

**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  
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, January 3, 2023**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Item 9A\***

**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 6:02 PM on January 3, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Members Present:

Deborah Beutel, Chair  
Alfreda Wooten, Vice Chair  
Carol Tyler-Moore, Secretary  
Peter Previte, At-Large  
Joseph Piechocki, At-Large  
Eric Reikenis, At-Large  
Melody Creese, Alternate

Members Not Present:

Roberta Briney, At-Large

Others Present:

Mary Savage-Dunham, Planning and Zoning Director  
Anne Cox, Planning and Zoning Assistant Director  
Yaniz Wycoff, Police Officer  
Traci Mehl, 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 - December 6, 2022 [2023-009](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes of the December 6, 2022, Planning and Zoning Board meeting. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**6. Consent Agenda**

There being no discussion, Vice Chair Wooten moved to approve the Consent Agenda. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

**6.a** P22-012 Gatlin Pointe - Preliminary & Final Subdivision Plat [2022-944](#)**7. Public Hearings - Non Quasi-Judicial****7.a** P22-334 Greenberg, Jared Chapter 158 - Zoning Code Text Amendment Application [2023-018](#)

This is a resident-initiated text amendment to Chapter 158 Zoning Code. Specifically, Section 158.073 Single-Family Residential Zoning District (RS-2) to include a new subsection named Empty lots uses.

Planner Daniel Robinson provided a PowerPoint presentation on the proposed text amendment to Chapter 158 of the Zoning Code. He explained it was a resident initiated text amendment to Section 158.073, Single Family Residential Zoning District, to consider permitted accessory uses as primary uses on single family lots that do not have a principal structure. Planner Robinson reviewed other properties in the City with similar violations as provided by Applicant Jared Greenberg, who is requesting that open storage be permitted in residential zoning. Planner Robinson presented some photos of pending code cases on the property owned by the applicant and reviewed the proposed amendment. He indicated staff was not in support of the text amendment proposed and recommended denial.

Board Member Reikenis asked if this amendment would apply to any RS-2 zoned lot in the City, to which Planner Robinson stated the proposed text amendment would be for every open lot zoned RS-2.

Applicant Jared Greenberg provided a PowerPoint presentation on his proposed text amendment to Chapter 158. He discussed his history and community involvement as a resident in Port St. Lucie and showed photos of his house and second lot across the street. He reviewed his code violations and asked that the Board approve the proposed text amendment. Applicant Greenberg responded to the Board's questions at this time.

Chair Beutel stated the applicant may keep his properties nice, but others may not and many do not. She explained the reason for the codes and ordinances is to keep their City beautiful. She stated to open the gates for everyone to park whatever they want on their extra lots may not be what the applicant is looking for.

Alternate Board Member Creese inquired if trailers could be parked on the lot if there was a primary structure. Planner Robinson explained the applicant could store the trailers in his backyard, if there was a primary structure with an empty lot next to it or behind it and they are joined with a unity of title. He noted that anything in the front yard had to be on pavement.

Mary Savage-Dunham, Planning and Zoning Director, reminded everyone this was not just about trailers, as the code cases going back to 2018 relate to an accumulation of debris, equipment, cars, etc., and the proposed amendment would allow the proliferation of such.

Board Member Reikenis indicated he saw trailers greater than twenty feet and unregistered vehicles on the applicant's second lot.

Board Member Piechocki stated approving a customized text amendment like this and having it take effect throughout the City would be dangerous and lower property values. Board Member Reikenis agreed.

Chair Beutel opened Public to be Heard.

1. Michael Branchetti, 716 SW Adobe Avenue, stated he was the applicant's neighbor. He spoke in favor of the amendment and suggested fencing the open lots.

There being no further comments, Chair Beutel closed Public to be

Heard.

Board Member Previte stated he was inclined to deny the amendment, as he did not want to see the ramifications of such throughout the City. He thought the issue was continuity and suggested the applicant work with the City. Chair Beutel stated the amendment was too broad and it would defeat the purpose of trying to keep the City beautiful. Board Member Taylor-Moore stated she agreed but empathized with the applicant.

There being no further discussion, Board Member Piechocki moved to deny approval of P22-334, Greenberg, Jared Chapter 158 - Zoning Code Text Amendment Application. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

**7.b** P22-335 3771 SE Jennings Road - Small-Scale

[2023-014](#)

Comprehensive Plan Amendment (

Location: The property is located south of SE Jennings Road and west of SE Lennard Road at 3771 SE Jennings Road.

Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1

This is a request to change the future land use designation of a 3.05-acre parcel from Utility (U) to Service Commercial (CS).

Planner Bethany Grubbs provided a PowerPoint presentation on the small-scale Comprehensive Plan Amendment to change the future land use designation for 3.05 acres from Utility to Service Commercial. She stated the applicant is proposing an enclosed assembly use, which is not compatible with the Utility future land use. She indicated the applicant has a concurrent application for rezoning to Service Commercial.

Planner Grubbs showed the location, land use, and zoning of the subject property as well as reviewed the justification and traffic impact analysis. She stated staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

Via Zoom, the representative for the applicant provided a PowerPoint presentation. He showed the location of the subject property and the uses in the vicinity, noting the radio tower on the site as the building formerly housed a radio station. He explained the radio tower is owned by a third party and the property owner does not have rights to it. He showed a street view of the property as well as the proposed and existing future land use. The representative for the applicant stated they were recommending to change this property from Utility to Service

Commercial, as it would be compatible and consistent with the properties to the north. He indicated the corridor between South U.S. Highway 1 and SE Lennard Road has been developing over the years to mostly commercial use, which is consistent with the City's comprehensive plan and map.

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

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-335, 3771 SE Jennings Road - Small-Scale Comprehensive Plan Amendment. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**7.c** P22-347 City of Port St. Lucie - Public Works Facility -  
Comprehensive Plan Amendment/ Small Scale Map  
Amendment

[2023-006](#)

Location: The property is located at 430 and 450 SW Thornhill Avenue on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

Legal Description: A portion of Tract "O", Tract "P" and a drainage R-O-W of Port St. Lucie Section 18.

This request is to change the Future Land Use designation of 8.37 acres from Commercial General/Commercial Highway (CG/CH) to Utility (U).

Planner Stephen Mayer provided a PowerPoint presentation on the small-scale Comprehensive Plan Amendment for the City of Port St. Lucie Public Works Facility to change the future land use designation for 8.37 acres of properties from Commercial General / Commercial Highway to Utility. He defined the difference between Future Land Use and Zoning and reviewed the concurrent applications. He presented the location, future land use, and zoning of the subject property as well as reviewed the justification and traffic impact analysis. He stated that staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

Chair Beutel noted the applicant was the City of Port St. Lucie.

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 P22-347, City of PSL Public Works Facility Comprehensive Plan Amendment/Small Scale Map Amendment.

Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

#### 8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Elizabeth Hertz explained the process and procedures for the Quasi-Judicial Hearings. The Deputy City Clerk swore in those individuals who intended to speak on any item under Section 8 of the Agenda.

##### 8.a P22-320 A Great Home, LLC - Rezoning

[2022-1023](#)

Location: The property is located on the east side of NW Commerce Lakes Drive at 2011 NW Commerce Lakes Drive.

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

This is a request to rezone 3.23 acres of property from Industrial (IN) to 2.46 acres of CS (Service Commercial) and 0.77 acres of OSC (Open Space Conservation).

Planner Bethany Grubbs stated she had been sworn in and the official file was provided to the Clerk at least five days prior to this meeting.

Planner Grubbs provided a PowerPoint presentation on A Great Home, LLC, to rezone 3.23 acres of property from the Industrial zoning district to 2.46 acres of Service Commercial and 0.77 acres of Open Space Conservation. She explained the rezoning is to provide compatibility between the zoning districts and land use classifications to develop the property. She reviewed the request and stated the applicant is A Great Home, LLC, and the agent is Abraham Chabab. She showed the location, future land use, and zoning of the subject property. She discussed the surrounding uses, future land use element policy, and justification. Planner Grubbs stated the Planning and Zoning Department recommends approval of the rezoning request.

Chair Beutel inquired if there were any ex parte communications to disclose, to which each member of the Board responded in the negative.

Via Zoom, Abraham Chabab stated he was the agent for the applicant. He indicated he agreed with staff's recommendation and was available to answer any questions.

Chair Beutel opened Public to be Heard.

1. Jerry Graziose, 9324 Avenel Lane, spoke to the letter he received from the City and the attached map. He asked if the rezoning would

impact the wall that was approved.

2. John Gonzalez, 7116 Maidstone, PGA Village, stated he originally objected but was now in favor of the rezoning.

3. Pamela Hammer, 7672 Charleston Way, voiced her concerns regarding the issues and noise that may come from the service commercial uses.

