

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, Term 2 Expires 6/21/25
Melissa Stephenson, Vice Chair, Term 1 Expires 4/1/22
Alfreda Wooten, At-Large, Term 1 Expires 5/28/23
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
Carol Taylor-Moore, At-Large, Term 1 Expires 9/27/25

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

Tuesday, December 7, 2021

6:00 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 6:00 p.m., on December 7, 2021, 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

Alfreda Wooten

Peter Previte

Joseph Piechocki

Carol Taylor-Moore

Roberta Briney

Others Present:

Teresa Lamar-Sarno, Deputy City Manager

Elizabeth Hertz, Deputy City Attorney

Jasmin De Freese, Deputy City Clerk

3. Determination of 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 2, 2021 [2021-1048](#)

There being no corrections, Vice Chair Stephenson moved to approve the minutes. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

- 6.a** P21-206 Verano South - POD G - Plat No. 3 - Preliminary and Final Plat with Construction Plans [2021-1024](#)

- 6.b** P21-207 Verano South - POD G - Plat No. 4 - Preliminary Plat with Construction Plans [2021-1038](#)

- 6.c** P21-208 Verano South - POD G - Plat No. 5 - Preliminary and Final Plat with Construction Plans [2021-1039](#)

Vice Chair Stephenson moved to approve the Consent Agenda. Ms. Taylor-Moore seconded the motion, which passed unanimously by roll call vote

7. Public Hearings - Non Quasi-Judicial

Chair Beutel informed the public that the applicants had to be in attendance and had to present their items or the items would be tabled to the next meeting, and that the public had 3 minutes to speak on Public Hearings. The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 i.) and the Deputy City Clerk swore in staff and applicants.

- 7.a** P21-146 Mattamy Palm Beach, LLC - Text Amendments to Chapter 163 Model Homes [2021-1029](#)

A text amendment proposed by Mattamy Palm Beach LLC to Article XV - Land Use, Chapter 163 of the Zoning Code. This is a request to amend the text of the Model Home Code to clarify development standards for model homes within Master Planned Unit Developments (MPUD) and Planned Unit Developments (PUD) and allow the site plans to be approved administratively.

Stephen Mayer, Planner, gave a presentation on the item and stated that the request was for a text amendment to clarify the development standards regarding parking lots, and to allow the site plans of Model Homes within PUDs and MPUDs to be approved administratively. (Clerk's Note: A PowerPoint presentation was shown at this time.) Steve Garrett, Lucido & Associates, presented briefly to the Board.

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item. There being none, Chair Beutel closed the

Public Hearing. There being no discussion, Mr. Piechocki moved to recommend approval of P21-146 Mattamy Palm Beach LLC – Text Amendments to Chapter 163 Model Homes, to the City Council. Mr. Previte seconded the motion which passed unanimously by roll call vote.

7.b P21-268 - Chapter 158 Zoning Code, Section 158.216 Fences and Walls Text Amendment **2021-1000**

A City initiated text amendment to Title XV “Land Usage”, Chapter 158, “Zoning Code”, Article XI “Supplementary Use Regulations” of The Code of Ordinances of The City of Port St. Lucie by Amending Section 158.216 “Fences And Walls”;

There being no discussion, Mr. Previte moved to table P21-268 Chapter 158 Zoning Code, Section 158.216 Fences and Walls Text Amendment to the January 4, 2022 meeting. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

8.a P21-031 Take 5 Oil Change PSL - Special Exception Use [2021-1017](#)

Location: The property is located on the northwest corner of Port St. Lucie and Darwin Boulevards.
 Legal Description: Tract B, Cumberland Farms at Darwin and Port St. Lucie.

This is a request for repair and maintenance of vehicles in the CG (General Commercial) Zoning District per Section 158.124 (C) (10) of the Zoning Code.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.)
 Daniel Robinson, Planner, stated that he was sworn in and 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 presented the item to the Board, stating that the request was for a Special Exception Use for the repair and maintenance of vehicles in general commercial zoning, and informed the Board of the traffic analysis. Attorney Robert Schwerer spoke to the Board and stated that the project met code compliance and met all of the Section 158.260 criteria, and that they had an easement to be used for an exit from the property. (Clerk's Note: A PowerPoint presentation was shown at this time.)

