



ZONING COMMISSION MEETING
Minutes for Thursday June 6, 2026

CALL TO ORDER

A. Roll Call (**9:00AM**)

Commissioner Cheri Pavlik, (Chair)	Present
Commissioner Christopher Kammerer (Vice Chair)	Present
Commissioner James Williams	Present
Commissioner Claudia Mendoza	Absent
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner Alison Thomas	Absent
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 7-0-0**

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

F. Swearing In - County Attorney

G. Approval of the Minutes - **Motion** to receive and file **approved by a vote of 7-0-0**

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

H. Amendments to the Agenda

- Wendy gave a Presentation of the Add/Delete
- Request to Pull Items from Consent

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

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

I. Conflicts/Recusals

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. Postponements

3. [PDD/CA/ZV-2025-00293 Park West Commerce North \(1985-50131\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Northeast corner of Atlantic Avenue and Starkey Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Staff Recommendation: Staff supports the request to postpone.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 50.99 acres
- b. **Title:** a Class A Conditional Use **Request:** to allow Limited Access Self Storage Facility on 50.99 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres
- d. **Title:** a Type 2 Variance **Request:** to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres

MOTION: To Postpone to July 2,2026

Motion carried by a vote of 7-0-0

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

Decision: To postpone Item 3 to July 2, 2026 Zoning Commission Hearing.by a vote of 7-0-0

People who spoke on this application: Agent Lauren McClellan gave a brief presentation of the postponement. Commissioner Vinikoor asked about traffic signal for this application. Agent Lauren McClellan responded to the question.

4. [Z/CA/ZV-2025-00300 Park West Commerce South \(2024-00132\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Agriculture Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone on 9.59 acres
- b. **Title:** a Class A Conditional Use **Request:** to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use
- c. **Title:** a Type 2 Variance **Request:** to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres

MOTION: To Postpone to July 2,2026

Motion carried by a vote of 7-0-0

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

Decision: To postpone Item 4 to July 2, 2026 Zoning Commission Hearing.by a vote of 7-0-0

People who spoke on this application: Agent Lauren McClellan gave a brief presentation of the postponement. Commissioner Vinikoor asked about traffic signal for this application, was that the reason for postponement. Agent Lauren McClellan responded to the question.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Requests to pull items from Consent

C. Zoning Applications

1. [ABN/Z/DEV-2026-00617 Fire Rescue Station No. 16B \(1974-00065\)](#)

Zoning Application of Palm Beach County by Palm Beach County

Location: Approximately 275 feet south of Florida Boulevard on the east side of Alternate A1A

Project Manager: Vismary Dorta, Senior Site Planner I

BCC District: 1

DISCLOSURES

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

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibits C-1, C-2, and C-3.

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District on 0.47 acres

MOTION: To recommend approval of item 1.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of an Official Zoning Map by a vote of 7-0-0

b. Title: a Development Order Abandonment **Request:** to allow abandonment of a Fire Station approved by Resolution R-1974-0346 on 0.47 acres

MOTION: No action required.

c. Title: DEV - Public Ownership Deviation **Request:** to allow Deviations from landscape standards (landscape buffer) on 0.47 acres

MOTION: No action required.

D. Zoning Applications with concurrent Future Land Use applications

2. [DOA-2025-01559 Bulk Candy Store \(1995-00004\)](#)

Zoning Application of Pops Real Estate Holdings, LLC - Kenneth Shenkman by Schmidt Nichols

Location: Southwest corner of Jog Road and Wallis Road, approximately 0.1 miles north of Southern Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner I

BCC District: 2

DISCLOSURES

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

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

- a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Planned Industrial Development (aka MUPD) Master and Site Plan to add a use and square footage for a Type I Restaurant without a Drive-Through on 1.28 acres

MOTION: To recommend approval of item 2.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Development Order Amendment by a vote of 7-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications with current Future Land Use applications

5. [ZV/PDD/DOA-2024-01867 Wellington Vista Phase II \(2017-00194\)](#)

Zoning Application of Lake Worth Road Commercial, LLC by Insite Studio Inc.