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

Planner Grubbs responded to the comments stating the wall would have to be placed inside the property and not in the preserve area. Regarding the service commercial uses, Planner Grubbs explained the applicant submitted a site plan for a warehouse that is broken up into multi-unit bays with offices, and there is no indication of open storage. She indicated the individual tenants may have deliveries and there is a circular drive around the entire building to accommodate such.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-320, A Great Home, LLC - Rezoning. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

**8.b** 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.

Chair Beutel inquired if the Board had any ex parte communications to disclose, to which each member responded in the negative except for Joe Pichocki. He stated he had a conversation with Planner Bethany Grubbs via email regarding the renderings and material that were in the original packet.

Planner Bethany Grubbs provided a PowerPoint presentation on this variance request for the orientation of the garage doors for a car wash. She noted it was tabled at the December 6, 2022, Planning and Zoning Board meeting. She stated the applicant was Lauren Burleson of Driven Brands and the owner is PS Lucie SR CGP, LLC. She showed the location, land use, and zoning of the subject property. She also

presented the conceptual plan and building elevations, showing the one garage door facing Import Drive.

Via Zoom, Ms. Zachary represented the applicant and explained the overhead garage door on the south elevation facing Gatlin Boulevard has been replaced with bricks/masonry and a swing door that would be left open during operating hours for ventilation.

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

There being no further discussion, Board Member Taylor-Moore moved to approve P22-323, PS Lucie SR CGP, LLC - Variance. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

**8.c** 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 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.

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

Planner Francis Forman stated he had been sworn in and the file had been sent to the City Clerk five days prior to this hearing. He presented a PowerPoint presentation on the variance request to Section 4.4.3 & 4.6.2.1 of the Becker Road Overlay District to allow for a decreased percentage of vertical windows and a reduction in roof elements for a flat roof. He stated the owner is St. Lucie Doctors, LLC, and the applicant is Raul Ocampo. He showed the location and zoning of the subject property. He also presented the proposed architectural plans of the medical use as well as staff's findings.

Chair Beutel indicated the applicant was not present. Senior Deputy City Attorney Elizabeth Hertz suggested moving this item to the end of the meeting, to allow the applicant time to join the meeting. At this point, Chair Beutel called for the next item to be heard.

After hearing item 8.i, Chair Beutel inquired if the applicant was

available at this time. Mary Savage-Dunham, Planning and Zoning Director, responded in the negative and suggested continuing this item to the Planning and Zoning Meeting of February 7, 2023.

There being no further discussion, Alternate Board Member Creese moved to continue P22-325, St. Lucie Doctors, LLC - Variance, to the February 7, 2023, Planning and Zoning Meeting. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

**8.d** P22-227 Southern Grove 4 - MPUD Amendment No. 2 -  
MPUD Amendment and Rezoning

[2023-004](#)

Location: The property is generally located south of the Paar Drive right-of-way, west of SW Village Parkway, north of Becker Road, and east of the Community Boulevard right-of-way.

Legal Description: Tract B, Southern Grove Parcel 28 Replat and a portion of the Kenley subdivision plat. The full legal description is included in the MPUD regulation book.

This is a request to rezone approximately 31.788 acres of land and amend the Southern Grove 4 MPUD regulation book and concept plan.

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

Planner Bridget Kean presented a PowerPoint presentation on this application to rezone property from the zoning designation of St. Lucie County AG-5 to City MPUD and to amend the Southern Grove 4 MPUD. She stated Steve Garrett and Matt Yates with Lucido and Associates are the acting agent for the property owners, Mattamy Palm Beach, LLC, and CCC-PSL, LLC. She showed the location, future land use, and zoning of the subject property. She reviewed the proposed amendment and discussed the Cottages at Tradition. She presented the existing and revised concept plans as well as the impacts and findings. Planner Kean indicated the Site Plan Review Committee recommended approval of the proposed rezoning and MPUD amendment at their August 24, 2022, meeting. She stated the Planning and Zoning Department recommends approval.

Planner Kean presented a photo of the cottages at this time, in response to a prior question from Board Member Piechocki.

Matt Yates with Lucido and Associates stated the focus of this amendment was to add 32 acres to the residential development and commit 20 to 25 acres to the school site location.

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 P22-227, Southern Grove 4 - MPUD Amendment No. 2 - MPUD Amendment and Rezoning. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

- 8.e** P22-333 Fresno Enterprise, Inc. - Rezoning [2022-1020](#)  
 Location: South of Commerce Center Dr and east of Commerce Lakes Dr  
 Legal Description: G.O. Team Industrial Park Unit 3, Block B, Lot 22  
 This is a request to rezone the property from Industrial (IN) to Service Commercial (CS).

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

Planner Francis Forman stated he had been sworn in and the file was provided to the City Clerk five days prior to this hearing. He presented a PowerPoint presentation on the rezoning request for Fresno Enterprise, Inc., for 1.35 acres from Industrial to Service Commercial for a warehouse facility. He stated the owner is Fresno Enterprise, Inc., and the applicant is Abraham Chabab.

Planner Forman showed the location, future land use, and zoning of the subject property. He reviewed the surrounding uses, future land use element and compatibility, and justification. He stated that staff recommends approval.

Via Zoom, Abraham Chabab stated he was the agent for the applicant. He stated they agreed with staff's recommendation and he was available to answer any questions.

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

There being no further discussion, Alternate Board Member Creese moved to recommend approval of P22-333, Fresno Enterprise, Inc. - Rezoning. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

- 8.f** P22-341 3771 SE Jennings Road - Rezoning [2023-013](#)

Location: The property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road and west of SE Lennard Road.

Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1  
This is a request to rezone 3.05 acres of land currently zoned General Use (GU) to the Service Commercial (CS) zoning district.

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

Planner Bethany Grubbs stated she had been sworn in and the official file was provided to the Clerk five days prior to this meeting.

Planner Grubbs provided a PowerPoint presentation on the rezoning application for 3771 SE Jennings Road, which is the companion application to the Future Land Use Map amendment heard earlier. She explained the applicant is requesting approval for the rezoning of a 3.05 acre parcel from General Use to Service Commercial. She reviewed the request and stated the applicant is Crb of Florida, Inc., and the agent is Vlada Peterka of Redtail Design Group, Inc. She noted the existing use is a 5,022 square foot building and a 275 foot guyed communications tower. Planner Grubbs showed the location, future land use, and zoning of the subject property. She discussed the surrounding uses, future land use element policy and compatibility, and justification. She stated the Planning and Zoning Department recommends approval of the rezoning request.

Planner Grubbs explained there is a current special exception use approval for the existing tower, which is not owned by this applicant. She stated the tower is not involved with any future site plans.

Via Zoom, the representative for the applicant stated they were looking to change this property from General Use to Commercial Services. He indicated it is consistent and compatible with the developments in the area as well as the zoning in the area. He explained the future intent is to bring a cultural type community service to this property, as it will be a Caribbean American Club. He stated the use would be compatible with a special exception that will be brought forward at a later date.

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

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-341, 3771 SE Jennings Road - Rezoning.

Board Member Previte seconded the motion, which passed unanimously by roll call vote.

**8.g** P22-345 City of Port St. Lucie - Public Works Facility -  
Landscape Modification

[2023-008](#)

Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

Legal Description: A portion of Tract "O" and Tract "P" and a portion of the drainage R-O-W Tract of Port St. Lucie Section 18.

This is a request to provide landscaping in lieu of an architectural buffer wall on the east side of the property as per Section 154.12 of the Landscape and Clearing Code.

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

Planner Stephen Mayer stated he had been sworn in and the official file was provided to the City Clerk five days prior to this hearing. He provided a PowerPoint presentation and stated this was a companion application to a previous Comprehensive Plan Map Amendment for the City of Port St. Lucie Public Works Facility. He noted the site is 8.37 acres and the related major site plan for this project is under review. He reviewed the project summary and modification request regarding the architectural buffer wall requirement. He stated the applicant and owner is the City of Port St. Lucie and the acting agent is Octavio Reis of Bowman Consulting. Planner Mayer presented the location of the subject property as well as discussed the proposed site plan, condition of the existing buffer/landscaping, proposed landscape plan in lieu of the wall, and building elevations.

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

There being no further discussion, Board Member Taylor-Moore moved to recommend approval of P22-345, City of Port St. Lucie - Public Works Facility - Landscape Modification. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.h** P22-346 City of Port St. Lucie - Public Works Facility -  
Rezoning

[2023-007](#)

Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

Legal Description: A portion of Tract "O", Tract "P" and a portion of a drainage R-O-W of Port St. Lucie Section 18.

This request is to change the zoning classification of 8.37 acres from Commercial General (CG) to Utility (U).

