



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, April 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 William (Bill) Reicherter	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

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Second						Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

F. Swearing In - County Attorney

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

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Second						Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	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 to adapt the Agenda as Amended by a vote of 8-0-0

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Second						Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

**1. [Z-2024-01751 Tax Collector Service Center \(2022-00101\)](#)**

**Zoning Application of** Palm Beach County Tax Collector - Anne Gannon by JMorton Planning & Landscape Architecture

**Location:** Northeast corner of Lyons Road and 156th Court South

**Project Manager:** Santiago Zamora, Planner II

**BCC District:** 5

**MOTION:** No motion necessary. Item was administratively postponed to May 1, 2025

**B. Remands**

**C. Withdrawals**

**- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. Disclosures for Consent Items**

**B. Requests to pull items from consent**

**C. Zoning Applications**

**I. Disclosures for Item on Consent Agenda**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		2,3						

**2. [DOA-2024-01246 The Cagigas Organization \(2005-00346\)](#)**

**Zoning Application of** Cagigas Organization, Inc by Civil Design Engineering LLC

**Location:** West side of Military Trail, approx. 1,000 feet north of Lantana Road

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 3

**DISCLOSURES**

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

**a. Title:** a Development Order Amendment **Request:** to modify the overall Site Plan, relocate access point, and reconfigure the parking on 5.62 acres

**MOTION:** To recommend approval of item 2.a.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To recommend approval of item 2.a., by a vote of 8-0-0**

**Comment Cards:** Steve Fieiden, member of the public submitted a comment card in support but did not wish to speak

3. [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:** Imene Haddad, Senior Site Planner

**BCC District:** 3

**DISCLOSURES**

**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 3.a.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To recommend approval of item 3.a., by a vote of 8-0-0**

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

**MOTION:** To recommend approval of item 3.b.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To recommend approval of item 3.b., by a vote of 8-0-0**

**People who spoke on this application:**

Eric Lees Agent for application spoke and gave a brief presentation.

**Comment Cards:** Four comment cards were submitted from Lennar Homes all in

Support Erin Lees, Gregory Pattilson, Dave Canfield and Henry Handler.

Two comment cards were submitted in opposition from Walter Ross and Michael

Gordon members of the Public.

**OF CONSENT AGENDA –**

**REGULAR AGENDA**

A. **Items Pulled From Consent**

B. **Zoning Applications**

**Disclosures for Item 4 on Regular Agenda**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
4	4	4	4	4	4		4	4

**4. [CA-2023-01791 Southland Water Resource \(2023-00122\)](#)**

**Zoning Application of** Philips and Jordan - Matt Edison by Carlton Fields P.A.

**Location:** South side of access easement approx. 1 mile south of Okeelanta Rd, approx. 1.3 miles east of Miami Canal Rd and 4.2 miles west of US-27

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 6

**DISCLOSURES**

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

**a. Title:** a Class A Conditional Use **Request:** to allow a Type 3B Excavation on 8,611.52 acres

**MOTION:** To recommend approval of item 4.a.

**Motion carried by a vote of 5-3-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion		Second				
Nye	Nye	Yes	Yes	Yes	Nye	N/A	Yes	Yes

**Decision: To Recommend approval item 4.a, by a vote of 5-3-0**

**People who spoke on this application:**

The Applicant and Representative, Cliff Hertz, the Vice President of Phillips and Jordan, and Noah Valenstein, consultant, and Ernie Cox Environment consultant for the applicant made their presentations and responded to comment cards. Staff also made a presentation and responded to comment cards.

Public Comment Cards were submitted by:

Steve Wilson Mayor of Belle Glade and Joe Kyles Mayor of South Bay Michael Zeff President of the Chamber of Commerce the of the Palm Beaches who spoke in support of this application.

Linda Smith, Anthony DiGiulian, Lisa Interlandi from Everglades Law Center, Gil Smart from Friends of the Everglades, Valentina Miele from Florida Oceanographic Society , and Captain Chris Wittman Co-Founder of Captains for Clean Water spoke in opposition of this application

**Comment Cards:** Ten comment cards were submitted in opposition. Rufus Wakeman member of the public wished not to speak. Seven comment cards from Anthony DiGiulian, Linda Smith, Captain Chris Wittman, Lisa Luterlandi, Gil Smart, and Valentina Miele all spoke on this application. Three comment cards were submitted in support of the application from Michael Zeff, Steve Wilson, and Joe Kyles

**- END OF REGULAR AGENDA -**

**COMMENTS**

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

**ADJOURNMENT- 10:26am**

**Motion carried by a vote of 0-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
	Seconded							Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes