



County Administrator
West Palm Beach, FL 33411
Joseph Abruzzo

2300 N. Jog Road
Phone: 561-233-5200

ZONING COMMISSION MEETING
Minutes for Thursday March 5, 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	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 8-0-0**

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

F. Swearing In - County Attorney

G. Approval of the Minutes - **Motion** to receive and file **approved by a vote of 8-0-0**

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

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 8-0-0**

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

I. Conflicts/Recusals

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
Recused Item 4	None	None	None	None	None	None	None	None

Commissioner Pavlik disclosed a recusal on Item 4 (Cross Bridge Church) as her employer's firm served as the architect for that project.

J. Annual Organizational Meeting - Election of Chair and Vice Chair

- **Motion** to elect Commissioner Cheri Pavlik as Chair **approved by a vote of 8-0-0**

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

- **Motion** to elect Commissioner Christopher Kammerer as Vice Chair **approved by a vote of 8-0-0**

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. Postponements

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. Disclosures for Consent Items

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

B. Requests to pull items from consent

C. Zoning Applications

1. [DOA/CA-2025-00404 Boynton Trail Centre - Racetrac \(1981-00152\)](#)

Zoning Application of Racetrac Inc., Boynton Trail Shopping Centre, LLC by Insite Studio Inc.

Location: Northeast corner of S Military Trail and Boynton Beach Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 2

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 MUPD Site Plan, to add a use, decrease overall square footage, and to modify Conditions of Approval on 24.70 acres

MOTION: To recommend approval of item 1.a.

b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel

MOTION: To recommend approval of item 1.b.

Motion to approve Consent Agenda 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

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Previously Postponed Zoning Applications

2. [DOA/W-2025-00967 Seminole Orange Plaza \(2006-00012\)](#)

Zoning Application of Palms West Hospital Limited Partnership by Insite Studio, Inc.

Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 6

DISCLOSURE

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
None	Verbal Communication	None	Verbal Communication	Verbal Communication	None	None	Verbal Communication	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:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres

MOTION: To recommend approval of item 2.a.

Motion carried by a vote of 7-0-2

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion				Second	
Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No

Decision: Recommended approval of a Development Order Amendment by a vote of 7-0-2

- b. **Title:** a Type 2 Waiver **Request:** to allow 24 hours of operation within 250-feet of residential use on 1.77 acres

MOTION: To recommend approval of item 2.b.

Motion carried by a vote of 6-0-3

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion				Second	
Yes	Yes	Yes	Yes	No	Yes	No	Yes	No

Decision: Recommended approval of a Type II Waiver for Item 2.b. by a vote of 6-0-3

Comment Cards: Seven comment cards were submitted in opposition.

People who spoke on this application: Brian Seymour, Attorney for Applicant, and Brian Terry, Agent, gave presentations on the proposed 11,000 sq. ft. Freestanding Emergency Department (FsED), 24-hour operation requirements, and compatibility/mitigation measures including lighting controls, landscaping, and wall. Members of the public spoke in opposition: expressing concerns related to 24/7 noise/lights/sirens, traffic, compatibility with the Acreage Neighborhood Plan, and the 2007 MUPD lights-out restriction. Commissioners and Staff discussed wall height (increased to 8 feet by condition), siren/lighting conditions, and service area adequacy.

3. [Z-2025-01889 Preston Residences \(2025-00070\)](#)

Zoning Application of 8781 N Virginia Ave LLC - Robert Preston by H & L Planning & Development

Location: West side of North Virginia Avenue, approximately 0.18 miles South of Northlake Boulevard

Project Manager: Shannan Webb, Site Planner II

BCC District: 1

DISCLOSURE

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

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 Amendment **Request:** to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.67 acres

MOTION: To recommend approval of item 3.a.

Motion to recommend denial based on not in compliance with Development Patterns Standard carried by a vote of 9-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
		Motion			Second			
No	No	No	No	No	No	No	No	No

Decision: Recommended denial of an Official Zoning Map Amendment for by a vote of 9-0-0

Comment Cards: Twelve cards were submitted in opposition.

People who spoke on this application: James Hackett, Agent gave a brief presentation. Planning Staff (Travis, Planning Division) explained density calculation and rounding policy under Comprehensive Plan Policy 2.2.1-G. Multiple members of the public spoke in opposition citing concerns about precedent-setting subdivision of Square Lake, the one-unit-per-acre neighborhood character, septic/sewer constraints, traffic safety, and wildlife impacts. The Commission found the rezoning inconsistent with the orderly development pattern and voted to recommend denial unanimously.

4. [DOA/CA-2025-00434 Crossbridge Church \(1986-00058\)](#)

Zoning Application of Crossbridge Baptist Church Inc by Insite Studio, Inc.

Location: Northwest corner of Judge Winikoff Rd and State Rd 7

Project Manager: Jerome Small, Senior Site Planner

BCC District: 5

DISCLOSURE

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

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall PUD Master Plan, specifically the Civic Pod, to add square footage and uses and modify the access points and Conditions of Approval on 83.7 acres

MOTION: To recommend approval of item 4.a.

Motion carried by a vote of 8-0-0

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

Decision: Recommended approval of a Development Order Amendment for by a vote of 8-0-0 (Pavlik recused)

b. **Title:** a Class A Conditional Use **Request:** to allow a Private School in a Civic Pod of a PUD on 5 acres.

MOTION: To recommend approval of item 4.b.

Motion carried by a vote of 8-0-0

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

Decision: Recommended approval of a Class A Conditional Use by a vote of 8-0-0 (Pavlik recused)

c. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare in a Civic Pod of a PUD on 5 acres

MOTION: To recommend approval of item 4.c.

Motion carried by a vote of 8-0-0

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

Decision: Recommended approval of a Class A Conditional Use by a vote of 8-0-0 (Pavlik recused)

Comment Cards: One comment card was submitted in opposition.

People who spoke on this application: Zachary Kepler, Agent, gave a brief presentation. Jerome Small, Project Manager, gave staff overview and recommendation of approval. One comment card submitted in opposition; did not wish to speak but submitted written comments.

D. ULDC Revisions

5. [Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects](#)

Summary: The item before the Board is a request for permission to advertise for a proposed revision to the Workforce Housing Program (WHP). Specifically, the revision addressed in this report creates an exception for for-sale projects wherein 100% of all units are restricted consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet their WHP obligation.

BCC Permission to Advertise: This item is being published prior to the presentation to the BCC for permission to advertise for first reading and adoption on September 25, 2025.

Staff Recommendation:

- a. To recommend approval of the proposed ULDC revision; and
- b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- a. To recommend approval of the proposed ULDC revision;

Motion carried 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

Decision: Recommended approval of the proposed ULDC revision by a vote of 9-0-0

- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

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 that the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 9-0-0

People who spoke on this application: Maria Bello, Planning Division, gave a brief presentation. Commissioner Pavlik inquired about workforce housing unit counts and the builder exchange program. Staff responded.

- END OF REGULAR AGENDA -

COMMENTS

A. COUNTY ATTORNEY- Assistant County Attorney, Scott Stone, announced his departure from the County. Zoning Director, Wendy Hernández, recognized his contributions over the past seven years. Assistant County Attorney Darren Leiser will serve in the interim.

B. PLANNING DIRECTOR

C. ZONING DIRECTOR-

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS-

ADJOURNMENT- 11:18am