



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, May 2, 2024**

**CALL TO ORDER**

A. Roll Call (9:00AM)

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

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair- Swearing in Susan Kennedy

Title: Zoning Commission Annual Organizational Meeting and Election of Chair and Vice Chair

**MOTION:** To appoint Commissioner Pavlik as Chair

**Elected Chair by a vote of 9-0-0**

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

**Board Decision: Approval of Commissioner Pavlik as Chair.**

**MOTION:** To appoint Commissioner Kern as Vice Chair

**Elected Vice Chair by a vote of 9-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	V. Chair	Chair					Second	Motion
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**Board Decision: Approval of Commissioner Kern as Vice Chair.**

- D. Notice
- E. Proof of Publication

**Motion to receive and file approved by a vote of 9-0-0**

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

- F. Swearing In
- G. **Approval of the Minutes**

**Motion to approve the Minutes by a vote of 9-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion							Second

Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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H. **Amendments to the Agenda**

Wendy Hernández, Deputy Zoning Director, read into the record the Amendments to the Agenda from the Add and Delete,

**Motion to adapt the Agenda as Amended by a vote of 9-0-0**

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

I. Disclosures for All Items on Agenda

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	4	1,2,4	N/A	4	N/A	N/A	N/A	N/A

J. Conflicts/Recusals

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	N/A	Item 1	N/A	N/A	N/A	N/A	N/A	N/A

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

A. **POSTPONEMENTS / REMANDS**

B. **WITHDRAWALS**

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

**CONSENT AGENDA**

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

B. **Zoning Applications**

1. [PDD/DOA-2023-00848 Valencia Cove AGR PUD Preserve \(2004-00369\)](#)

**Zoning Application of** One Mile Properties LLC, Michael Crabb, Anthony Amante by JMorton Planning & Landscape Architecture

**Location:** Northwest corner of Atlantic Avenue and Starkey Road

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

**BCC District:** 5

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres

**MOTION:** To recommend approval of item 1.a

**Motion carried by a vote of 8-0-1**

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

**Decision: To recommend approval of item 1.a., by a vote of 8-0-1**

- b. **Title:** a Development Order Amendment **Request:** to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,392.48 acre

**MOTION:** To recommend approval of item 1.b

**Motion carried by a vote of 8-0-1**

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

**Decision: To recommend approval of item 1.b., by a vote of 8-0-1**

- c. **Title:** a Development Order Amendment **Request:** to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres

**MOTION:** To recommend approval of item 1.c

**Motion carried by a vote of 8-0-1**

<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>
	Motion							Second
Yes	Yes	Recusal	Yes	Yes	Yes	Yes	Yes	Yes

**Decision: To recommend approval of item 1.c., by a vote of 8-0-1**

**2. [Z-2023-00850 One Mile Property](#) (2023-00016)**

**Zoning Application of One Mile Properties LLC** by JMorton Planning & Landscape Architecture

**Location:** Northwest corner of Atlantic Avenue and Starkey Road

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

**BCC District:** 5

**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 Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres

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

**Motion carried by a vote of 9-0-0**

<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>
	Motion							Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**Decision: To recommend approval of item 2.a., by a vote of 9-0-0**

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

- A. Items Pulled From Consent**
- B. Zoning Applications**
- C. Subdivision Applications**

**3. [ABN/DOA/CA-2022-01898 Lantana Plaza](#) (2003-00099)**

**Zoning Application of Lantana Parcel LLC** by Cotleur & Hearing, Inc.

**Location:** Northeast corner of Lantana Road and Haverhill Road

**Project Manager:** Jordan Jafar, Senior Site Planner

**BCC District:** 3

**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:** a Development Order Abandonment **Request:** to abandon a Requested Use for a Financial Institution on 9.65 acres

**MOTION:** No action necessary

- b. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD site plan to add and delete uses, to add square footage and, to modify Conditions of Approval on 9.65 acres

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

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 3.b., by a vote of 9-0-0**

- c. **Title:** a Class A Conditional Use **Request:** to allow Retail Gas and Fuel Sales and Convenience Store on 9.65 acres

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

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 3.c., by a vote of 9-0-0**

4. [ABN/ZV/Z/CA-2023-00669 Peace Village](#) (1989-00051)

**Zoning Application of** Union Congregational Church of West Palm Beach FL by JMorton Planning & Landscape Architecture

**Location:** Southwest corner of Summit Boulevard and Haverhill Road

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 3

**Staff Recommendation:** Staff recommends denial of items d. and e., and recommends approval of a., b., and c. If the ZC recommends approval of d. and e., the recommendation shall be subject to the Conditions of Approval in Exhibit C-1 and C-2.