Chair Beutel opened the Public Hearing. There being no public to be

heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to recommend approval of P21-031 Take 5 Oil Change PSL – Special Exception Use. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.b P21-175 St. Andrews Park Phase II - PUD Amendment No. 2 [2021-1026](#)

Location: The property is located north of NW St. James Boulevard, west of NW St. James Drive, east of NW Selvitz Road.
 Legal Description: Parcels B and C, of St. Andrews Park Commercial, a Replat According to the Plat Thereof Recorded in Plat Book 59, Pages 9 Through 13 of the Public Records of St. Lucie County.
 Request: This is a request to amend the St. Andrews Park Planned Unit Development (PUD). The proposed amendment includes numerous modifications such as the following: 1) Increased the area allowed for townhouse development and removed the area allowed for commercial and office development. The area allowed for townhouses increased from 7.63 acres to 12 acres. The area allowed for commercial uses decreased from 6.72 acres to 2.35 acres. 2) Removed the requirement that there be vehicular and pedestrian cross-access between the commercial and residential properties, 3) Reconfigured the street layout, 4) Modified lot size and setback requirements for townhouses.

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

There being no discussion, Vice Chair Stephenson moved to table P21-175 St. Andrews Park Phase II – PUD Amendment No.2 to the January 4, 2022 meeting. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.c P21-195 Yani Enterprises, LLC - Subway on Gatlin Restaurant [2021-1025](#)

- Special Exception Use
 Location: The property is located north of Gatlin Boulevard, west of SW Kensington Street, and east of I-95.
 Legal Description: Port St Lucie Section 31, Blk 1704, Lots 25, 26, and 27
 This is a request for a special exception use to allow a drive-through service window for a restaurant per Section 158.124(C)(13) of the Zoning Code.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Holly Price, Planner, stated that she was sworn in and 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 presented the item to the Board and stated that any item with a drive-thru would require a Special Exception Use, and that the land use and zoning was General Commercial. She stated that the Traffic Impact statement was reviewed and was in compliance and informed the Board of other areas that were reviewed and in compliance and compatible. Chair Beutel asked if residences within 750ft were notified by mail, to which Ms. Price responded in the affirmative. Dennis Murphy, Culpepper Terpening, briefly spoke to the Board and informed he was available for any questions if they needed specific details.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Ms. Briney moved to recommend approval of P21-195 Yani Enterprises LLC – Subway on Gatlin Restaurant – Special Exception Use, to the City Council. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

8.d P21-262 WBC Collections LP - Z-Axis Sports Complex -
Variance

[2021-1032](#)

Location: The property is located at 1702 SE Village Green Drive, Building A.

South of Industrial Boulevard, West of Village Green Drive, and North and East of South Niemeyer Circle.

Legal Description: Port St. Lucie Industrial Park Unit 1 - 1st Replat, Block 19, Lot 1.

This is a request to grant a variance to reduce the amount of parking required by 26 parking spaces for a recreational facility (a special exception use of enclosed assembly over 3,000 square feet) to locate in an existing warehouse building.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Mayer stated that he was sworn in and 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 presented the item to the Board and stated that the request was to grant a variance to reduce the amount of parking required for 7,400 sq.ft. of enclosed assembly use for recreational activities in the existing warehouse building. He stated that there was a site plan that had another existing building and it would not be changing the use, and that there was parking related to that as well,

but there would be a deficit of 27 spaces. Mr. Previte expressed a concern about the large deficit, to which Mr. Mayer stated that the applicant had explained to them that due to drop-off services there would not be a need to have the number of parking spaces required by code.

