

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

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

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25

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Tuesday, September 6, 2022

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular and Virtual Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 PM, on September 6, 2022 at Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

2. Roll Call

Members Present: Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Peter Previte, At-Large
Roberta Briney, At- Large
Joseph Piechocki, At- Large

Members Not Present: Carol Taylor-Moore, Secretary

Others Present: Mary Savage-Dunham, Director, Planning and Zoning
Bethany Grubbs, Planner, Planning and Zoning (via Zoom)
Bianca Lee, Planner, Planning and Zoning (via Zoom)
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney
Daisy Ruiz, Deputy City Clerk

3. Determination of a Quorum

Chair Beutel determined 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 - August 2, 2022[2022-758](#)

ACTION: Motion passed unanimously by roll call vote to approve the minutes.

There being no corrections, Vice Chair Wooten moved to approve the minutes of the August 2, 2022, Planning and Zoning Board Meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda**6.a** P21-270 Mansion Estates Preliminary & Final Subdivision Plat[2022-350](#)

ACTION: Motion passed unanimously by roll call vote to approve the Consent Agenda.

Mr. Piechocki requested a presentation for this Item. Bethany Grubbs, Planner, appeared via Zoom and presented a PowerPoint Presentation to the Board.

There being no discussion, Mr. Previte moved to approve the Consent Agenda. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this section.

8. Public Hearing - Quasi-Judicial

Elizabeth Hertz, Senior Deputy City Attorney, read the Quasi-Judicial Rules into the record for Items 8.a, 8.b, and 8.c.

The Deputy City Clerk administered the Oath of Testimony to staff, applicants, and the members of the audience present.

8.a P22-131 John M. & Arlene Wangle - Variance[2022-467](#)

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

ACTION: Motion passed unanimously by roll call vote to table P22-131, John M. & Arlene Wangle - Variance, to the October 4, 2022, Planning and Zoning Meeting definitively.

Board Member Piechocki moved to approve agenda item 2022-467. Board Member Previte seconded the motion. The City Clerk restated the motion as follows: to approve 2022-467. Planning and Zoning BoardThe motion passed unanimously by roll call vote.

8.b P22-178 Up On Top Volleyball - Variance [2022-545](#)

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

ACTION: Motion passed unanimously by roll call vote to table P22-178, Up On Top Volleyball - Variance, to the October 4, 2022, Planning and Zoning Meeting.

Board Member Previte moved to approve agenda item 2022-545. Board Member Wooten seconded the motion. The City Clerk restated the motion as follows: to approve 2022-545. Planning and Zoning Board The motion passed unanimously by roll call vote.

8.c P22-185 FPL Eden - Storage [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.

ACTION: Motion passed unanimously by roll call vote to table P22-185, FPL Eden - Storage, to the November 1, 2022, Planning and Zoning Meeting to allow additional time for the Applicant to hold an additional Neighborhood Meeting with residents.

Board Member Piechocki moved to approve agenda item 2022-763. Board Member Previte seconded the motion. The City Clerk restated the motion as follows: to approve 2022-763. Planning and Zoning Board The motion passed unanimously by roll call vote.

9. New Business

(Clerk’s Note: This section of the Agenda was heard after to Section 10. Old Business.)

(Clerk’s Note: There was nothing discussed under this item.)

10. Old Business

(Clerk’s Note: This section of the Agenda was heard prior to Section 9. New Business.)

Mr. Piechocki provided a report to the Board regarding the number of projects approved and denied during the City’s Site Plan Review Committee held since the last Planning and Zoning Meeting.

Mr. Previte spoke on his attendance of the Planning and Zoning Training opportunity recently held in Jupiter.

Chair Beutel asked the Senior Deputy City Attorney if she had an update regarding Patti Tobin, to which she responded in the negative.

11. Public to be Heard

Chair Beutel opened Public to be Heard.

Steven Carroll, 5421 NW Bolin Street, discussed the Traffic Study held for Torino Park Townhouses and stated the traffic study results were skewed due to COVID, Easter and children being out of school.

Anne Cox, Assistant Director, advised that for Item 8.c , P22-185 FPL Eden – Storage was tabled to the incorrect date and should be tabled to the November 1, 2022 Planning and Zoning Meeting. Chair Beutel advised she would have the Board restate the motion after Public to be Heard.

Nicole Farro, 2078 SE Fern Park Drive, spoke about the future Neighborhood Meeting for Item 8.c, P22-185 FPL Eden – Storage and suggested the Applicant work with the HOA to schedule a new neighborhood meeting.

Chair Beutel closed Public to be Heard.

(Clerk’s Note: At this time, Chair Beutel requested to correct the new Planning and Zoning Meeting date for Item 8.c, P22-185 FPL Eden – Storage.)

12. Adjourn

There being no further business the meeting adjourned at 7:00 PM.

Carol Taylor-Moore, Secretary

Daisy Ruiz, Deputy City Clerk