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

Planner Stephen Mayer stated he had been sworn in and the official file was provided to the City Clerk five days prior to this hearing. He provided a PowerPoint presentation and stated this was a companion application for the rezoning of the City of Port St. Lucie Public Works Facility. He stated the site is 8.37 acres and the rezoning is from General Commercial to Utility for the proposed expansion of the facility. He stated the owner is the City of Port St. Lucie and the applicant/agent is Octavio Reis of Bowman Consulting. He showed the location, future land use, and zoning of the subject property. He discussed the surrounding uses as well as the future land use element policy and compatibility.

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

There being no further discussion, Board Member Taylor-Moore moved to recommend approval of P22-346, City of Port St. Lucie - Public Works Facility - Rezoning. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.i** P22-358 Farrell Storage @ Southern Grove - Landscape Modification

[2023-003](#)

Location: The property is located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive

Legal Description: A portion of Parcel 27D, Southern Grove Plat No. 13 (Proposed legal description is Tradition SG-10 Plat, Parcels A and B).

This request is for a waiver to the architectural buffer wall requirement provided for under Section 154.12 of the Landscape and Land Clearing Code for the northern 290 feet of the western perimeter landscape buffer.

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

Planner Bridget Kean indicated she had been sworn in for items 8d and 8i. She stated the file was provided to the City Clerk five days prior to this hearing and asked that it be entered into the record. Planner Kean presented a PowerPoint presentation on this application for a landscape modification in Southern Grove. She stated the acting agent

is Michael Sanchez, Farrell Companies, for the property owner, Mattamy Palm Beach, LLC. She reviewed the project summary and modification request to waive the requirement for a portion of the architectural buffer wall. She showed the location of the subject property as well as reviewed the site plan and landscape plan.

Mike Sanchez with Farrell Companies stated he had been sworn in. He provided a PowerPoint presentation on the landscape buffer wall modification and indicated they have met with the residents. He reviewed the summary of the request. He showed the location of the project site, the site plan noting the FPL easement, the renderings of the buildings and where the wall stops, and the proposed landscaping.

Board Member Previte stated he was happy to see the presentation, because there was some concerns from the Del Webb residents. He asked if the residents were okay with the design, to which Mr. Sanchez stated the residents' questions were addressed.

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

There being no further discussion, Alternate Board Member Creese moved to recommend approval of P22-358, Farrell Storage @ Southern Grove - Landscape Modification. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

At this time, Chair Beutel inquired if the applicant was available for item 8.c and returned to discussing that item.

## 9. New Business

Board Member Piechocki provided an update on the projects reviewed by the Site Plan Review Committee. He inquired about the traffic analysis for the SW annexation area, to which Mary Savage-Dunham stated it would be presented to the public and the Council at the Winter Workshop scheduled for February 22 - 24, 2023. She stated she could provide the report to the Board and check with Public Works about providing the Board with an overview. She also encouraged everyone to watch the workshop, as it will be televised.

- 9.a** Review of Tom Hooper Park and Promenade/Veterans  
Rivergate enhancements Proposed Land and Water  
Conservation Fund (LWCF) Grant Application

[2023-044](#)

Via Zoom, Kate Parmelee, Director of Strategic Initiatives and

Innovation, provided a PowerPoint presentation on the Port District Improvements: Tom Hooper Park and Promenade / Veterans Rivergate Enhancements Grant Application. She explained this was the Land & Water Conservation Fund (LWCF), which is a federal funding source administered by the Florida Department of Environmental Protection. She noted the grant application was for approximately \$1 million. Ms. Parmalee reviewed the potential enhancement opportunities and amenities for The Port District to allow a greater connection to nature and create more public recreation opportunities to be enjoyed by the residents.

Ms. Parmelee explained this was going before the Planning and Zoning Board, because the LWCF grant provides points for public participation and requests that this item be on the agenda of the Parks and Recreation Advisory Board, which the City does not have. She indicated the Planning and Zoning Board is allowed to serve in that purpose. She stated they do not need to vote, but they do need to discuss it at this meeting.

Chair Beutel indicated there was consensus by the Planning and Zoning Board to support the Tom Hooper Park and Promenade/Veterans Rivergate Enhancements Proposed Land and Water Conservation Fund (LWCF) Grant Application.

**10. Old Business**

Board Member Previte inquired about a prior discussion regarding changing this meeting to the daytime. Chair Beutel stated the consensus was that daytime limits the ability for people to arrive, speak, and conduct meetings.

**11. Public to be Heard**

There were no comments from the Public.

**12. Adjourn**

There being no further business, the meeting was adjourned at 8:10 PM.

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Carol Taylor-Moore, Secretary

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Traci Mehl, Deputy City Clerk