Chair Beutel asked to provide examples of other projects that had a high deficit of spaces but had reached approval status, to which Deputy City Manager Teresa Lamar-Sarno replied that she did not recall there being one in the 2.5 years that she had worked with the City. Applicants Gilberto Antonio Amarante and Alexander Zapata spoke to the Board and provided details about the project and objective including their previous experience, facility parking spaces, and training information. (Clerk's Note: Mr. Zapata appeared via Zoom.)

Chair Beutel asked how they had intended to make the traffic flow work and offered for the applicants to come back if they needed more time to think about it, to which Mr. Zapata replied that the way they had planned to do it was by age group, explaining that staff would be there to direct the drop off and that they did not expect a large number of students to come in all at once. Chair Beutel stated that she would like the plan to be put in black and white.

Mr. Previte stated that his concern was for when parents came early to pick up their children and there were not enough spaces, to which Mr. Zapata replied that he highly doubted that they would have more than 10 cars at a time and they would escort the students at the time of arrival and departure, with a staff member making sure that everyone got in and out safely. Vice Chair Stephenson stated that the Board needed to take into consideration that it was not a set time that each student would be dropped off, and Ms. Wooten shared her experience with this scenario, stating that she had not seen a backup, and asked if they had one way in and out, to which Mr. Amarante replied that there were 2 different entrances.

Mr. Zapata stated that the pick-up and drop-off would be clearly explained to the parents. Mr. Piechocki asked how long it would take to commit to writing or hire someone to do a study to show that this would be a workable model, to which Mr. Zapata replied that he was unsure how to answer as this had previously never been a requirement for them. Mr. Piechocki asked if this could be expedited to have the owners work with the Planner to give the Planning Department greater

confidence that traffic circulation and safety would be addressed, to which Ms. Lamar-Sarno responded that it was a good suggestion, and the Board could table to January if they would like to hear about the traffic pattern and get more information. Chair Beutel asked when the applicants would need to have the plan back to Ms. Lamar-Sarno in order to meet the next meeting, to which Ms. Lamar-Sarno replied that they would have a week. Chair Beutel stated that tabling to February may give them ample time, and Ms. Wooten asked what they were looking for in this study, to which Chair Beutel responded that they were looking for a plan to be put in place to do the most that they could do to prevent issues.

Ms. Lamar-Sarno stated that Mr. Robinson had informed her that since this was in addition to another item, if they chose to table then they could probably get it towards the end of the month prior to publishing the Agenda, which would give them an extra week. Vice Chair Stephenson stated that she thought the Board was putting too much emphasis on the reduction of the spaces because their business model was not set up for people to stay since it was a training facility, and that they were losing sight of what the business model was. Ms. Taylor-Moore agreed, and Ms. Wooten stated that based on her experience she had never seen a backup in a previous facility that was larger and had less parking space. Mr. Previte asked when the applicant was notified that they needed a variance, to which Mr. Mayer replied last month.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Vice Chair Stephenson moved to approve P21-262 WBC Collections LP – Z-Axis Sports Complex Variance. Ms. Wooten seconded the motion, which failed by roll call vote with Vice Chair Stephenson, Ms. Wooten, and Ms. Taylor-Moore in favor and Ms. Briney, Mr. Previte, Mr. Piechocki, and Chair Beutel opposed.

8.e P21-231 WBC Collections LP - Z-Axis Sports Complex - Special Exception Use

[2021-1034](#)

Location: The property is located at 1702 SE Village Green Drive, Building A.

South of Industrial Boulevard, West of Village Green Drive, and North and East of South Niemeyer Circle.

Legal Description: Port St. Lucie Industrial Park Unit 1 - 1st Replat Block 19 Lot 1

This is a request for a special exception use to allow enclosed assembly

over 3,000 square feet for recreation facilities per Section 158.124(C) (5) of the Zoning Code.

There being no discussion, Vice Chair Stephenson moved to table P21-231 WBC Collections LP – Z-Axis Sports Complex Special Exception Use to an unknown date. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.f P21-245 Sageview Partners, LLC - Special Exception Use [2021-1028](#)

Location: The property is located at 2491 SW Greco Lane, on the northeast corner of Port St Lucie Boulevard and SW Greco Lane.

