



THURSDAY December 3, 2020
MINUTES

CALL TO ORDER

A. Roll Call - **9:00 AM**

Commissioner Sheri Scarborough, Chair	Present
Commissioner Amir Kanel	Present
Commissioner John Kern	Present
Commissioner Michael Kelley	Present
Commissioner Marcelle Griffith Burke	Present - Via Telephone
Commissioner Mark Beatty	Present
Commissioner Alex Brumfield	Present - Via Webex
Commissioner Jess Sowards	Present

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

* In boxes below denotes Commissioner present by telephone, but experienced connection issues for vote.

Motion to allow Webex Attendance by Commissioner Brumfield due to Extenuating Circumstance

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second						
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

Board Decision: Approved by a vote of 6-0-0.

Motion to receive and file 6-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

- F. Swearing In
- G. Adoption of the Minutes

Motion to receive and file 6-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

H. Amendments to the Agenda

Motion Carried 6-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

I. Motion to adopt the Agenda

Motion Carried 7-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

1. **ZV-2020-00825** Title: a Type 2 Variance application of HRY Development LLC. by Schmidt Nichols, Agent. Request: to eliminate a Right-of-Way Buffer; and, to reduce side street setbacks. General Location: North side of Bowman Road approximately 670 feet east of South Haverhill Road. (**Hankin Townhomes**) (Control 2019-00176)

Pages 1 - 24

Conditions of Approval Pages (5 - 5)

Project Manager: Brenya Martinez

Size: 1.41 acres±

BCC District: 2

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

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate a Right-of-Way Buffer; and, to reduce side street setbacks, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

Board Decision: Adopted a Resolution Approving a Type 2 Variance by a vote of 7-0-0.

D. ZONING APPLICATIONS - NEW

2. **CB-2020-00722** Title: a Class B Conditional Use application of Nibodh Patel, Tarpon Towers, LLC by Martohue Land Use Law PA, Agent. Request: to allow a Stealth Commercial Communication Tower. General Location: East side of 190th Street North, approximately 2,500 feet north of 61st Street North and 60th Street North (approximately 2.2 miles west of Seminole Pratt Whitney Road). (**Lychee Grove**) (Control 2019-00170)

Pages 25 - 64

Conditions of Approval Pages (31 - 32)

Project Manager: Brenya Martinez

Size: 20.43 acres ±

BCC District: 6

(affected area 0.23 acres ±)

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

MOTION: To adopt a Resolution approving a Class B Conditional Use to allow a Stealth Commercial Communication Tower, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

Board Decision: Recommended Approval of a Class B Conditional Use by a vote of 7-0-0.

3. **CA-2020-01026** Title: a Class A Conditional Use application of Duke Realty by Schmidt Nichols, Agent. Request: to allow a project that exceeds 100,000 square feet, on a parcel with an Industrial Future Land Use designation.
General Location: West side of Benoist Farms Road, approximately 0.12 miles south of Belvedere Road. **(Brown Landholding, Inc)** (Control 1988-00019)

Motion Carried 7-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	*	Yes	Yes	Yes

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

4. **SV-2020-00453** Title: a Subdivision Variance application of PBFL Properties LLC by Halperin Law, Agent. Request: to allow access from a 30-foot Right-of-Way with no sidewalks.
General Location: Approximately 1,600 feet west of Loxahatchee River Road, at the terminus of 197th Place N and on the west side of 66th Terrace N. **(Penny Lane)** (Control 2011-00381)

Pages 85 - 102

Conditions of Approval Pages (90 - 90)

Project Manager: Joanne Keller

Size: 5.37 acres ±

BCC District: 1

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

MOTION: To adopt a resolution approving a Subdivision Variance to allow access from a 30-foot Right-of-Way subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 8-0-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Board Decision: Adopted a Resolution Approving a Subdivision Variance by a vote of 8-0-0.

5. **SV-2020-00760** Title: a Subdivision Variance application of Summertime Apartments LLC by Urban Design Studio, Agent. Request: to allow access from a 40-foot right-of-way with no paved shoulders or sidewalks.
General Location: At the terminus of Summer Street, on the south side of 10th Avenue N and east of Congress Avenue. **(Summertime Apartments)** (Control 2007-00008)

Pages 103 - 122

Conditions of Approval Pages (108 - 108)

Project Manager: Joanne Keller

Size: 2.60 acres ±

BCC District: 3

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

MOTION: To adopt a resolution approving a Subdivision Variance to allow access from a 40-foot Right-of-Way with no paved shoulders or sidewalks, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 8-0

Scarborough	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
	Second					Moved	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Board Decision: Adopted a Resolution Approving a Subdivision Variance by a vote of 8-0-0.

ADJOURNMENT