



ZONING COMMISSION MEETING
Minutes for Thursday December 4, 2025

CALL TO ORDER

A. Roll Call (9:00AM)

Commissioner James Williams (Chair)	Present
Commissioner Cheri Pavlik, (Vice Chair)	Present
Commissioner Christopher Kammerer	Present
Commissioner Claudia Mendoza	Present
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner Alison Thomas	Present
Commissioner Angella Jones	Present
Commissioner Susan Kennedy	Present

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Notice

E. Proof of Publication

Proof of Publication - **Motion** to receive and file **approved by a vote of 9-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

F. Swearing In - County Attorney

G. Approval of the Minutes - **Motion** to receive and file **approved by a vote of 9-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second				Motion				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

H. Amendments to the Agenda

- Wendy gave a Presentation of the Add/Delete
- Request to Pull Items from Consent- Items 4 was pulled for Consent
- **Motion** to adopt the Agenda **as Amended by a vote of 9-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

I. Conflicts/Recusals

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
None	None	None	None	None	None	None	None	None

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals
- C. Remand

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

- A. Disclosures for Consent Items

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
3 Verbal communication	3 Verbal communication	None	None	2,3 Verbal communication	None	None	None	None

- B. Requests to pull items from consent -Item 4 pulled from Consent

- C. Zoning Applications

1. [DOA-2025-01312 Boca Raton Preparatory School \(1984-00095\)](#)

Zoning Application of SEK Institutional Communications Corporation - Monica Segovia Perdigero by JMorton Planning & Landscape Architecture

Location: North side of Diego Drive South, south of Glades Road, approx. 0.35 miles west of State Road 7/US 441

Project Manager: Nancy Frontany Bou, 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 previously approved Requested Uses for a Private School and General Daycare approved via R-1997-00147, located within the Civic Pod of the PUD to reconfigure the outdoor areas, and reduce and relocate unbuilt buildings/square footage on 8.01 acres

MOTION: To recommend approval of item 1.a

MOTION carried by a vote of 9-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment for Item 1.a. by a vote of 9-0-0

2. [DOA-2025-01103 TLC Village \(1982-00013\)](#)

Zoning Application of HFRE SP01 3 Canada Court, LLC by Urban Design Studio

Location: Northwest corner of Prince Drive and Paetzold Drive

Project Manager: Vismary Dorta, Site Planner II

BCC District: 3

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 amend the previously approved Special Exception for an Adult Congregate Living Facility and Housing and Treatment of the chemically dependent approved under R-1987-095 and R-1990-0271, to add: land area (0.74 acres), square footage, and the number of beds from 28 to 76 on 2.72 total acres

MOTION: To recommend approval of item 2.a

Motion carried by a vote of 9-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					

Yes								
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Decision: Recommended approval of a Development Order Amendment for Item 2.a. by a vote of 9-0-0

3. [**DOA/CA-2024-01594 Polo Club of Boca Raton \(1984-00071\)**](#)

Zoning Application of SBA Towers X, LLC - Larry Harris, Polo Club Of Boca Raton Property Owners Assoc. by Gunster Yoakley & Stewart PA

Insite Studio Inc.

Location: South of Champion Blvd, approximately 0.50 miles west of Military Trail

Project Manager: Nancy Frontany Bou, 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-1 and C-2.

a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan for the Planned Unit Development and add a use within the Recreation Pod on 908.86

MOTION: To recommend approval of item 3.a

Motion carried by a vote of 9-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment Item 3.a. by a vote of 9-0-0

b. **Title:** a Class A Conditional Use **Request:** to allow a Communication Tower (100-foot Stealth Tower) within the Recreation Pod of a PUD on 27.31 acres

MOTION: To recommend approval of item 3.b

Motion carried by a vote of 9-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of Class A Conditional Use for Item 3.b. by a vote of 9-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

Disclosures

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
None	Written communication	None	None	Verbal communication	None	None	None	None

4. [**DOA/ZV-2025-01602 Project Tango \(2015-00085\)**](#)

Zoning Application of PBA Holdings Inc by Carlton Fields P.A.

