



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, March 7, 2024**

**CALL TO ORDER**

A. Roll Call (9:00AM)

Commissioner Vacant	Vacant
Commissioner Cheri Pavlik, <b>Vice Chair</b>	Present
Commissioner John Kern	Present
Commissioner Michael Kelley	Absent
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner Vacant	Vacant
Commissioner Alex Brumfield	Present
Commissioner Vacant	Vacant

- 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 5-0-0**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	Motion							Second
	Yes	Yes		Yes		Yes	Absent	Yes

F. Swearing In

G. **Approval of the Minutes**

**to approve the Minutes by a vote of 5-0-0**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	Motion							Second
	Yes	Yes		Yes		Yes	Absent	Yes

H. **Amendments to the Agenda**

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

**to adopt the Agenda as Amended by a vote of 5-0-0**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	Motion							Second
	Yes	Yes		Yes		Yes	Absent	Yes

I. **Disclosures for All Items on Agenda**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	N/A	N/A		N/A		N/A	Absent	N/A

J. Conflicts/Recusals

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	N/A	N/A		N/A		N/A	Absent	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. [SV-2023-01472 CCB Development](#) (2023-00109)**

**Zoning Application of** Christopher Ball, Cooper Ball by Gentile Glas Holloway O'Mahoney & Assoc., Inc.

**Location:** North side of 3rd Street, approximately 0.02 miles east of Limestone Creek Road

**Project Manager:** Werner Vaughan, Senior Professional Engineer

**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 Subdivision Variance **Request:** to allow access from the existing 30-foot Right-of-Way on 0.34 acres.

**1 Comment Card in opposition**

Anthony P. Robinson spoke on this application: Spoke in opposition to the application.

**People who spoke on this Application:**

Olive Bailey- Land Development: summarized the reason for the request.

**MOTION:** To adopt a resolution approving item 1.a

**carried by a vote of 5-0-0**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	Motion							Second
	Yes	Yes		Yes		Yes	Absent	Yes

**Decision: To adopt a resolution approval of item 1.a., by a vote of 5-0-0**

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

**A. Items Pulled From Consent**

**B. ULDC Revisions**

**2. Introduction to Comprehensive Plan Consistency**

**Summary:** This item will consist of a presentation regarding the role of the Zoning Commission to serve as advisory body to review proposed revisions to the ULDC for recommendation to

the BCC, to serve as the Land Development Regulation Commission (LDRC) pursuant to F.S. § 163.3164(25) and F.S. § 163.3194, and to serve as the Airport Zoning Commission pursuant to F.S. § 333.05(2).

**People who spoke on this Application:**

Brian Davis: Spoke on this application: gave a brief on ULDC Consistency with the plans. Departments has to work together on update/information from Code Book.

**- END OF REGULAR AGENDA -**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR :**

Wendy Hernandez Deputy Zoning Direction that elections will be done next month.

Lisa Amara Zoning Director Thanks the Board for becoming the LDRC. Explain the operation regarding the Staff report and ULDC amendment Staff reports. Also announced that trying to get a full board for April hearing.

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS:**

Commissioner Lori Vinikoor thanked for the opportunity to serve in the ZC and spoke in regards her experience working on others boards

**to Adjourn**

**carried by a vote of 5-0-0**

Vacant	Kern	Vinikoor	Vacant	Pavlik	Vacant	Brumfield	Kelley	Caliendo
	Motion							Second
	Yes	Yes		Yes		Yes	Absent	Yes

**ADJOURNMENT: 9:18**