



County Administrator
West Palm Beach, FL 33411
Joseph Abruzzo

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

ZONING COMMISSION MEETING
Minutes for Thursday April 2, 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	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	Absent for the vote	Yes	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	Absent for the vote	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 7-0-0**

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

1. [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

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Agriculture Reserve (AGR) Zoning District to 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 Use on 50.99 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow Manufacturing and Processing Use (with 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: No motion necessary. Item administratively postponed to June 4, 2026.

2. [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

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3

- 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 on 9.59 acres
- b. **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: No motion necessary. Item administratively postponed to June 4, 2026.

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

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Previously Postponed Zoning Applications
- 3. [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

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURE

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

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 Conditional Overlay Zone Conditions of Approval on 1.91 acres

MOTION: To recommend approval of item 3.a.

Motion carried 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

Decision: Recommended approval of a Development Order Amendment by a vote of 8-0-0

People who spoke on this application: Aaron Taylor, Agent gave a brief presentation. Staff clarified that the use is currently operating without required permits and that conditions of approval require the applicant to cease use until all permits, including landscaping, parking, paving, and wall installation on the south property line, are obtained. Staff supports the wall modification but not on the south line, with timing tied to building permit or a date certain. No public comment cards were submitted.

- 4. [DOA-2025-01483 Sandalfoot Square \(1980-00103\)](#)

Zoning Application of Sandalfoot Plaza Boca, LLC by JMorton Planning & Landscape Architecture

Location: Southeast corner of State Road 7/US 441 and Sandalfoot Boulevard

Project Manager: Vismary Dorta, Site Planner II

BCC District: 5

DISCLOSURE

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

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 a previously approved Multiple Use Planned Development (pka Planned Commercial Development) to add and building, square footage, and uses on 32.18 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				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Decision: Recommended approval of a Development Order Amendment by a vote of 8-0-0

People who spoke on this application: Alex Ahrenholz, Agent gave a brief presentation on the proposed retail/restaurant out-parcel addition at the southern portion of the plaza. Applicant noted coordination with Boca West Alliance and adjacent condo residents, who reviewed parking arrangements and raised no objections. Commissioner Vinikoor confirmed no outstanding neighbor concerns. No public comment cards submitted.

5. [ZV-2025-02051 Johns PUD \(2021-00073\)](#)

Zoning Application of Boca Raton Associates XI, LLLP - Kevin Ratterree by Boca Raton Associates XI LLLP

Location: East of Lyons Road, approximately 0.26 miles north of Glades Road

Project Manager: Katiana Myrthil, Site Planner II

BCC District: 5

DISCLOSURE

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

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

a. **Title:** a Type 2 Variance **Request:** to allow the elimination of a 25-foot Type 2 Incompatibility Buffer (and associated planting material) on Pod H (70.35 acres) of a 329.87 acre PUD

MOTION: To adopt a resolution approving item 5.a.

Motion carried 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

Decision: Approved a Type II Variance by a vote of 5-0-0

Comment Cards: Four comment cards were submitted in opposition.

People who spoke on this application: Kevin Ratterree, Agent presented the variance request, explaining that the buffer would be relocated to surround the Palm Beach County retention pond rather than placed on the PUD perimeter. The proposal includes substantial landscaping increases and a maintenance agreement obligating GL Homes, and ultimately the future HOA, to maintain the area. A County Engineering-reviewed maintenance agreement is anticipated to go to the BCC in July 2026. Staff confirmed all seven variance criteria are met and raised no additional comments. No public comment cards submitted.

6. [PDD-2025-01102 Walmart Neighborhood Market \(1988-00109\)](#)

Zoning Application of Carretta II, LLC - Joseph Carretta by Urban Design Studio

Location: Northeast corner of South Military Trail and Coconut Lane

Project Manager: Emelia Fischer, Senior Site Planner

BCC District: 4

DISCLOSURE

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

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 General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.24 acres

MOTION: To recommend approval of item 6.a

Motion carried 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

Decision: Recommended approval of an Official Zoning Map Amendment by a vote of 8-0-0

Comment Cards: Four comment cards were submitted in opposition.

People who spoke on this application: Bradley Miller, Agent gave a brief presentation on the proposal.. Jeffrey Smart (12670 Oak Run Ct., Boynton Beach), an adjacent resident, spoke in opposition raising concerns about Walmart landscaping maintenance obligations, additional traffic, and sufficiency of existing retail in the area. Staff confirmed no active code enforcement actions and committed to reviewing landscape maintenance responsibilities. Commissioners discussed the left-turn driveway design and landscaping compliance.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. EXECUTIVE DIRECTOR- acknowledged Darren Leiser for interim to assist with planning and zoning duties.
- E. COMMISSIONERS

ADJOURNMENT- 9:49am