



County Administrator
 West Palm Beach, FL 33411
 Joseph Abruzzo

2300 N. Jog Road

Phone: 561-233-5200

ZONING COMMISSION MEETING
Minutes for Thursday May 7, 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	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

A. Postponements

1. [CA-2025-00956 Calvary Chapel Christian School \(2009-01722\)](#)

Zoning Application of Calvary Chapel of Jupiter, Inc - Terry Eve by Cotleur & Hearing, Inc.

Location: Southeast corner of Indiantown Road and Rocky Pines Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 1

DISCLOSURES

Staff Recommendation: Staff recommends **denial** of the Class A Conditional Use request.

a. Title: a Class A Conditional Use **Request:** to allow an Elementary or Secondary School on 18.588 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

2. [ABN/DOA-2025-01653 Palm Beach Commerce Center \(1999-00028\)](#)

Zoning Application of HSC West Palm Beach, LLC - Haymes Snedeker by Schmidt Nichols

Location: Southeast corner of Belvedere Road and Sansbury's Way

Project Manager: Vismary Dorta, Site Planner II

BCC District: 2

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 Exhibits C-1, C-2 and C-3.

a. Title: a Development Order Amendment **Request:** to modify and reconfigure the overall MUPD Site Plan to modify uses and add square footage on 8.13 acres

MOTION: to recommend approval of item 2.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 by a vote of 9-0-0

b. **Title:** a Development Order Abandonment **Request:** to allow abandonment of a General Day Care approved by Resolution R-2022-0149 on 8.13 acres

MOTION: No motion required.

c. **Title:** a Development Order Abandonment **Request:** to allow abandonment of a Retail Gas and Fuel with Convenience Store approved by Resolution R-2022-0082 and amended by R-2022-00148 on 8.13 acres

MOTION: No motion required

People who spoke on this application: Cameron Baker, Agent from Schmidt Nichols gave a brief presentation.

3. [DOA/CA-2025-00502 Del Taco West Palm Beach \(1984-00079\)](#)

Zoning Application of Current Capital Realty, Inc., Coco Plum Plaza, LLC by Bowman Consulting Group

Location: West side of north Military Trail, approximately 0.11 miles south of Community Drive

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

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 requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Special Exception of a Planned Commercial Development to add a building, square footage, and a use, with modifications to the associated site elements on 4.43 acres

MOTION: To recommend approval of item 3.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 by a vote of 9-0-0

b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with a drive-through on 4.43 acres

MOTION: To recommend approval of item 3.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 by a vote of 9-0-0

People who spoke on this application: David Milledge, Agent gave a brief presentation. Commissioner Vinikoor expressed concerns about parking and pedestrian crossover. Mr. Milledge addressed Comm. Vinikoor’s question and concerns.

4. [DOA-2024-00518 Westchester Village at Pipers Glen PUD \(1980-00212\)](#)

Zoning Application of New City Westchester Group, LLC, New City Westchester Development LLC by Dunay Miskel and Backman LLP

Location: Southeast corner of Pipers Glen Boulevard and S Jog Road

Project Manager: Nancy Frontany Bou, 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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan for the Planned Unit Development to redesignate a portion of a Recreation Pod to a Residential Pod, add units (+49), and modify Conditions of Approval, on 645.19 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
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment by a vote of 9-0-0

- b. **Title:** a Development Order Amendment **Request:** to delete a Condition of Approval for Pod J on 10.81 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 Development Order Amendment by a vote of 9-0-0

Comment Cards: Four comment cards were submitted, three in support and one in opposition, all chose not to speak.

People who spoke on this application: Bonnie Miskel, Agent gave a brief presentation. During her presentation she submitted a letter of support from the surrounding neighborhood Enclave at Pipers Glen residents.

5. [W-2025-01909 Modern Gardens at Delray Lakes Estates \(2006-00362\)](#)

Zoning Application of Fury Construction & Development LLC - Guy Gil by Wantman Group Inc.

Location: Persimmon Avenue, approximately 0.5-mile southeast from the intersection of Lyons

Project Manager: Susan Goggin, Site Planner II

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

- a. **Title:** a Type 2 Waiver **Request:** to allow the substitution of a 6-foot opaque wall with a 6-foot-tall hedge within the Type 3 Incompatibility Buffer along the south property boundary on 21.53 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 Type 2 Waiver by a vote of 9-0-0

People who spoke on this application: Yoan Machado, Agent gave a brief presentation. Commissioner Pavlik asked for clarification that the replacement of the wall with a 6-foot hedge was only on the South side of the property. Agent addressed the commissioners question.

C. Zoning Applications with current Future Land Use applications

6. [PDD/W-2025-00960 East Coast MUPD \(1979-00202\)](#)

Zoning Application of East Coast Mulch Corp. - Raymond Bowden by Schmidt Nichols

Location: South side of Belvedere Road, approximately 400 feet east of Cleary Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

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 through C-2

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.81 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
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of an Official Zoning Map Amendment by a vote of 9-0-0

- b. **Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Incompatible Buffer along the western 240-feet of the south property line and the west property line on 4.81 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
	Second			Motion				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Type 2 Waiver by a vote of 9-0-0

Comment Cards: One comment card was submitted in opposition.

People who spoke on this application: Josh Nichols, Agent gave a brief presentation. Mr. Nichols expressed opposition to a Condition of Approval to limit hours of operations for this site. Commissioners Vinikoor, Kennedy and Thomas expressed support for the Condition of Approval. Wendy Hernandez, Zoning Director and Josh Nichols responded. Commissioner Vinikoor, expressed a need for a gate on the northwest corner of the property to detour homeless population. Agent and Zoning Director responded. Commissioner Kammerer inquired about vegetation, buffers, setbacks to homes on property line. Both agent and Zoning Director responded.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT-9:57

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