



ZONING COMMISSION MEETING
Minutes for Friday October 3, 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	Absent
Commissioner Susan Kennedy	Absent

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	Yes	Yes	Yes	Yes	Absent	Yes	Absent

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	Yes	Yes	Yes	Yes	Absent	Yes	Absent

H. Amendments to the Agenda

- Lisa 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	Yes	Yes	Yes	Yes	Absent	Yes	Absent

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
				1,2&3 Verbal Communication		Absent		Absent

- B. Requests to pull items from consent
- C. Zoning Applications
- 1. [DOA-2024-01618 Tropical Lakes PUD \(1992-00026\)](#)

Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC

Location: North side of Via Delray approximately 0.62 miles west of Military Trail

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 5

DISCLOSURES

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 the overall Planned Unit Development (PUD) to delete land area from the overall PUD, the Recreation and Civic Pods, to reduce the open space and to modify a Condition of Approval on 27.19 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
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent

Decision: To recommended approval of a Development Order Amendment for Item 1.a.by a vote of 7-0-0

- 2. [Z-2024-01620 Little Tropical Lakes \(2024-00138\)](#)

Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC

Location: South side of Woodland Drive, approximately 1.07 miles west of Military Trail

Project Manager: Joyce Lawrence, 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:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 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
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent

Decision: Recommended approval an Official Zoning Map Amendment for item 2.a., by a vote of 7-0-0

3. [DOA-2025-00292 Lyons Glades Center \(1979-00106\)](#)
Zoning Application of Glades Road West Investments LLC, Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture
Location: Northwest corner of Lyons Road and Glades Road
Project Manager: Jerome Small, Senior Site Planner
BCC District: 5

DISCLOSURES

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 the Overall site plan for the MUPD to reconfigure the buildings and site elements, add and delete uses, and to delete square footage on 4.86 acres

MOTION: To recommend approval of item 3.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Development Order Amendment for item 3.a., by a vote of 7-0-0

- END OF CONSENT AGENDA –

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

7. [Freestanding Emergency Department - Privately Proposed Revision Phase 1 Initiation](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to establish regulations under the Medical or Dental Office use in Article 4, for Free3standing Emergency Departments (FSED), providing for a definition and regulations related to location, approval process for hours of operation, onsite emergency vehicles and parking.

Staff Recommendation: Staff recommends that the item be initiated.

MOTION: To recommend initiation of item 7.

Motion carried by a vote of 7-0-0

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

Decision: Recommended initiation of proposed ULDC revision for item 7.a., by a vote of 7-0-0

People who spoke on this application: Brian Terry, Agent from Insite Studio gave a brief presentation. Jerome Ottley, Principal Planner for the Zoning Division gave a brief presentation. Commissioner Vinikoor asked questions related to distance regulations from fully equipped emergency rooms (Hospitals), due to Fire Rescue needing to take patients to the closest Emergency room. Brian Seymour, Attorney for the Applicant, responded.

4. [DOA/CA/W-2024-01790 Shoppes at Southern Palms \(2007-00018\)](#)

Zoning Application of Shoppes at Southern Palms, LLC by Dunay Miskel and Backman, LLP

Location: Northeast corner of Southern Boulevard and Sansbury Way

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
				Verbal Communication		Absent		Absent

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 site plan of an MUPD to reconfigure the building and site elements, add a use building and square footage, and amend Condition of Approval, on 24.35 acres

MOTION: To recommend approval of item 4.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Development Order Amendment for item 4.a., by a vote of 7-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 24.35 acres

- c. **MOTION:** To recommend approval of item 4.b.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Class A Conditional Usefor item 4.b., by a vote of 7-0-0

People who spoke on this application: Scott Backman, Agent from Miskel and Backman gave a brief presentation. Lisa Amara, Zoning Director spoke regarding the architecture consistency.

5. [Z/CA-2024-01593 Nash Trail \(1978-00229\)](#)

Zoning Application of Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain by Land Development Operations Lennar Homes LLC and WGINC

Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Project Manager: Wendy Hernandez, Principal Planner

BCC District: 3

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Written & Verbal Communication	Written & Verbal Communication	Written & Verbal Communication	Written Communication	Written & Verbal Communication	Written & Verbal Communication	Absent	Written & Verbal Communication	Absent

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 Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres

MOTION: To recommend approval of item 5.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of an Official Zoning Map Amendment for item 5.a., by a vote of 7-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acre

MOTION: To recommend approval of item 5.a.

