



ZONING COMMISSION MEETING
Minutes for Thursday, September 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
- **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

1. [DOA-2024-00254 934 Pike LLC \(2010-00352\)](#)

Zoning Application of Power Diesel Truck Parts II Corporation - Rafael Leyva by Arc Development Global LLC

Location: East side of Pike Road, approximately 312 feet south of Belvedere Road

a. Title: a Development Order Amendment **Request:** to modify and delete Conditional Overlay Zone Conditions of Approval on 1.91 acres

MOTION: No motion necessary. Item administratively postponed to September 4, 2025.

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
None	None	None	None	2&4 verbal communication	None	None	None	None

B. Requests to pull items from consent No items were pulled from Consent

C. Zoning Applications

2. [ABN/Z-2025-00299 El Toro Meat Market \(1982-00029\)](#)

Zoning Application of 1489 North Military LLC by JMorton Planning & Landscape Architecture

Location: Northwest corner of Military Trail and Ridgeway Drive

Project Manager: Santiago Zamora, Site Planner II

BCC District: 2

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 Special Exception for a Financial Institution

MOTION: No action required.

b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District

MOTION: To recommend approval of item 2.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 an Official Zoning Map Amendment for Item 2.b.by a vote of 9-0-0

3. [DOA-2024-01893 Great Expectations \(1985-00051\)](#)

Zoning Application of Great Expectations Childcare Corp by CMA GROUP INC

Location: South side of Gun Club Road, approx. 138 feet east of Pine Way Trail

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 3

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 reconfigure the Site Plan to add land area (0.28 acres), add square footage, and to modify Conditions of Approval to allow additional daycare children on a 0.87 acres.

MOTION: To recommend approval of item 3.a

Motion carried by a vote of 9-0-0

	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 3.a., by a vote of 9-0-0

4. [DOA/CA-2025-00415 Somerset Shoppes \(1984-00132\)](#)

Zoning Application of Somerset Shoppes Fla LLC by Becker & Poliakoff

Location: Northeast corner Glades Road and Lyons 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-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan on 19.17 acres

MOTION: To recommend approval of item 4.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 4.a., by a vote of 9-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow Vehicle Sales and Rental on 19.17 acres
- MOTION:** To recommend approval of item 4.b.

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 a Class A Conditional Use for item 4.b., by a vote of 9-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. ULDC Revisions
5. [Townhouse Regulations - Privately Proposed Revision Phase 2](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts. This revision also proposes a reduction in the width of drainage easements for stormwater management.

ZC Recommendation (Phase 1) – On June 5, 2025, the ZC recommended approval of Initiation by a vote of 8-0

BCC Initiation (Phase 1) – On June 18, 2025, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0.

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 approve Staff recommendation of item 5.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 the proposed ULDC revision for item 5.a., by a vote of 9-0-0

- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 5.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 proposed ULDC revision is found to be consistent with the Comprehensive Plan Item 5.b., by a vote of 9-0-0

Comment Cards: Two comments cards were submitted in opposition from John Eubanks Jr and Robert Palahurik.

People who spoke on this application: Scott Backman Agent from Backman and Miskel gave a brief presentation. Zoning Director Lisa Amara, Deputy Zoning Director Wendy Hernandez and Commissioner Vinikoor discussed language in the ULDC new code change about parking. John Eubanks Jr (Attorney for Walter Ross) and Robert Palahurik both submitted comment cards in opposition. Concerns were raised regarding reduced setbacks, traffic, drainage/flooding and development with increased density. Lisa Amara Zoning Director clarified what changes were staff driven, changing setbacks helps with flexibility. Commissioners had questions regarding drainage which were addressed by Land Development Staff.

C .Zoning Application

6. [SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate \(2025-00030\)](#)

Zoning Application of Neighborlee Development LLC by Urban Design Studio
Location: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive
Project Manager: Matthew Boyd, Senior Site Planner
BCC District: 7
DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
None	None	None	Verbal Communic ation	Verbal Communic ation	Written Communic ation	Verbal Communi cation	Verbal Communic ation	None

Staff Recommendation: Staff recommends approval of the request for the Official Zoning Map Amendment, Class A Conditional Use, and the Subdivision Variance subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3 and denial of the request for the Type 2 Variance.

Title: a Subdivision Variance **Request:** to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres

MOTION: To adopt a resolution approving item 6.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: Adopted a resolution approving Subdivision Variance for item 6.a., by a vote of 9-0-0

a. **Title:** a Type 2 Variance **Request:** to allow a reduction from 53 to 50 parking spaces on 0.66 acres

MOTION: To adopt a resolution denying item 6.a.

Motion carried by a vote of 8-0-1

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

Decision: Denied without Prejudice a Type 2 Variance for item 6.b., by a vote of 8-0-1

- b. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres

MOTION: To recommend approval of item 6.c.

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 an Official Zoning Map Amendment of item 6.c., by a vote of 9-0-0

- c. Title:** a Class A Conditional Use **Request:** to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres

MOTION: To recommend approval of item 6.d.

