. Creese inquired about the number of vehicles allowed on the site, to which Ms. Morelli replied that she was unsure as the design phase was not identified but added that maybe around 80 vehicles (40 personal and 40 work).

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

Mr. Piechocki moved to recommend approval of P22-185, FPL Eden Storage - Special Exception Use, to the City Council with the condition that the use of semi-public facility must be energy service related. Secretary Wooten seconded the motion, which passed unanimously by roll call vote.

**8.b** P22-319 Commerce Lakes Warehouse - Landscape Modification

[2022-1025](#)

Location: The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

Legal Description: Go Team Industrial Park - Unit Three - Block B, Lot 18

This is a request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

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.) Bethany Grubbs, Planner II, 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. She explained that the property abuts a residential subdivision along the south side called the Pines, which was located in the Reserve. The applicant was requesting to substitute a six-foot architectural buffer wall in lieu of landscaping. She showed the location map, an aerial, a Site Plan, a proposed Landscape Plan and the existing vegetation and explained the Future Land Use & the Zoning. She said that there was a buffer, a drainage ditch, behind the proposed landscape with a Reserve

beyond that and neither could have landscaping on them. She informed the Board that the landscape modification was submitted to the City's landscape architect consultant for review and in their opinion the proposed ten-foot perimeter landscape buffer, the existing rear vegetation along with the Reserve would create an adequate visual buffer.

The Deputy City Clerk swore in Abraham Chabab and Robert Bailey. Mr. Chabab stated that the proposed project was for a warehouse and a parking lot with no open storage. He said that removing the trees to install the wall would be counterproductive and detrimental to the environment. They wanted to enhance the area without installing a wall. Mr. Bailey apologized for the owner who was unable to make the meeting due to a family emergency. He concurred that there would be no outside storage.

Chair Beutel opened the Public Hearing. Dr. Ivan Somers, resident of PGA Village, the Reserve, spoke in opposition of the modification. He said that the community was guarded and secure and not having a wall could affect their safety, privacy & property value; it could also increase sound pollution.

(Clerk's Note: Ralph Chapin and Gabreille Chapin were called to speak but no one came forward when called.)

Jerry Graziose, resident of the Pines, spoke in opposition of the modification. He said that a similar variance was approved three years ago, and he had pictures to prove that the variance did not work. (Clerk's Note: The pictures were previously added as part of the record.) He stated that the property operated seven days a week and residents could see through the chain link fence.

Pamela Hammer, resident of PGA Village, the Reserve, spoke in opposition of the modification. She said that the codes were written to protect the residents of PGA Village. She felt that by approving the variance other properties in the area would also ask for similar variances.

Sharron Hearne, resident of the Pines, spoke in opposition of the modification. She stated that she moved into PGA Village because of the security and did not want to put that at risk. She explained previous incidents that happened at the site.

Donald Roberts, resident of the Pines, spoke in opposition of the modification. He stated that he moved to PGA Village because of the security and felt that a wall would reduce noise and crime.

William Falk, resident of the Pines, spoke in opposition of the modification. He stated that there have been numerous nuisances at the site. He informed the Board that he was a previous tree farm owner and felt that trees/shrubs did not last but a wall did.

There being no one else to speak, Chair Beutel closed the Public Hearing. Ms. Briney stated that the safety of residents was a priority. Ms. Creese stated that the applicant did not have any justification for the modification. Mr. Reikenis questioned why the applicant did not want to install a wall and felt that the bays could affect the safety of the residents along with noise pollution.

Mr. Piechocki moved to deny P22-319, Commerce Lakes Warehouse - Landscape Modification. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

A break was called at 7:18 p.m., and the meeting resumed at 7:21 p.m.

**8.c** P22-322 City of Port St. Lucie Police Training Facility -  
Landscape Modification

[2022-1045](#)

Location: South of Thanksgiving Avenue and west of Airoso Boulevard  
Legal Description: Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen

This request is to waive the requirements for an architectural buffer wall on the north and east sides of the property as per Section 154.12 of the Landscape and Clearing Code.

(Clerk’s Note: This item was heard after Item 7.)

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.) Stephen Mayer, Planner III, 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 explained that the City was the owner of the property and were requesting a landscape modification. The site was under review for the construction of a police training facility. The proposed development abutted residential property

along the north & east side, along Thanksgiving Avenue, per the Landscape and Land Clearing Code, a wall was required. The applicant was proposing a landscape modification to forego the wall, they were proposing to use landscaping in lieu of the wall. He showed a location map, an aerial, the proposed landscape plan along with the north buffer elevation.

Chair Beutel inquired as to why they were requesting to use landscaping in lieu of a wall, to which Bill May, Operations & Administration Manager, Police Department, replied that the residents next to the building, Lot 5, informed the City that they wanted the landscaping in lieu of the wall. Mr. Piechocki inquired about the frontage of the building along Thanksgiving Ave, to which Mr. Mayer replied that it was about 100 feet (four lots). Mr. May replied that the house was next door to the current Evidence Room and the other lots were owned by the City. Ms. Creese questioned the spacing between the trees, to which Octavio Reis, Bowman Consulting, stated that the City was doubling the required landscaping. Mr. Piechocki stated that the landscaping was not meant to hide the building but serve as a transition from the street to the building. Mr. Reis stated that the right-of-way had the homes on Thanksgiving set back 100 feet. Mr. May informed the Board that the City had a wall in the original plan but the resident requested the landscaping in lieu of a wall.