**Comments Cards: 5 Cards, 4 in Support and 1 Opposed**

Rev. Dr. Sheila Harvey- Spoke in support

Mitchell Rosensein- Spoke in support

Suzanne Cabrera- Spoke in support. Explained the importance of the application to the senior community.

Kim Do- Spoke in support. Explaining the benefits of the application and the importance to the public interest

Richard Hunerberg- Spoke in Opposition mention increase to Traffic safety. Impact to the wetland, lack of parking spaces

**People who spoke on this application:**

**Agent Lauren McClellan of JMorton:** Gave a presentation

**Lisa Amara Zoning Director:** spoke on this application. Discussed the mechanisms in place to request reduction in parking. Explained BCC direction to provide an more flexible way to look at parking reduction. Also explained why Staff is recommending denial. If the commissioners vote yes to the Variance the item will go to the BCC meeting.

**Scott Stone County Attorney:** spoke on this application clarifying Staff has indicated that 2 standards requirement has not been met however if the Commissioner finds the standards have meet they will need to make a finding in their judgement that there is substantial evidence to support the Variance.

**Commissioner Kern-** spoke on this application in agreement for having more affordable homes and in support to having the project move forward.

**Commissioner Kennedy-** spoke on this application to applicant in regards to the required age limit and maximum income.

**Lisa Amara:** clarify that there is condition that all residents in the unit will need to be 55 or older.

**Bryan Davis Principal Planner:** spoke on this application gave information on workforce house cost requirements. (cost of the area is medium income with 1 or 2 people family)

**Agent Lauren:** replied the eligibility age limit for residence will be 80% for 55-61 group and 100% for residents 62 or older.

**Commisioner Vinkoor:** Requested clarification on the requestemotions requested. Also indicated that there is enough evidence to vote in favor of the Variance.

**Commisioner Brumfield:** Concurred with the commisoners in favor of the application. Will vote in favor of the project

**Commisioner Caliendo:** Spoke in regards to parking spaces need for this type of facilities. Asked a questiuon in regards to tree preservation. Applicant expalined the mitigationg and strategy. Will support the plan

**Commissioner Kennedy:** Believe that the are not substantial evidence for the Variance to be approved. Believe that the Variance application is early since there is nolegal procees yet to approved the Variance. Wont be supporting the Variance

**Commissioner Plavlik;** Will support the project and believe there is substancial evidence to support the project.

**Commissioner Kenedy:** asked to provide the evidence for the special circusntances. Lisa Amara explained unique factor is the enviromatal contsrta and drainage requirementin the C-51 canal and tree retention and the parking analisys provided

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Planned Unit Development on 6.48 acres

**MOTION:** No action necessary

- b. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Church and Accessory Buildings and Structures on 6.48 acres

**MOTION:** No action necessary

- c. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multifamily (RM) Zoning District on 6.48 acres

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

**Motion carried by a vote of 8-1-0**

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

**Decision: To recommend approval of item 4.c, by a vote of 8-1-0**

- d. **Title:** a Type 2 Variance **Request:** to allow a 37% (76 space) reduction in the number of required parking spaces on 6.48 acres

**MOTION:** To adopt a resolution of item 4.d

**Motion carried by a vote of 8-1-0**

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

**Decision: To adopt a resolution of item 4.d., by a vote of 8-1-0**

- e. **Title:** a Class A Conditional Use **Request:** to allow Affordable Housing Density increase greater than 50% (a 100% increase for 52 additional units) on 6.48 acres

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

**Motion carried by a vote of 8-1-0**

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

**Decision: To recommend approval of item 4.e, by a vote of 8-1-0**

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. COUNTY ATTORNEY
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

**Motion to Adjourn**

**Motion carried by a vote of 9-0-0**

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

**ADJOURNMENT: 10:01 am**