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 Class A Conditional Use for item 6.d., by a vote of 9-0-0

Comment Cards: Two comments cards were submitted in support from Elizee Michel and Denise Pennell.

People who spoke on this application: Bradley Miller, Agent from Urban Design Studio gave a brief presentation. Mathew Boyd, Senior Site Planner from the Zoning Division gave a brief presentation. Elizee Michel and Denise Pennell spoke in support of the parking variance, architecture, and explained the need of the proposed micro units in the area. Commissioner Kammerer had concerns as to how the project would be impacted if the parking variance was denied. Bradley Miller, Agent explained that it would result in a reduction of 3 units and rent prices could increase. Commissioners Vinikoor, Pavlik, Jones-Vann Caliendo and Kennedy had comments related to the proposed parking variance that included discussion on street parking not being included in the parking count in the Urban Infill areas , compact car parking options and bike racks. Zoning Director Lisa Amara and Deputy Director Wendy Hernandez responded to the questions.

7. [ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD \(1983-00050\)](#)

Zoning Application of Investment Corporation of Palm Beach by Urban Design Studio

Location: Northwest corner of Belvedere Road & N. Congress Avenue

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURES

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

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-4.

- a. Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for an Open Air Flea Market approved by Resolution R-1983-00803 on 16.05 acres

MOTION: No action required.

- b. Title:** a Type 2 Variance **Request:** to exceed the maximum setback for the build to line on 16.05 acres

MOTION: To adopt a resolution approving item 7.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: Adopted a Resolution approving a Type 2 Variance for item 7.b., by a vote of 9-0-0

- c. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) and Residential High (RH) to the Multiple Use Planned Development (MUPD) Zoning District on 42.06 acres

MOTION: To recommend approval of item 7.c.

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 an Official Zoning Map Amendment Use for item 7.c., by a vote of 9-0-0

- d. Title:** a Class A Conditional Use **Request:** to allow WCRA Density Pool Bonus Request on 42.06 acres

MOTION: To recommend approval of item 7.d.

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 Class A Conditional Use for item 7.d, by a vote of 9-0-0

Comment Cards: Two comment cards were submitted in support from Elizee Michel and Denise Pennell.

People who spoke on this application: Joni Brinkman, Agent from Urban Design Studio gave a brief presentation. Wendy Hernandez, Zoning Deputy Director gave a brief presentation. Lisa Amara, Zoning Director explained staff support for approval of the parking variance. Elizee Michel and Denise Pennell spoke in support of the project due to helping with housing shortage, redeveloping the vacant lot in the area, building placement blocking parking from street view and aesthetic design.

8. [DOA/CA-2024-00499 Boca Raton Commerce Center III \(1997-00032\)](#)

Zoning Application of 8230 210 St S, LLC by Schmidt Nichols

Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5

DISCLOSURES

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

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 Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres

MOTION: To recommend approval of item 8.a.

Motion carried by a vote of 8-0-1

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 8.a, by a vote of 8-0-1

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres

MOTION: To recommend approval of item 8.b.

Motion carried by a vote of 8-0-1

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 Class A Conditional Use item for 8.b, by a vote of 8-0-1

Comment Cards: Two comment cards were submitted in opposition from Joan Teitelbaum (President of Mizner Point HOA) and Mariela Ferrari.

People who spoke on this application: Josh Nichols, Agent from Schmidt and Nichols gave a brief presentation. Wendy Hernandez, Zoning Deputy Director gave a brief presentation. Joan Teitelbaum (President of Mizner Point HOA) and Mariela Ferrari submitted comment cards in opposition and expressed concerns related to traffic, emergency vehicles needing extra time to respond and flooding. Josh Nichols, Agent, Lisa Amara, Zoning Director and Traffic Staff responded to the concerns. Commissioner Vinikoor raised concerns regarding easements, traffic light and building permit conditions. Traffic Staff, Wendy Hernandez, Lisa Amara and Scott Stone, County Attorney responded accordingly.

9. [Z-2025-00316 Natural Areas Rezoning \(2025-00019\)](#)

Zoning Application of Palm Beach County by Palm Beach County

Location: Various

Project Manager: Alex Biray, Senior Site Planner

BCC District: 1

DISCLOSURES

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 Agricultural Residential (AR), Light Industrial (IL), General Commercial (CG), Multi-Family Residential High Density (RH), Single Family Residential (RS), and Public Ownership (PO) Zoning Districts to the Preservation/Conversation (PC) Zoning District on 13,264.52 acres

MOTION: To recommend approval of item 9.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 an Official Zoning Map Amendment for item 9.a., by a vote of 9-0-0

People who spoke on this application: Alex Biray, Senior Site Planner gave a brief presentation. Commissioner Pavlik had questions regarding process timing and expiration date. Lisa Amara responded to the question.

END OF REGULAR AGENDA –

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR- Made comment reiterating that the 2026 Hearing calendar is out and made a reminder that our next meeting is on a **Friday** (October 3, 2025).
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

ADJOURNMENT- 11:11am

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