

# 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  
Peter Previte, At-Large  
Eric Reikenis, At-Large  
Melody Creese, Alternate  
Peter Louis Spatara, Alternate

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**Tuesday, December 5, 2023**

**6:00 PM**

**Council Chambers, City Hall**

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1. Meeting Called to Order

A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Beutel at 6:00 PM on December 5, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

Members Present:

Deborah Beutel, Chair  
Peter Previte  
Eric Reikenis  
Melody Creese  
Peter Spatara

3. Determination of a Quorum

Chair Beutel confirmed 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 7, 2023

[2023-1127](#)

There being no corrections, Board Member Reikenis moved to approve the minutes of the Planning and Zoning Board meeting of November 7, 2023. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was no Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

**7.a** P23-215 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment

[2023-1185](#)

This is a request to amend Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan regarding the maximum height of publicly owned or operated buildings or use in the Institutional Future Land Use designation.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this Large Scale Comprehensive Plan Text Amendment for the City of Port St. Lucie. She noted for the record that the presentation should reflect P23-215 and not P23-216.

Ms. Grubbs reviewed the request, proposed amendment, and analysis. She indicated the Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-215, City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**7.b** P23-059 Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment.

[2023-1088](#)

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Text Amendment to Chapter 155 - Sign Code and Chapter 153 - Definitions. Mr. Robinson indicated the request is to add electric message sign regulations and relevant definitions to the City Code, and reviewed the proposed updates for digital signage. Mr. Robinson stated the Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval. He responded to the Board's questions, at this time.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-059, Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**7.c** P23-202 Chapter 158 City Initiated Text Amendment -  
Section 158.177 and Section 158.192 Changes in Conceptual  
Plans

[2023-1087](#)

This is a City initiated Text amendment to allow administrative approval of minor changes to Master Planned Unit Developments (MPUDs) and Planned Unit Developments (PUDs).

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Zoning Text Amendment to Chapter 158, which will provide a mechanism for administrative approvals of minor changes to MPUDs and PUDs. He reviewed examples of minor changes, noted that not all minor changes will be approved administratively, and spoke to the impacts and findings of the Zoning Text Amendment. Mr. Robinson indicated the Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

Board Member Creese questioned the difference between major and minor changes, to which Mr. Robinson explained that major changes would perhaps go to City Council and minor changes would be done administratively. Board Member Creese pointed out an error in the code. Mary Savage-Dunham, Director, Planning and Zoning, stated that staff is cleaning up the sections of the code related to MPUDs and PUDs, but the main goal is customer service. Ms. Savage-Dunham also further explained example #3 of the minor changes as requested by Board Member Creese.

Board Member Reikenis inquired as to who determines whether a change is major or minor. Ms. Savage-Dunham stated the code indicates what would be a major change, such as increasing entitlements, taking away something that was promised to the City, changing the actual character of the project that was reviewed and approved, etc. She stated a minor change could be handled by Staff or the Site Plan Review Committee (SPRC) and include changes in building height less than 36 inches, a reduction in the number of units, etc. Ms. Savage-Dunham noted the intent of these revisions is to make sure the City does not over or under

process a request.

Board Member Creese asked why the newspaper notice and public hearing requirement was removed for major changes. Mr. Robinson stated if it is being done administratively, it would not have to be advertised. Ms. Savage-Dunham added that the language in that section states, "as subject to the requirements as set forth for rezonings in this Chapter."

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

There being no further discussion, Board Member Reikenis moved to recommend approval of P23-202, Chapter 158 City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

- 7.d** P23-212 Chapter 156 City Initiated Text Amendment -  
Section 156.037, Section 156.040, and Section 156.071 of  
Subdivision Regulations - Standard Procedures and Off-Site  
Improvements.

[2023-1167](#)

This is a City initiated Text amendment intended to improve and streamline the plat approval process.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Zoning Text Amendment that will streamline the plat process by allowing for approval of plats on the Consent Agenda. He explained that staff has added language to clarify submittal requirements for townhome developments and noted that any findings or conditions be stated on record prior to action, as a resolution or presentation will no longer be provided. Mr. Robinson reviewed the impacts and findings of the Zoning Text Amendment. He stated the Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-212, Chapter 156 City Initiated Text Amendment - Section 156.037, Section 156.040, and Section 156.071 of Subdivision Regulations - Standard Procedures and Off-Site Improvements. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**7.e** P23-216 City Initiated Text Amendment to Chapter 158. [2023-1143](#)

Zoning Code, Article VII. Institutional Districts, 158.110 (G).  
 This is a request to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this city initiated text amendment to the zoning code. She explained it will change the height limitation for the institutional zoning district from 35 feet to 65 feet, as there are future plans for the City campus. Ms. Grubbs noted this will only be applicable to publicly owned and operated buildings and uses. She stated the Planning and Zoning Department staff recommends approval.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-216, City Initiated Text Amendment to Chapter 158 Zoning Code, Article VII Institutional Districts, 158.110 (G). Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

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

Deputy City Attorney Russell Ward explained the Quasi-Judicial rules and procedures for the items under Section 8 of the Agenda. The Deputy City Clerk swore in those individuals who wished to speak on these items.