Location: Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 6

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 in parking for Data Information and Processing Use on 202.67 acres

MOTION: To adopt a resolution approving item 4.a

Motion carried by a vote of 8-1-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Second	Motion				
Yes	Yes	Nay	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To adopt a resolution **of** a Type 2 Variance for Item 4.a. by a vote of 8-1-0

b. **Title:** a Development Order Amendment **Request:** to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres

MOTION: To recommend approval of item 4.b (Recommended addressing noises levels)

Motion carried by a vote of 7-2-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Second	Motion				
Yes	Nay	Nay	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of a Development Order Amendment **for** Item 4.b. by a vote of 7-2-0

Comment Cards: Fourteen comment cards were submitted in opposition.

People who spoke on this application: Ernie Coxs, PBA Holdings Inc gave a brief presentation. Interim Zoning Director, Wendy Hernandez gave a brief presentation. Members of the public that submitted comment cards in opposition spoke on the application. Concerns raised related to location, proximity of the proposed project to an existing elementary school and residential community (Arden PUD), safety of the kids, noise, vibrations, traffic, no benefits to the community, water/power consumption, compatibility issues, environmental impacts (wildlife, air quality and pollution), power outages, heat discharge, increased power bills, decreased property value, they also expressed the need for a fire station, timing of the previous approval ten years ago. Commissioners Kennedy, Mendoza, Vinikoor, Pavlik and Kammerer expressed concerns about noise, water usage, applicant not reaching out to Arden Community, sound wall and compatibility with surrounding areas. Commissioner Kammerer asked questions regarding the process to ensure noise control. Commissioners Jones-Vann, Pavlik, Caliendo, Thomas and Interim Zoning Director Wendy Hernandez reiterated the process and requests. Ernie Coxs, Bryan Davis, Principal Planner from the Planning Division, Wendy Hernandez responded to the concerns. Commissioner Vinikoor stated a fire station was in the works for the area. Commissioner Vinikoor had questions related to the Parking Variance as to what would be the impact to the square footage of the building if the Variance was denied. Ernie Coxs responded accordingly. Commissioner Kammerer explained reason why he was voting in opposition to the project due to incompatibly issues to the surrounding areas.

B. Previously Postponed Zoning Applications

Disclosures

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
None	None	None	None	Verbal communication	None	None	None	None

5. [DOA-2025-00739 American Heritage School \(1996-00062\)](#)

Zoning Application of Heritage American by Urban Design Studio and Dunay Miskel and Backman LLP

Location: South side of Linton Blvd, approximately 1,200 feet west of Jog Rd

Project Manager: Santiago Zamora, Site Planner II

BCC District: 5

DISCLOSURES

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

a. **Title:** a Development Order Abandonment **Request:** to abandon a previously approved Class A Conditional Use for a Daycare on 40.22 acres

MOTION: No motion required.

b. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for a Daycare and Private School to delete the Day Care, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

MOTION: To recommend approval of item 5.b (Recommended Condition of Approval to provide/construct a traffic light to either 60th or Flanders Road)

Motion carried by a vote of 8-1-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Motion			Second					
Yes	Yes	Yes	Yes	Nay	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment for Item 5.b. by a vote of 8-1-0

Comment Cards: Two comment cards were submitted in opposition.

People who spoke on this application: Joni Brinkman, Agent from Urban Design Studio gave a brief presentation. Members of the public that submitted comment cards in opposition spoke in regards to their concerns related to noise, flow of traffic and need for a traffic signal on Flanders Road with PBSO office during school hours. Steven Wolff (member of the public) submitted a letter into the record. Commissioner Kammerer expressed that the elevated noise from PA system was a Code Enforcement issue. Commissioners Pavlik, Kennedy and Vinikoor expressed concerns about where the traffic light is proposed to be located. Scott Backman, Agent from Miskel and Backman and Traffic Staff responded. Commissioners Mendoza and Kennedy expressed concerns about the increased traffic. Commissioner Caliendo had questions regarding the traffic light proposed and if the school is considering to pay for the traffic light. Scott Backman responded. Commissioner Kennedy expressed concerns related to Code Enforcement responding to the existing noise complaint. Executive Director Whitney Carroll responded. Commissioner Vinikoor explained reason why she was voting in opposition to the project due to no confirmation that the traffic signal will be at Flanders Road.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. INTERM ZONING DIRECTOR-** Express gratitude for everyone's hard work and wished a happy holiday season. Reminded everyone of next year's hearing schedule.
- D. EXECUTIVE DIRECTOR-**
- E. COMMISSIONERS-**

ADJOURNMENT- 11:27am

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Second			Motion					
Yes	Yes	Nye	Yes	Yes	Yes	Yes	Yes	Yes