



ZONING COMMISSION MEETING
Minutes for Thursday, January 9, 2025

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 (late 9:07)
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
- D. Notice
- E. Proof of Publication

to receive and file approved by a vote of 8-0-0

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

F. Swearing In

G. **Approval of the Minutes**

to approve the Minutes by a vote of 8-0-0

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

H. **Amendments to the Agenda**

Carlos a Torres Principal Planner read into records from the Agenda

to Pull item #4 from Consent to Regular Agenda 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

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
3,4	4	2,3,4	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. Remands

C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. Requests to Pull Items from Consent

B. Zoning Applications

1. [W-2024-00621 IHOP Restaurant \(1976-00138\)](#)

Zoning Application of Florida Made Homes, Inc. by Corporate Property Services

Location: Northwest corner of Okeechobee Boulevard and North Military Trail

Project Manager: Jerome Small, 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:** a Type 2 Waiver **Request:** to allow extended hours of operation for a Type 2 Restaurant on a parcel of land within 250 feet of a parcel with a residential future land use on 3.94 acres

MOTION: To recommend approval of item 1.a.

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 1.a., by a vote of 9-0-0

2. [DOA-2024-00148 Spalding MUPD \(1999-00092\)](#)

Zoning Application of WFC Fund II San Marco LLC by Cotleur & Hearing Inc.

Location: Northeast corner of Jog Road and Lake Ida Drive

Project Manager: Zubida Persaud, 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:** a Development Order Amendment **Request:** to modify Conditions of Approval related to signage for the overall MUPD on 25.82 acres

MOTION: To recommend approval of item 2.a.

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 2.a., by a vote of 9-0-0

3. [DOA-2024-01195 Star Ranch Excavation \(1978-00099\)](#)

Zoning Application of Star Ranches Enterprises, Inc. by Urban Design Studio

Location: West side of US Highway 27/State Road 25, +/-18 miles south of State Road 80

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 6

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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan, establish two primary phases, extend the completion date to 2053, and modify Conditions of Approval on 1,055.6 acres

MOTION: To recommend approval of item 3.a.

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.a., by a vote of 9-0-0

C. SUBDIVISION VARIANCE

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items to pull from Consent

4. [SV-2024-01281 Flamingo Subdivision \(1995-40123\)](#)

Zoning Application of Gregory Delange by Wallace Surveying Inc.

Location: East side of Flamingo Terrace, approximately 460 feet north of Hood (Flamingo) Road

Project Manager: Werner Vaughan, Senior Professional Engineer

BCC District: 1

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

- a. **Title:** a Subdivision Variance **Request:** to allow access from the existing 25-foot Right-of-Way with no curb and gutter, and no sidewalk on 1.98 acres

Comment Cards:

- Dean Rosenback an attorney representing some of the residents who were present in the meeting spoke on their behalf. Dean state that the residents that are present are opposed to this application. Dean stated that the owner (applicant) knew the lot was zoned for one house to be on the lot. Dean also stated that this will disrupt the character of the neighborhood. Traffic is be a lot more on this tiny roadway. Dean stated the road is very dark has limit street lights and no sidewalks. Gutters are only on one side of the street. Already with dump truck and garbage truck blocking road, you're unable to pass when this happens, this is a very narrow street. Opens the door from more subdivisions to move in. He submitted a packet with photos of the street and how small it is.

People who spoke on this application:

Agent Jeanne Ducharme with Coteleur Hearing spoke on application (SV-2024-01281 Flamingo Subdivision (1995-40123). She gave a brief presentation on the application. Agent also stated that no residents contacted them about the project.

Scott Cantor Land director spoke in support of the application and gave a brief presentation, Scott stated the right of way was sufficient. Scott Cantor continued stating zoning is for residential and nothing is changing with the application. Scott Cantor Land director stated that applicate was subject to conditions of approval. Scott Cantor continued that the conditions are building permit in accordance with article 11, and sewerage line to each lot. The applicate meet this criteria. Scoot spoke to two member of the public regarding this application. First was opposed, concerned about character of the neighborhood changing. The second contact asked a lot of question about the property.

Commissioner Kelly spoke and in regards to if traffic study was done

Commissioner Vinikoor spoke in opposition of this application stating that the road is too small for this application which Commisioner Pavik agreed.

Zoning director Lisa Amara spoke and stated 4 units on single family lot. 75 foot frontage per lot. They won't be able to fit more than 2 units on the property.

Agent spoke in response. Traffic study was done showing one in and one out daily additional traffic trips.

Scott Cantor Land Director spoke on traffic increases 1 pm trip and 10 daily trips.

Scott Cantor spoke and stated the no other subdivision variance has come before the board in the neighborhood.

Commissioner Kern spoke in regarding other subdivision applications

Commissioner Caliendo spoke and asked if there are any more parcel of land that can be subdivide.

Scott Cantor spoke and stated yes to the north someone could apply for a Subdivision variance. There are 11 water front lots.

Zoning director Lisa Amara spoke the other subdivision variance was an administration and a legal lot of record. Zoning division could see more applications for decreased frontage.

Commissioner Vinikoor spoke and made a motion to deny the application.

Motion to deny with prejudice by Commissioner Vinikoor

The applicant requested for the application to be postpone.

Commissioner Caliendo made a motion to Postpone and was seconded by Commissioner Williams. This did not pass.

MOTION: To Postponement item 4.a. by Commissioner Caliendo

Motion failed by a vote of 2-7-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
			second					Motion
No	No	No	yes	No	No	No	no	yes

Decision: To recommend Postponement of item 4.a., by a vote of 2-7-0

MOTION: To deny approval A and B With Prejudice of item 4.a.

Motion carried by a vote of 7-2-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second	Motion						
Yes	Yes	Yes	no	Yes	Yes	Yes	yes	no

Decision: To recommend deny approval of item 4.a., by a vote of 9-0-0

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY:
- B. ZONING DIRECTOR: Service achievement awards were given to Commissioner Kern and Commissioner Brumfield
- C. PLANNING DIRECTOR:
- D. EXECUTIVE DIRECTOR:
- E. COMMISSIONERS:

ADJOURNMENT: 9:45

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