



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, June 1, 2023**

**CALL TO ORDER**

A. Roll Call (9:00AM)

Commissioner Jess Sowards, <b>Chair</b>	Present
Commissioner Cheri Pavlik, <b>Vice Chair</b>	Present
Commissioner John Kern	Present
Commissioner Michael Kelley	Absent
Commissioner Glenn Gromann	Present
Commissioner Sheri Scarborough	Present
Commissioner Lisa Reves	Present
Commissioner Alex Brumfield	Present
Commissioner Mark Beatty	Absent

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 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion				Second		
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

F. Swearing In

G. **Approval of the Minutes**

**Motion to approve the Minutes by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

H. **Amendments to the Agenda**

Wendy Hernández, Deputy Zoning Director, read into the record the Amendments to the Agenda for Item # 4.

**Motion to adopt the Agenda as Amended by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
						Second		Motion
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

I. Disclosures for All Items on Agenda

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Item 5	Item 6						
None	Yes	Yes	None	None	Absent	None	Absent	None

J. Conflicts/Recusals

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
None	None	None	None	None	Absent	None	Absent	None

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS / REMANDS**

1. [SV-2022-01887 True Deliverance Church of God](#) (Control 2022-00108)

**Zoning Application of** True Deliverance Church of God Inc. by H&L Planning & Development, Agent.

**Location:** Northeast corner of Tangerine Blvd and 130th Ave N

**Project Manager:** Scott Cantor

**BCC District:** 1

a. **Title:** a Subdivision Variance **Request:** to allow access from an 80-foot access on 2.65 acres

**MOTION:** No motion required. Administratively postponed to July 6, 2023.

**B. WITHDRAWALS**

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

**CONSENT AGENDA**

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

No items were pulled from the Consent Agenda

**B. Zoning Applications**

2. [ABN-2023-00283 Complete Turbine](#) (Control 2010-00474)

**Zoning Application of** Beeline Property Holdco Inc. by Urban Design Studio, Agent.

**Location:** North side of Beeline Highway, approximately 1.9 miles northwest of Pratt Whitney Rd and Beeline Hwy intersection.

**Project Manager:** Donna Adelsperger

**BCC District:** 1

**Staff Recommendation:** Staff recommends approval of the request.

a. **Title:** a Development Order Abandonment **Request:** to abandon resolutions for an Industrial Research Laboratory on 44.44 acres

**MOTION:** To adopt a resolution approving of item 2.a

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To adopt a resolution approving of item 2.a., by a vote of 7-0-0**

3. [Z-2022-00370 Ribar Property Rezoning](#) (Control 2022-00018)

**Zoning Application of** James Ribar by H&L Planning & Development Consultants LLC, Agent.

**Location:** Southeast corner of Square Lake Drive and South Virginia Avenue

**Project Manager:** Alex Biray

**BCC District:** 1

**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 Order Amendment **Request:** to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.41 acres

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

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To recommend approval of item 3.a., by a vote of 7-0-0**

4. [ZV/SV-2022-01021 Tile World](#) (Control 1981-00214)

**Zoning Application of** Cranston Chung by Schmidt Nichols, Agent.

**Location:** Southeast corner of Scott Avenue and Gardenia Street

**Project Manager:** Zubida Persaud

**BCC District:** 7

**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:** a Type 2 Variance **Request:** to allow a reduction of lot size and lot depth on 0.62 acres

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

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To adopt a resolution approving of item 4.a., by a vote of 7-0-0**

b. **Title:** a Subdivision Variance **Request:** to allow access from a 60-foot Right-of-Way easement on 0.62 acres

**MOTION:** To adopt a resolution approving of item 4.b.

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To adopt a resolution approving of item 4.b., by a vote of 7-0-0**

5. [ZV/DOA/W-2022-01515 Debris Dog](#) (Control 2008-00259)

