



THURSDAY OCTOBER 7, 2021
MINUTES

CALL TO ORDER

A. Roll Call 9:00 AM

Commissioner John Kern, Chair	Present
Commissioner Marcelle Griffith Burke, Vice Chair	Present
Commissioner Cheri Pavlik	Present
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Absent
Commissioner Sheri Scarborough	Present
Commissioner Alex Brumfield	Present
Commissioner Mark Beatty	Present
Commissioner Jess Sowards	Present

Motion to Approve Remote Participation Due to Extraordinary Circumstances approved by a vote of 7-0-0

Kern	Burke	Pavlik	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second			Moved			
Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

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

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

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

- F. Adoption of the Minutes – vote was not taken
- G. Swearing In
- H. Amendments to the Agenda

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

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

I. Motion to adopt the Agenda

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

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

J. Disclosures

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
None	None	None	None	Absent	None	None	None	None

K. Conflicts/Recusal

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

- ABN/ZV/PDD/CA-2019-01808** Title: a Development Order Abandonment application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to abandon a Conditional Overlay Zone (COZ).
Title: a Type 2 Variance application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to eliminate a portion of a Type 3 Incompatibility Buffer.
Title: an Official Zoning Map Amendment application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Class A Conditional Use application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.
General Location: Southeast corner of Northlake Boulevard and Coconut Boulevard.
(Coconut Palm Plaza) (Control 2001-00075)

Pages 1 - 2

Project Manager: Imene Haddad

Size: 11.24 acres ±

BCC District: 6

Staff Recommendation: Staff recommends a postponement to November 4, 2021.

MOTION: To postpone to Thursday, November 4, 2021.

Motion carried by a vote of 8-0-0

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

Board Decision: Approved Postponement to November 4, 2021 by a vote of 8-0-0.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 2. **W-2020-01915** Title: a Type 2 Waiver application of Brightwork Real Estate, Inc., Local Union 728 Building Corp by Dunay Miskel and Backman LLP, Agent. Request: to reduce Priority Redevelopment Area (PRA) Block Building Property Development Regulations (PDRs); reduce minimum requirements for Fenestration, Storefronts and Greens; relocate the Primary Entrance from the primary frontage; allow access from an internal drive aisle in lieu of an Internal Street and Alley; and, increase the number of permitted freestanding signs.
General Location: South side of Summit Boulevard approximately 150 feet west of Military Trail. **(International Electrical Union)** (Control 1998-40143)

Pages 3 - 38

Conditions of Approval Pages (9 - 11)

Project Manager: Ryan Vandenburg

Size: 13.06 acres ±

BCC District: 2

(affected area 3.26 acres ±)

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

MOTION: To recommend approval of a Type 2 Waiver to reduce Priority Redevelopment Area (PRA) Block Building Property Development Regulations (PDRs); reduce minimum requirements for Fenestration, Storefronts and Greens; relocate the Primary Entrance from the primary frontage; allow access from an internal drive aisle in lieu of an Internal Street and Alley; and, increase the number of permitted freestanding signs, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 8-0-0.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

- 3. **SV-2021-00649** Title: a Subdivision Variance application of 4704 Maine Street LLC by Insite Studio, Agent. Request: to allow access from a 30-foot Right-of-Way.
General Location: Approximately 0.5 mile northeast of the intersection of Military Trail and Melaleuca Lane. **(Maine St. Multi-Family)** (Control 2020-00096)

Pages 39 - 56

Conditions of Approval Pages (43 - 43)

Project Manager: Scott Cantor

Size: 0.73 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 30-foot Right-of-Way, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

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

4. **SV-2021-00826** Title: a Subdivision Variance application of Viva Holdings, LLC by H & L Planning & Development, Agent. Request: to allow access from the existing 50 foot Right-of-Way and to exceed the maximum allowable Average Daily Trips.

General Location: On the south side of Stacy Road, approximately 650 feet west of Haverhill Road. **(Stacy Road Multi-Family)** (Control 2021-00040)

Pages 57 - 76

Conditions of Approval Pages (61 - 61)

Project Manager: Scott Cantor

Size: 1.01 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 Subdivision Variance to allow access from the existing 50-foot Right-of-Way and to exceed the maximum allowable Average Daily Trips, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

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

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**

5. Title: 2022 Zoning Commission Hearing Dates

Pages 77 – 78

Motion carried by a vote of 8-0-0

Kern	Burke	Pavlik	Kelley	Caliendo	Scarborough	Brumfield	Beatty	Sowards
	Second				Moved			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

Board Decision: Approved 2022 Zoning Commission Hearing Dates by a vote of 8-0-0.

- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT: 9:09 AM