



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, September 5, 2024**

**CALL TO ORDER**

A. Roll Call (9:00AM)

Commissioner Cheri Pavlik, (Chair)	Present
Commissioner John Kern, (V.Chair)	Present
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner William (Bill) Reicherter	Absent
Commissioner Alex Brumfield III	Present
Commissioner Susan Kennedy	Absent
Commissioner James Williams	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

**to receive and file approved by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second							Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

F. Swearing In

G. **Approval of the Minutes**

**to approve the Minutes by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
		Second						Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

H. **Amendments to the Agenda**

No Add and Delete

**to adapt the Agenda as Amended by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
		Second						Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

I. Disclosures for All Items on Agenda

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
Absent	N/A	2,3,4	N/A	N/A	Absent	N/A	N/A	N/A

J. Conflicts/Recusals

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
Absent	N/A	N/A	N/A	N/A	Absent	N/A	N/A	N/A

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

**1. [Z-2024-00318 Catoe Residences \(2024-00062\)](#)**

**Zoning Application of** Brandon Catoe by H & L Planning & Development

**Location:** Northwest corner of Lillian Avenue and S. Bates Road

**Project Manager:** Lorraine Fuster Santana, Site Planner II

**BCC District:** 1

**MOTION:** No motion necessary. Item was administratively postponed to Oct. 3, 2024.

**B. WITHDRAWALS**

**- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. Requests To Pull Items From Consent**

**B. Zoning Applications**

**2. [Z-2023-01162 Southern Trucks \(1996-50029\)](#)**

**Zoning Application of** 7777 Southern Blvd, LLC by Planning and Entitlements, LLC

**Location:** North side of Southern Boulevard, approx. 0.25 mile east of Benoist Farms Road

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 2

**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

**a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 6.05 acres

Spoke on this application:

Commissioner Vinikoor: Question staff the Hooper road and Benoist road connection and any 5 year plans for construction.

Quazi Principal Professional Engineer: Verified there is a 5 years plan for Benoist Farm to widen the roads to a three lanes.

Bailey Division Director II: Connection thru Hooper from Benoist road don't exist as a right-away. The adjacent owners own that property, no right away will be place there.

**MOTION:** To recommend approval of item 2.a

**Motion carried by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
							Second	Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**Decision: To recommend approval of item 2.a., by a vote of 7-0-0**

**3. [Z/DEV-2024-00722 South Florida Fair - North Lots \(2024-00082\)](#)**

**Zoning Application of** South Florida Fair & PBC Expositions, Inc. by Urban Design Studio

**Location:** South side of Belvedere Road, approx. 0.3 miles west of Sansbury's Way

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District: 6**

**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

- a. **Title:** Official Zoning Map Amendment **Request:** to allow a rezoning from the General Industrial (IG) Zoning District in part on 5.33 acres and Light Industrial (IL) Zoning District in part on 3.72 acres to the Public Ownership (PO) Zoning District on 9.07 acres

**MOTION:** To recommend approval of item 3.a

**Motion carried by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
							Second	Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**Decision: To recommend approval of item 3.a., by a vote of 7-0-0**

- b. **Title:** Public Ownership Deviation **Request:** to eliminate interior landscape islands and relocate tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

**MOTION:** No action required of item 3.b

**4. [CA-2024-00159 Fur Life K-9 Academy \(2023-00102\)](#)**

**Zoning Application of** Ricky Berrios, Vanessa Berrios by Land Research Management Inc.

**Location:** North side of 162nd Place North, approx. 780 feet west of Randolph Siding Road

**Project Manager:** Michael Birchland, Site Planner II

**BCC District: 1**

**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Class A Conditional Use **Request:** to allow Limited Pet Boarding on 1.25 acres

**MOTION:** To recommend approval of item 4.a

**Motion carried by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
							Second	Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**Decision: To recommend approval of item 4.a., by a vote of 7-0-0**

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

**A. Items Pulled From Consent**

**B. ULDC Revisions**

**5. [Parking and Permanent Generators](#)**

**Summary:** The items before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- Add an administrative Type 1 Waiver to allow requests for parking reductions for uses with indoor recreation courts and residential recreation areas.
- Modify parking requirements to allow end-to-end parking layouts for common parking lots of residential projects and to reduce the parallel parking width requirement when internal to a development.

- Increase the maximum height for permanent generators subject to reduced setbacks on residential properties.

**Staff Recommendation:**

- To recommend approval of the proposed ULDC revision; and
- To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

**BCC Permission to Advertise:** On August 22, 2024, the BCC approved Request for Permission to Advertise by a vote of 6-0-0.

**Spoke on this application:**

**Jerome Ottey-** Principal Site Planner: gave a brief Presentation- regarding modifying parking to allow end-to-end parking layout, Increase height for permanent generators, Type 1 Wavier for parking reductions for indoor recreation courts and residential recreation areas

**Commissioner Vinikoor:** Question the some spelling used in the report.

**Wendy Hernández:** Clarifying corrections will be made to the reports

**Commissioner Vinikoor:** Question the parking angulated if there are any codes

**Wendy Hernández:** Replied parking angulated is allowed

**MOTION:**

- To approve Staff recommendation for item 5.a.

**Motion carried by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
			Second					Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**Decision: To recommend approval of item 5.a., by a vote of 7-0-0**

- The Zoning Commission serving as the Land Development Regulations Commission pursuant to 163.3194, F.S., approves Staff recommendation for item 5.b.

**Motion carried by a vote of 7-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
			Second					Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**Decision: To recommend approval of item 5.b., by a vote of 7-0-0**

**- END OF REGULAR AGENDA -**

**COMMENTS**

- COUNTY ATTORNEY:
- ZONING DIRECTOR:
- PLANNING DIRECTOR:
- EXECUTIVE DIRECTOR:
- COMMISSIONERS:

**ADJOURNMENT**

**carried by a vote of 7-0-0**

<b>Reicherter</b>	<b>Kern</b>	<b>Vinikoor</b>	<b>Williams</b>	<b>Pavlik</b>	<b>Kennedy</b>	<b>Brumfield</b>	<b>Kelley</b>	<b>Caliendo</b>
							Second	Motion
Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

**ADJOURNMENT: 9:18**

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