



Action Report

Planning & Zoning Advisory Board

Thursday, December 15, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Chair Nita Hester, Carolann Palm-Abramoff, Phillip Ludos, Jose Irizarry, Michael T. Patricoski and Linda J. Waugh

Absent: 1 - Vice Chair Kenneth Maturo

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [22-3870](#) Approve the December 1, 2022 Planning and Zoning Advisory Board Meeting Minutes.

A motion was made by Board Member Irizarry, seconded by Board Member Ludos, to approve the Minutes as presented. The motion carried by the following vote:

Yes: 6 - Chair Hester, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

Absent: 1 - Vice Chair Maturo

6. PUBLIC HEARING

- A. [SPX-22-123](#) Consideration of Petition No. SPX-22-123 Special Exception for Multi-Family in OPI – Pocatella Avenue (Resolution 2022-R-68) (QUASI-JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member Irizarry, to recommend approval of Resolution No. 2022-R-68, Petition SPX-22-123, based on the competent substantial evidence, proper notice was provided, granting the special exception will not adversely affect the public interest, health, safety and general welfare; that the specific requirements in the Schedule of District Regulations governing the individual special exception have been met by the petitioner, that the proposed development complies with the Comprehensive Plan and the 16 standards listed in Section 53-259(A)3 of the Unified Land Development Code have been met. The motion carried by the following vote:

Yes: 6 - Chair Hester, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

Absent: 1 - Vice Chair Maturo

B. [DMP-22-124](#) Consideration of Petition No. DMP-22-124, Pocatella Multi-Family (QUASI-JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member Waugh, to recommend approval of Petition No. DMP-22-124 Pocatella Multi-Family Development Master Plan with conditions, and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.

Condition #1: Perimeter fencing shall be decorative wrought iron or similar to Figures 1 and 2, and painted black or City Center Green. Fencing shall include decorative entry features at Pocatella Avenue and McKibben Drive. If a masonry wall is to be utilized for the site, it shall be placed at the rear of the site adjacent to the drainage right-of-way and painted to match the buildings. The remaining sides shall be decorative fencing and include a decorative entry feature at the two entrances to the site. It is recommended that the builder use a masonry wall on the southeast portion referred to as the drainage ditch.

Condition #2: Decorative lights and poles shall be placed in those areas abutting the pedestrian walkways adjacent to Sumter Boulevard, McKibben Drive, and Pocatella Avenue (Figure 3). All decorative lights and poles, including those in the parking areas, shall be painted black or City Center Green. The motion carried by the following vote:

Yes: 6 - Chair Hester, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

Absent: 1 - Vice Chair Maturo

7. GENERAL BUSINESS

A. [22-3805](#) Discussion Regarding the Draft of the Unified Land Development Code (ULDC) Chapter 2, Development Review

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT