



ZONING COMMISSION MEETING
Minutes for Thursday, August 7, 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
			Motion	Second				
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
Second			Motion					
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

No motions were required by the Zoning Commission for the three items on this portion of the 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.

2. [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

a. 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

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

c. 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

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

3. [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

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

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: 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	4&7 verbal communication	None	None	None	None

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

C. Zoning Applications

4. [SV-2023-00796 Camp Lane Subdivision \(2021-00116\)](#)

Zoning Application of Sylvia Camp by Cotleur & Hearing Inc.

Location: Camp Lane, east side of Loxahatchee River Road, approximately 1.5 miles north of Center Street

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 1

DISCLOSURES

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

a. Title: a Subdivision Variance Request: to allow access from the existing 30-foot right-of-way easement with no sidewalk and to allow a reduction of 8-feet of pavement on 1.58 acres.

MOTION: To adopt a resolution approving item 4.a.

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: Adopted resolution approving a Subdivision Variance item 4.a. by a vote of 9-0-0

5. [DOA/W-2025-00539 Elan Palm Reserve MUPD \(2001-00005\)](#)

Zoning Application of Wellington Regional Medical Center LLC by JMorton Planning & Landscape Architecture

Location: Northeast corner of Military Trail and Hypoluxo Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

a. Title: a Development Order Amendment **Request:** To reconfigure the overall MUPD site plan to add square footage on 31.53 acres

MOTION: To recommend approval of item 5.a.

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 Development Order Amendment item 5.a., by a vote of 9-0-0

b. Title: a Development Order Amendment **Request:** To reconfigure the Hospital Class A Conditional Use to add and modify square footage on 31.53 acres

MOTION: To recommend approval of item 5.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 Development Order Amendment item 5.b., by a vote of 9-0-0

c. Title: a Type 2 Waiver **Request:** to allow 24-hour operations within 250 feet of residential future land use on 31.53 acres

MOTION: To recommend approval of item 5.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 a Type 2 Waiver item 5.c., by a vote of 9-0-0

6. [ZV/ABN/PDD/CA-2024-01273 Leder Self Storage \(1979-00267\)](#)

Zoning Application of 7281 LWR, LLC - Sean Leder by Schmidt Nichols

Location: North side of Lake Worth Road, approximately 1,000 feet east of Nassua Road

Project Manager: Donna Adelsperger, 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 through C-5

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres

MOTION: To recommend approval of item 6.a.

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 item 6.a., by a vote of 9-0-0

b. Title: a Class A Conditional Use **Request:** to allow Multi-access Self-Service Storage on 4.09 acres

MOTION: To recommend approval of item 6.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 item 6.b., by a vote of 9-0-0

c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 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 a Class A Conditional Use item 6.c., by a vote of 9-0-0

d. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 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
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Class A Conditional Use item 6.d., by a vote of 9-0-0

e. **Title:** a Development Order Abandonment **Request:** to abandon the Special Exception to allow a Financial Institution granted by Resolution R-1974-00714 and to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres

MOTION: No action required.

f. **Title:** a Type 2 Variance **Request:** to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 acres

MOTION: To adopt a resolution approving item 6.f.

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: Adopted a resolution approving a Type 2 Variance item 6.f., by a vote of 9-0-0

7. [ABN/Z-2024-01083 Tile World \(1981-00214\)](#)

Zoning Application of Cranston Chung by Schmidt Nichols

Location: Southeast corner of Scott Avenue and Gardenia Street.

Project Manager: Jerome Small, Senior Site Planner

BCC District: 7

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 the Special Exception for a Planned Commercial Development (PCD) on 1.07 acres

MOTION: No action required.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 0.62 acres

MOTION: To recommend approval of item 7.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 an Official Zoning Map Amendment item 7.b., by a vote of 9-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

8. [CA-2024-01606 Gardens of Pine Ridge \(2003-00049\)](#)

Zoning Application of Pineridge Gardens, LLC - Kyi Yin by Schmidt Nichols

Location: North side of Pine Ridge Lane, approximately 300 feet east of N Haverhill Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

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

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

- a. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+3 units) in excess of 2 units per acre (a combined total increase of 17 WHP and TDR units) on 2.22 acres

MOTION: To recommend approval of item 8.a.

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 item 8.a., by a vote of 9-0-0

9. [CA/W-2024-01800 Seventh at Haverhill \(2000-00088\)](#)

Zoning Application of West Palm Beach Baptist Seventh by Shutts and Bowen LLP

Location: Southwest corner of Haverhill Road and Pine Grove Drive

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy

None	None	None	None	Verbal	None	None	None	None
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Staff Recommendation: Staff recommends approval subject to the Conditions of Approval as in Exhibit C.

a. Title: a Class A Conditional Use **Request:** to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 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 a Class A Conditional Use item 9.a., by a vote of 9-0-0

b. Title: a Type 2 Waiver **Request:** to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres

MOTION: To recommend approval of item 9.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 Type 2 Waiver item 9.b., by a vote of 9-0-0

People who spoke on this application: Meredith Leigh, Agent from Shutts and Bowen gave a brief presentation. Commissioners, Agent and Staff discussed Condition of Approval under Architectural Review related to a requirement for balconies beyond Code requirements. Wendy Hernandez, Deputy Zoning Director clarified the condition. Commissioner Caliendo gave his opinion, first floor patios would be cost effective. Commissioner Kennedy expressed concerned about the town of Haverhill is opposed due to the increase in units. Travis Goodson, Principal Planner for the Planning Division responded as it relates to the position of the Town of Haverhill. The Board and Staff discussed the possibility of amending conditions between Zoning Commission and Board of County Commission hearings, in addition, the process for a mural approval was discussed. Staff emphasized that the Applicant have been working with Staff to address concerns and Conditions of Approval.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT- 9:37

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