Chair Beutel opened the Public Hearing. William Brunner stated that he was never notified about the project and was concerned about the traffic.

Randy Jones stated that he was never notified about the project and was concerned about the traffic. He suggested creating a roundabout to slow traffic.

Christine Lombardi stated that she agreed to more landscaping in lieu of a side wall but questioned whether the wall in the back of her home would still exist.

Donna Schrader stated that she was never notified about the project and was concerned about the traffic. There being no one else to speak, Chair Beutel closed the Public Hearing. Mr. Piechocki inquired about a traffic study, to which Mr. May replied that the building was going to be used by existing police officers and would not bring additional traffic. He added that during the design phase they would review whether or not

the back entrance into City Hall should remain, and if removed it may reduce traffic. Mr. Reis stated that this item was a landscaping modification and a traffic study would not accompany it. He concurred that there would be no additional traffic as the building was for existing employees. Mr. Mayer stated that traffic should not be discussed during this time and would be a better discussion during Site Plan Review. He said that Ms. Lombardi's existing wall behind her home would be staying. Mr. Piechocki inquired as to how the neighbors were notified of the project, to which Mr. May replied that he spoke to the Lombardi's multiple times. Mr. Mayer added that notices were mailed to neighbors within 750 feet. Ms. Creese inquired if the training would be indoor/outdoor & inquired about parking, to which Mr. May replied that it would be all indoor training. Mr. Reis replied that parking would be to the east and south of the building as well as along Best Street.

Mr. Piechocki moved to recommend approval of P22-322, City of Port St. Lucie Police Training Facility - Landscape Modification, to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote.

**8.d** P22-323 PS Lucie SR CGP, LLC - Variance

[2022-1026](#)

Location: 1837 SW Gatlin Boulevard

Legal Description: Lot 9, Lot 10 and Tract P of Block 1702

This is a request for a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.

(Clerk's Note: This item was heard after Item 8 b.).

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.) Ms. Grubbs 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. She explained that the applicant was requesting two garage door bays which faced collector arterial roads for a car wash. She showed an aerial, a Conceptual Plan, Building Elevations, and explained the Land Use & the Zoning. Micah Smith, COR3 Design, stated that they did not have a presentation. Mr. Piechocki inquired as to why there had to be a second door for ventilation instead of another ventilation option that was allowed in the Code, to which Ms. Grubbs replied that she had recommended that there was no hardship for the second ventilation door as there were exhaust systems and other mechanisms that could

be used. Ms. Creese inquired about the traffic flow of the wash, to which Ms. Grubbs & Mr. Smith clarified that there was an abort lane near the three pay stations; once through the car wash tunnel customers could loop around to the vacuum stations then exit the site to the west. Mr. Piechocki inquired if Mr. Smith would consider a different ventilation system, to which Mr. Smith responded in the affirmative and added that he could have a different option by the end of next week.

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

Mr. Piechocki moved to table P22-323, PS Lucie SR CGP, LLC – Variance to the January 3, 2023 Planning & Zoning meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

**8.e** P22-325 St. Lucie Doctors, LLC - Variance [2022-1021](#)

Location: Northwest corner of Becker Road and Darwin Boulevard

Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34

A request to grant a variance to Section 4.6.3.1 and Section 4.6.2.1 to allow for increased windows and reduction in roof pitch.

Vice Chair Wooten moved to table P22-325, St. Lucie Doctors, LLC – Variance to the January 3, 2023 Planning & Zoning meeting. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

**9. New Business**

**9.a** General Discussion: Variances [2022-1047](#)

Mr. Piechocki updated the Board on the Site Plan Review Committee projects. Mr. Piechocki inquired if the Board should reconsider the meeting start times, to which Chair Beutel voiced that an afternoon meeting suited her. Vice Chair Wooten replied that the City Council had changed the meeting time to night to ensure that members and the Public could attend the meetings. Ms. Briney and Ms. Creese agreed that a night meeting suited most members and the Public.

(Clerk’s Note: A PowerPoint was shown at this time.) Mr. Piechocki stated that he attended a training that discussed variances & how self-created variances should not be granted. He wanted to discuss if the Board wanted to be a Board of Forgiveness or a Board of Permission. Chair Beutel voiced that each variance was handled on an

individual basis, based on the testimony. Vice Chair Wooten voiced that the members were individuals who could agree to disagree and made the best decision based on evidence. She stated that she had issues with variances that were self-created. Ms. Creese stated that the Board had to take the Code into consideration as well as what was best for the City when making a decision. Chair Beutel stated that the applicants had the right to apply for a variance and it was up to the Board to make a knowledgeable, informed decision.

**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 7:51 p.m.

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Carol Taylor-Moore, Secretary

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Shanna Donleavy, Deputy City Clerk