Location: Southeast corner of Lake Worth Road and Hooks Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 6

DISCLOSURES

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

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

- a. **Title:** a Type 2 Variance **Request:** to allow reduce the setback from 15 feet to 11 feet and to reduce the right of way buffer width along a portion (~175 ft) of the east property line on 3 acres

MOTION: To adopt a resolution approving item 5.a

Motion carried by a vote of 7-0-0

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

Decision: Adopted a resolution approving a Type 2 Variance by a vote of 7-0-0

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Planned Unit Development (PUD) Zoning District on 3 acres

MOTION: To recommend approval of item 5.b

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of an Official Zoning Map Amendment by a vote of 7-0-0

- c. **Title:** a Development Order Amendment **Request:** to modify the previously approved Planned Unit Development overall Master, Site, and Regulating Plans to add land area (3 acres), residential units (100), and an access point, and to modify Conditions of Approval on 30.36 acres

MOTION: To recommend approval of item 5.c

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Development Order Amendment by a vote of 7-0-0

- d. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for density bonuses contained in Resolutions R-2019-0902 and R-2019-0903, to increase the number of density bonus units through the Workforce Housing (WFH) (63 units) and Transfer of Development Right (TDR) (10 units) density bonus programs on 30.36 acres.

MOTION: To recommend approval of item 5.d

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of Development Order Amendment by a vote of 7-0-0

People who spoke on this application: Agent Brian Terry gave a brief presentation.

C. Previously Postponed Zoning Applications Zoning Applications

6. [CA-2025-00956 Calvary Chapel Christian School \(2009-01722\)](#)

Zoning Application of Calvary Chapel of Jupiter, Inc - Terry Eve by Cotleur & Hearing Inc.

Location: Southeast corner of Indiantown Road and Rocky Pines Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 1

DISCLOSURES

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

Staff Recommendation: Staff recommends denial of the Class A Conditional Use request.

a. Title: a Class A Conditional Use **Request:** to allow an Elementary or Secondary School on 18.588 acres

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

Motion carried by a vote of 7-0-0

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

Decision: Recommended denial of a Class A Conditional Use by a vote of 7-0-0

Comment Cards: 166 cards were submitted, 98 in support and 68 in opposition. 22 members of the public spoke in support and 33 in opposition

People who spoke on this application: Don Hearing, Agent and Pete Holenbine gave a brief presentation. Wendy Hernandez, Zoning Director gave a brief presentation. Matthew Boyd, Senior Site Planner from the Zoning Division gave a brief presentation. Travis Goodson for Planning gave a brief presentation. Members of the public raised concerns related to the incompatibility of the use with the rural tier, comprehensive plan, intensity, density, character change to the area, traffic concerns such as traffic stacking, water disposal, drainage, raise in taxes, well water system not able to handle the school. Public also expressed that there is no need for school in the area, stated that students are not from Jupiter Farms, expressed concerns related to negative effects on adjacent businesses (Bush Wildlife, Nursery, RV Resort), removal of sidewalks and bike path, no police and fire department access due to dead-end road and traffic congestion.

Members of the public also spoke in support of the application, stating the need for a private Christian based school in the area, consistent with neighborhood plan for area, increased buffers, population study not up to date and plan for reduced enrollment. Commissioner Caliendo, Vinikoor and Kennedy raised concerns about traffic, reducing the size of the project, ensuring is a private school request, school traffic zone applicability, improvement to easement for commercial standards, traffic signal needed and history of parcels. Olive Bailey, from Land Development, Travis Goodson, from Planning and Wendy Hernandez, Zoning Director responded. Staff discussed the standards that the application fails to meet and thus Staff recommendation of denial. Agent Don Hearing responded and the Agent’s Traffic Engineer responded. Commissioner Vann inquired about uses in the rural tier. Commissioner

Pavlik inquired about traffic, water being well or septic. Traffic responded and Zoning Director responded.

D. ULDC Revisions

7. Workforce Housing Program On-Site Construction Option - Privately Proposed Revision Phase 1

Zoning Application of Lake Worth Associates I, LLLP – Ryan Vandenburg by G.L. Homes

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify the thresholds for timing of construction of on-site Workforce Housing Program (WHP) units.

Project Manager: Jerome Ottey, Principal Site Planner

Staff Recommendation: Staff recommends approval of Phase 1 and initiation of Phase 2.

MOTION: To recommend approval of Phase 1 and initiation of Phase 2.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of Development Order Amendment by a vote of 7-0-0

People who spoke on this application: Agent Kevin Ratterre gave a brief presentation.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR-**Advised Board members of July’s large agenda
- D. EXECUTIVE DIRECTOR-**
- E. COMMISSIONERS**

ADJOURNMENT- 12:23pm

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