**8.a** P23-130 Chick-Fil-A @ SLW - Variance [2023-1021](#)

Location: 1611 NW St. Lucie West Boulevard.  
 Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.  
 Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.  
 This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8b.)

Chair Beutel indicated there was a request to table this item to the

Planning and Zoning Board meeting scheduled for February 6, 2024. There being no discussion, Board Member Previte moved to table P23-130, Chick-Fil-A @ SLW - Variance, to the Planning and Zoning Board meeting scheduled for February 6, 2024. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**8.b** P23-139 St. Lucie Trail - Planned Unit Development (PUD)

[2023-1137](#)

Amendment

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

(Clerk's Note: This item was heard prior to the other public hearings and before agenda item 7a.)

Chair Beutel indicated there was a request to table this item to the Planning and Zoning Board meeting scheduled for January 2, 2024. There being no discussion, Board Member Previte moved to table P23-139, St. Lucie Trail - Planned Unit Development (PUD) Amendment, to the Planning and Zoning Board meeting scheduled for January 2, 2024. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.c** P23-178 Holiday Builders, Inc. (fka Ceppetelli) - Rezoning

[2023-1013](#)

Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.

Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3

This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

Marissa Da Breo-Latchman, Planning and Zoning, stated she was sworn in and the file was transmitted to the City Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record. Ms. Da Breo-Latchman noted that this item was tabled at the Planning and Zoning Board meeting in November 2023.

Ms. Da Breo-Latchman provided a PowerPoint presentation on the Holiday Builder, Inc., Rezoning Application. She stated the applicant is Holiday Builders, Inc., and the agent is Steve Garrett, Lucido & Associates. Ms. Da Breo-Latchman indicated the applicant is requesting a rezoning from Institutional to Multiple-Family Residential for a 0.76-acre parcel. She showed the surrounding areas of the subject property and discussed the

zoning compatibility/incompatibility of the Future Land Use. Ms. Da Breo-Latchman stated the Planning and Zoning Department staff recommends approval of the rezoning request.

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

Mr. Garrett, Lucido & Associates, indicated he did not have a presentation.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-178, Holiday Builders, Inc. (fka Ceppetelli) - Rezoning. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**8.d** P23-194- Southern Grove - Baron Shoppes at Tradition Cell [2023-1142](#)

Tower - Special Exception Use

Location: South of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.

Legal Description: Southern Grove Plat No. 28 Parcel 3

This is a request to a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8a.)

Chair Beutel indicated there was a request to table this item to a date uncertain. There being no discussion, Board Member Creese moved to table P23-194, Southern Grove - Baron Shoppes at Tradition Cell Tower - Special Exception Use, to a date uncertain. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**8.e** P23-196 Bush, Kevin D. & Nicole M. - Variance [2023-1150](#)

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8d.)

Chair Beutel indicated there was a request to table this item to the

Planning and Zoning Board meeting scheduled for February 6, 2024. There being no discussion, Board Member Reikenis moved to table P23-196, Bush, Kevin D. & Nicole M. - Variance, to the Planning and Zoning Board meeting scheduled for February 6, 2024. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.f** P23-197 Kevin D. & Nicole M. Bush - Rezoning [2023-1138](#)

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St. Lucie Section 31, Block 1706, Lot 13

This is a request to rezone from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.

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

Bianca Lee, Planning and Zoning, stated she was sworn in and the file was transmitted to the City Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record.

Ms. Lee provided a PowerPoint presentation on the Bush, Kevin D. & Nicole M. - Rezoning. She stated the applicant is Alejandro Toro of Engineering Design & Construction, Inc., agent for the property owners Kevin D. & Nicole M. Bush, who are requesting a rezoning of approximately 0.24 acres from Single-Family Residential to Service Commercial, to be consistent with the City's Comprehensive Plan. Ms. Lee showed the future land use and surrounding areas of the subject property. She also discussed compliance with conversion area requirements and indicated a buffer wall was not required. Ms. Lee stated the proposed rezoning was consistent with the Comprehensive Plan as well as the zoning district. She indicated the Planning and Zoning Department staff recommends approval of this rezoning request.

Brad Currie with Engineering Design & Construction, Inc., stated he had no presentation but was available for questions.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-197, Kevin D. & Nicole M. Bush - Rezoning. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.g** P23-204 Verano South POD B PUD 1 Amendment #2 - PUD Amendment [2023-1161](#)

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

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

Daniel Robinson, Planning and Zoning, stated he was sworn in and the official City file was transmitted to the City Clerk's Office at least five days prior to this meeting. He asked that the file be entered into the record.

Mr. Robinson stated this is the first of five similar amendment requests for several Verano PUDs. He requested that his presentation be entered into the record for each of the Verano PUD items, 8g through 8k, as the only difference is the specific number of existing units and proposed units, which is the reason for the amendments. He indicated that all five PUDs are reducing the permitted number of units and only proposing changes to these specific PUDs.

Mr. Robinson provided a PowerPoint presentation on the Verano South POD B - PUD 1 Amendment #2, which is an amendment to an existing PUD. He reviewed the background of Verano, including the permitted and proposed number of units, which will be less than the allowable 7,200 units.

Applicant Dan Sorrow, Cutleur & Hearing, stated he had no presentation but was available for any questions.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-204, Verano South POD B PUD 1 Amendment #2 - PUD Amendment. Board Member Spatara seconded the motion, which passed unanimously by roll call vote.

**8.h** P23-205 Verano South POD C PUD 1 Amendment #2 - PUD Amendment

[2023-1163](#)

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,

33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6,  
 Township 37 South, Range 39 East  
 This is a request to amend the Planned Unit Development (PUD)  
 document for the purpose of reducing the permitted number of  
 dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to  
 which each member responded in the negative. She noted that Staff's  
 presentation was provided under item 8g and Dan Sorrow was in  
 attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend  
 approval of P23-205, Verano South POD C PUD 1 Amendment #2 - PUD  
 Amendment. Board Member Reikenis seconded the motion, which passed  
 unanimously by roll call vote.

**8.i** P23-209 Verano South POD E Amendment #4 - PUD [2023-1164](#)

Amendment

Location: The property is located southwest of C-24 canal, southeast of  
 Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,  
 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6,  
 Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD)  
 document for the purpose of reducing the permitted number of  
 dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to  
 which each member responded in the negative. She noted that Staff's  
 presentation was provided under item 8g and Dan Sorrow was in  
 attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend  
 approval of P23-209, Verano South POD E Amendment #4 - PUD  
 Amendment. Board Member Reikenis seconded the motion, which passed  
 unanimously by roll call vote.

**8.j** P23-210 Verano PUD 1 Amendment #11 - PUD Amendment [2023-1165](#)

Location: The property is located north of C-24 canal, southeast of  
 Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,

33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6,  
 Township 37 South, Range 39 East  
 This is a request to amend the Planned Unit Development (PUD)  
 document for the purpose of reducing the permitted number of  
 dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to  
 which each member responded in the negative. She noted that Staff's  
 presentation was provided under item 8g and Dan Sorrow was in  
 attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend  
 approval of P23-210, Verano PUD 1 Amendment #11 - PUD Amendment.  
 Board Member Reikenis seconded the motion, which passed unanimously  
 by roll call vote.

**8.k** P23-211 Verano South POD A PUD 1 Amendment #3 - PUD  
 Amendment

[2023-1162](#)

Location: The property is located southwest of C-24 canal, southeast of  
 Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,  
 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6,  
 Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD)  
 document for the purpose of reducing the permitted number of  
 dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to  
 which each member responded in the negative. She noted that Staff's  
 presentation was provided under item 8g and Dan Sorrow was in  
 attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend  
 approval of P23-211, Verano South POD A PUD 1 Amendment #3 - PUD  
 Amendment. Board Member Spatara seconded the motion, which passed  
 unanimously by roll call vote.

**9. New Business**

Ms. Savage-Dunham explained that the Verano changes voted on tonight are  
 examples of what could be approved administratively. She stated Staff is trying

to add efficiencies and remove any extra processes, so the Board and Council can spend their time on more important matters. Ms. Savage-Dunham noted that additional efficiencies will be introduced in the future.

Chair Beutel followed up on a question asked by Secretary Taylor-Moore at their last Special Planning and Zoning Board meeting, regarding the procedure for when a major change or an item is added after the Planning and Zoning Department recommends approval. Ms. Savage-Dunham explained a major change would be brought back to the Board and the applicant would have to restart the process. She noted that training to review Board procedures will be provided in January.

Board Member Previte inquired if the Board could vote via yea/nay responses instead of roll calling for votes. Deputy City Attorney Russell Ward explained there was no legal impediment, so the votes could be by acclamation instead of by roll call if that is preferred. He stated a roll call vote is not mandated by underlying law, the Board bylaws, or by ordinance. Board consensus was for members to vote via the voice vote (yea/nay) versus the roll call vote and to have the Chair request a roll call vote on any divisive or controversial matters.

Chair Beutel stated it was her last meeting after serving for nine years. She thanked everyone she has worked with over the years, as she has appreciated everything they have done.

10. Old Business

11. Public to be Heard

1. Jennifer Murphy, 1364 SE Starklake Court, stated when she cannot get any affirmative answers from Planning and Zoning. She explained her permit was approved, and then she was told she cannot do what she was permitted to do after spending \$8,000. She stated she was looking for direction and answers.

Chair Beutel stated staff would assist Ms. Murphy once the meeting adjourns.

12. Adjourn

There being no further business, the meeting was adjourned at 6:59 PM.

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Deborah Beutel, Chair

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Traci Mehl, Deputy City Clerk