Legal Description: Port St. Lucie Section 12 ,Block 1282, Lots 1-5 and 12-16

This is a request for a special exception use to allow the development of any one use to exceed 5,000 square feet and allow retail uses to include more than 50% of the gross floor area within a Limited Mixed Use (LMD) zoning district.

Mr. Mayer stated that the applicant had requested to table the item to January so that they could work with their client on anything related to parking.

There being no discussion, Mr. Previte moved to table P21-245 Sageview Partners LLC – Special Exception Use to the January 4, 2022 meeting. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.g P21-253 SLW-DJM Enterprises, Inc. Alcoholic Beverage [2021-1023](#)

License- Special Exception Use

Location: The property is located at 750 NW Enterprise Drive, Suites 106-111, on the west side of NW Enterprise Drive.

Legal Description: St. Lucie West Plat #133 St. Lucie West Industrial Park, Lot 7

The purpose of this request is to allow the existing 13,340 square foot indoor sports and recreation facility (indoor soccer) to sell alcoholic beverages for on-premises consumption in the WI (Warehouse Industrial) Zoning District.

Chair Beutel inquired if there was any ex-parte communication, to which Ms. Briney, Mr. Piechocki, Vice Chair Stephenson, Chair Beutel, Ms. Taylor-Moore, and Ms. Wooten responded in the negative, and Mr. Previte responded in the affirmative, stating that he had conversations with the landlord on this property and discussed the request for alcohol with the previous owner of the business.

Bethany Grubbs, Planner, 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. (Clerk's Note: A PowerPoint presentation was shown at this time.) She presented the item to the Board and stated that the request was to allow the indoor sports and recreation facility to sell beer and wine for on-premise consumption, and explained the evaluation of the SEU criteria.

Applicant Cristian Rodriguez provided details to the Board on the project, and Chair Beutel asked if food would be also provided, to which Mr. Rodriguez responded in the negative, stating that they did not have the space. Mr. Rodriguez stated that the facility was for any age, and Chair Beutel asked if his facility in West Palm Beach, FL had a beer and wine license, to which Mr. Rodriguez responded in the affirmative. Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. Vice Chair Stephenson stated that she had a problem with selling alcohol at a facility that services children. Ms. Briney asked about the rules involving a liquor license and food, to which Ms. Grubbs responded that they receive a form in Zoning that says that the zoning allows for it, and it is regulated by the State department. She stated that the seating capacity applies to 4 COP, which was the full service, and that 2 COPs were just beer and wine and she was not aware of any regulations. Chair Beutel asked who they currently had enrolled at their facility age-wise, to which Mr. Rodriguez replied that all ages were enrolled, and that the fields were rented in advance. Chair Beutel asked how many adults utilize the facility in a week, to which Mr. Rodriguez replied that 3 of the 7 nights were just adults, and that the other facility was regulated by the State and they have to check IDs. Chair Beutel expressed her concerns with drinking and driving and asked how long he has had the facility in West Palm Beach, to which Mr. Rodriguez replied that he had it since 2011. Chair Beutel asked if that facility has had any incidents with beer and wine, to which Mr. Rodriguez responded in the negative, and stated that the facility in reference was bigger and provided food because to have a liquor license you had to provide food, but did not with a beer and wine license.

There being no further discussion, Mr. Piechocki moved to deny P21-253 SLW-DJM Enterprises Inc Alcoholic Beverage License – Special Exception Use. Ms. Briney seconded the motion which passed by roll call vote with Mr. Piechocki, Chair Beutel, Vice Chair Stephenson, Ms. Taylor-Moore, Ms. Wooten, and Ms. Briney in favor and Mr. Previte abstaining from the vote due to personal conflict with the owner of the building.

8.h P21-261 McDonald's At Darwin Square - Variance

[2021-1031](#)

Location: The property is located at 3199 SW Port St. Lucie Boulevard

Legal Description: Lot B of the plat of Darwin Square.