**Zoning Application of** Dack Beeline LLC by WGINC, Agent.

**Location:** North side of Bee Line Highway, approximately 1.14 miles south of Indiantown Road.

**Project Manager:** Vincent Stark

**BCC District:** 1

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

a. **Title:** a Development Order Amendment **Request:** to reconfigure the site plan, to expand the use; and modify Conditions of Approval on 10.00 acres

**MOTION:** To recommend approval of item 5.a

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To recommend approval of item 5.a., by a vote of 7-0-0**

b. **Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Incompatibility Buffer to substitute a six foot wall with a six foot hedge and fence along the south; and a six foot hedge east, north and west property lines on 10.00 acres

**MOTION:** To recommend approval of item 5.b

**Motion carried by a vote of 7-0-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To recommend approval of item 5.b., by a vote of 7-0-0**

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**6. [PDD/CAW-2021-01526](#) **Lake Worth Crossing MUPD** (Control 2008-00296)**

**Zoning Application of** KS Lake Worth, LLC by JMorton Planning & Landscape Architecture, Agent.

**Location:** Southwest corner of Lake Worth Road and Hooks Road

**Project Manager:** Donna Adelsperger

**BCC District:** 6

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.

- a. **Title:** an Official Zoning Map Order Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.34 acres

**People who spoke on this application**

Wendy Hernandez- Deputy Director: Spoke

Lauren McCallian- Agent- of JMorgan Planning & Landscape Architecture: Gave a presentation.

Cody Sikes- Senior Site Planner- Gave brief presentation

Commissioner Sowards- spoke on this application

Commissioner Gromann-spoke on this application

Lisa- Zoning Director-spoke on this application

Quazi-Senior Prof. Engineer- spoke on this application

Commissioner Pavlik- spoke on this application

Agent/Traffic Consultant- Stephine Gaurrio- spoke on this application

Bryan Davis- Principal Planner- spoke on this application

**23 Comment Cards:**

The following people spoke in opposition: Tony Armour, Clay Kime, Bob Sosnowski, Ron Tamburello, Ira Soloman, Lenore Glideman,

The following people submitted cards in opposition but did not speak: Sheryl Solomon, Monika Thornton, Joy Antar, Kathie Kime, Owen Bryan, Terry Thornton, Bill Sasscer, Robert and Sandra Smith

The following people submitted cards in opposition not read into records: Arlene Tamburello, Aixa Nieves, Steve Joyce, Tobi Neal, Agnes Guyer, Mary Robinson, Kimberly Tirona, Harriet Lynn, Patrice Wilson

**MOTION:** To recommend approval of item 6.a

**Motion carried by a vote of 6-1-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Nay	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To recommend approval of item 6.a., by a vote of 6-1-0**

- b. **Title:** a Class A Conditional Use **Request:** to allow a Hospital on 9.34 acres

**MOTION:** To recommend approval of item 6.b

**Motion carried by a vote of 6-1-0**

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						

Nay	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes
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**Decision: To recommend approval of item 6.b, by a vote of 6-1-0**

c. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation for business within 250 feet of a parcel of land with a Residential Future Land Use on 9.34 acres

**MOTION:** To recommend approval of item 6.c

**Motion carried by a vote of 6-1-0**

<b>Reves</b>	<b>Kern</b>	<b>Scarborough</b>	<b>Sowards</b>	<b>Pavlik</b>	<b>Beatty</b>	<b>Brumfield</b>	<b>Kelley</b>	<b>Gromann</b>
	Second	Motion						
Nay	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**Decision: To recommend approval of item 6.c., by a vote of 6-1-0**

**- 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 7-0-0**

<b>Reves</b>	<b>Kern</b>	<b>Scarborough</b>	<b>Sowards</b>	<b>Pavlik</b>	<b>Beatty</b>	<b>Brumfield</b>	<b>Kelley</b>	<b>Gromann</b>
	Second							
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

**ADJOURNMENT 9:53**

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