Motion carried by a vote of 6-1-0, with Commissioner Pavlik dissenting

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

Decision: Recommended approval of a Class A Conditional Use for item 5.a., by a vote of 6-0-1

Comment Cards: Five comment cards were submitted in opposition from: Bill Sadler, Michael Gordon, Walter Ross, Robert Palahunik, and John Eubanks, Attorney.

People who spoke on this application: Doug Murray, Agent from WGI gave a brief presentation. Wendy Hernández, Zoning Division Deputy Director gave a brief presentation. Commissioner Vinikoor questioned the accuracy of the acre. Doug Murray, Agent responded to the question. Commissioner Pavlik asked about requirements for timeline of Work Force Housing being off site. Travis Goodson, Principal Planner from the Planning Division responded to the question. Commissioner Pavlik asked about the distance the water/sewer lines would be from the adjacent property. Wendy Hernández, Zoning Division Deputy Director responded to the question.

Five members of the Public spoke on this application. Concerns were raised regarding rezoning not being compatible with surrounding area, increased density, privacy, drainage, flooding, negative effect on agriculture lifestyle, and landscape buffers. Residents expressed they would consider a wall around entire property, and a 3-foot berm buffer. Commissioner Kammerer asked why the proposed buffer was not adequate. John Eubanks responded to the question. Commissioner Vinikoor, Mendoza and Thomas raised questions about the wall not being a requirement, trees on property and drainage and required number of trees that must be maintained. Wendy Hernández, Zoning Division Deputy Director responded to the questions. Timothy Haynes from ERM also responded to the tree related questions. Pavlik asked about low-lying areas. Agent Doug Murray responded to the question. Kammerer asked about the comments raised by Mr. Palahunik regarding the requirements for paving 52nd Ave and the extension of the County water and sewer. Olive Bailey Land Development Deputy Director and Lisa Amara, Zoning Division Director responded to the questions. Kammerer questioned testimony on berm and the process for approval. Commissioner Caliendo reiterated what the requests are to be voted on.

County Attorney, Scott Stone, advised staff has made recommendations for the minimum the code allows.

Motion: to receive and file power point document slides from Robert Palahunik, member of the Public who spoke in opposition.

Motion carried by a vote of 7-0-0

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

C. **ULDC Revisions**

6. **Westgate Community Redevelopment Area Overlay (WCRAO) Revisions - ZC/LDRC**

Summary: The item before the Board are proposed revisions to the Westgate Community Redevelopment Area Overlay (WCRAO) of the Unified Land Development Code (ULDC) as summarized below:

- Delete the reference to the number of units allowable through WCRAO Density Bonus Pool, and replacing with a reference to the associated Comprehensive Plan policy.
- Revise the WCRAO Density Bonus Pool Limits and Approval process to clarify the applicable processes.
- Revise WCRAO Parking requirements to reduce guest parking, establish Waiver processes, and incorporate alternative parking for additional parking reductions.
- Delete the “Redevelopment Loading Option” to defer to the requirements of Art. 6 which is less restrictive.

BCC Permission to Advertise: On September 25, 2025, the BCC approved request for permission to advertise by a vote of 6-0.

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: To recommend approval of item 6.a.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of the proposed ULDC revision for item 6.a., by a vote of 7-0-0

MOTION: To recommend approval of item 6.b.

Motion carried by a vote of 7-0-0

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

Decision: Approved Staff recommendation for item 6.b., by a vote of 7-0-0

People who spoke on this application: Wendy Hernández, Zoning Division Deputy Director gave a brief presentation. Denise Pennell, Director of Planning and Development for the Westgate CRA gave a presentation. Commissioner Mendoza, Thomas and Vinikoor asked questions related to the parking revisions. Denise Pennell responded to the questions.

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR-**
- D. EXECUTIVE DIRECTOR-**

Commented on the availability from Zoning Staff to conduct training for Commissioners and/or briefings.

E. COMMISSIONERS

Caliendo and Thomas complimented staff work and that there is no need for training at the moment.

ADJOURNMENT- 11:07am

Motion carried by a vote of 7-0-0

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