This is a request to grant a variance to reduce the required number of parking spaces by 8 spaces to allow the construction of a side-by-side drive thru facility at an existing McDonalds at Darwin Square.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Mayer stated that he was sworn in and 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 gave a presentation on the item and stated that the request was to reduce the required number of parking spaces to allow construction of a side-by-side drive-thru, making a double-lane, and that they would bring the remaining spaces to ADA compliance. Craig McDonald, Corporate Property Services Inc., gave a presentation to the Board, showing the areas to be changed, and stated that none of the site access or circulation would be altered with this proposal.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Peter Van Rens, Kimley-Horn & Associates Inc., briefly spoke to the Board.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to approve P21-261 McDonald's at Darwin Square Variance. Mr. Previte seconded the motion which passed unanimously by roll call vote.

8.i P21-269 City of Port St. Lucie - Rezoning

[2021-1022](#)

Location: The property is located on the west side of SW Port St. Lucie Blvd. and south of SW South Globe Ave.

Legal Description: Port St. Lucie Section 15, Block 1450, Lots 37, 38, and 39.

This is a request to rezone the property from Institutional to Professional Zoning.

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

Bianca Lee, Planner, stated that she was sworn in and 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. (Clerk's Note: A PowerPoint presentation was shown at this time.) She gave a presentation to the Board on the item and stated that the request was for approval of the rezoning from Institutional to Professional to be consistent with the City's Comprehensive Plan. Applicant Kash Vatra briefed the Board on the project and stated that he did not understand why it was changing from Institutional to Professional and what impact

it would have on their capability to have their assembly hall, to which Ms. Lee replied that they had not reviewed the site plan because it was newly submitted, and that the zoning was being changed because the City Comprehensive Plan was deleting the Institutional Land Use. Mr. Previte asked if Professional would prevent the applicant from putting his facility there, to which Ms. Lee responded in the negative, stating that it did allow for enclosed assembly. Ms. Lamar-Sarno stated that Professional did not allow the use and that was why the item was being brought before the Board with a positive recommendation.

Ms. Lamar-Sarno clarified the process of approval and denial for the record, and Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Previte moved to recommend approval of P21-269 City of Port St. Lucie – Rezoning to the City Council. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

Mr. Vatra requested for the minutes to explicitly state that they had requested for the construction of the Gurudwara, and the Planning and Zoning Professional indicated that they would be allowed, to which Chair Beutel informed that they were one of two authorities and that the approval of this item was for the rezoning of the property. She added that the applicant would still need to move forward with the process with City Council and then Site Plan for approval.

9. New Business

Mr. Piechocki gave a brief review of the Site Plan meetings.

10. Old Business

Mr. Piechocki gave a brief review of the Planning and Zoning Workshop that took place at 3:00pm, and informed that the Workshop was to discuss revising the interview questions and process.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 8:24 p.m.

Deborah Beutel, Chair

Jasmin De Freese, Deputy City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Previte, Peter F.	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning & Zoning Board
MAILING ADDRESS 1072 SW Canary Terrace	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Port St. Lucie	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
COUNTY St. Lucie	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 12/7/21	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Peter F. Previte, hereby disclose that on December 7, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

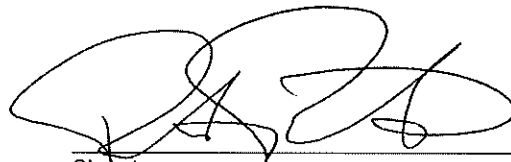
As it relates to P21-253 SLW-DJM Enterprises, Inc. Alcoholic Beverage License- Special Exception Use
Location: The property is located at 750 NW Enterprise Drive, Suites 106-111, on the west side of NW Enterprise Drive.

I have previously discussed the sale of the commercial building that the applicant is a tenant in. I am a real estate broker associate and may do business in the future with the owner/landlord of the building, Mr. Don Miranda.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/16/21

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.