



ZONING COMMISSION MEETING
Minutes for Thursday, May 1, 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 | Absent |
| Commissioner Lori Vinikoor | Present |
| Commissioner Alison Thomas | Present |
| Commissioner Angella Jones | Present |
| Commissioner Susan Kennedy | Present (Arrived 9:09) |

- 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

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Second | | Motion | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | 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

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | 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 to adapt the Agenda as Amended by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Second | | Motion | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [W-2024-01566 Beach Sound \(2024-00106\)](#)

Zoning Application of PK Beach Sound LLC by 2GHO Inc

Location: East side of Beach Rd, approx. 1.2 miles north of Colony Rd.

Project Manager: Michael Birchland, Site Planner II

BCC District: 1

DISCLOSURES

a. Title: a Type 2 Waiver **Request:** to allow a reduction of front and side setbacks on 1.33 acres

MOTION: No motion necessary. Item administratively postponed to June 5, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. Disclosures for Consent Items

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|---------|------------|---------|----------|
| None | None | 6,7,8 | None | None | None | None | None | Absent |

B. Requests to pull items from consent

C. Zoning Applications

3. [ZV/DOA/Z-2024-01420 Coastal Waste and Recycling \(2007-00172\)](#)

Zoning Application of Coastal Waste & Recycling of Palm Beach County LLC by WGINC

Location: North side of Wallis Road, approximately 1,037 feet east of N Cleary 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: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 4.63 acres

MOTION: To recommend approval of item 3.a, as amended with the Amendments to the Agenda.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of Official Zoning Map Amendment item 3.a., by a vote of 7-0-0

b. Title: a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 4.63 acres (R-2007-01435)

MOTION: To recommend approval of item 3.b

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 3.b., by a vote of 7-0-0

- c. **Title:** a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.24 acres (R-2007-01613, Control 2007-00174)

MOTION: To recommend approval of item 3.c

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 3.c., by a vote of 7-0-0

- d. **Title:** a Class A Conditional Use **Request:** to allow a Recycling Center on 10.41 acres

MOTION: To recommend approval of item 3.d

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Class A Conditional Use item 3.d., by a vote of 7-0-0

- e. **Title:** a Development Order Amendment - Class B Conditional Use **Request:** to modify the overall Site plan for the Chipping and Mulching use to add land area (4.63 acres) to an existing 5.87 acre; reconfigure the Site Plan, and add square footage on 10.41 acres (ZR-2016-00031)

MOTION: To adopt a resolution approving item 3.e

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To adopt resolution approving item 3.e., by a vote of 7-0-0

- f. **Title:** a Type 2 Variance **Request:** to allow activities (outdoor storage) to operate outside of an enclosed building in the Palm Beach International Airport Overlay (PBAO) on 10.41 acres

MOTION: To adopt a resolution approving item 3.f

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To adopt resolution approving a Type 2 Variance item 3.f., by a vote of 7-0-0

People who spoke on this application:

Guy Colelle member of the public who spoke in opposition.

Comment Cards: One Comment card was submitted by Guy Colelle member of the public who spoke in opposition and expressed concerns related to size of development, loss of property value and proximity to residential area. Zoning Director Lisa Amara responded to the comment card.

4. [**DOA-2024-01034 Croquet Foundation of America \(1999-00015\)**](#)

Zoning Application of Croquet Foundation Of America, Inc. by Schmidt Nichols

Location: Southeast corner of Summit Boulevard and Florida Mango Road

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 3

DISCLOSURES

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

a. **Title:** a Development Order Amendment **Request:** To modify the Site Plan to add six croquet courts on 10.1 acres

MOTION: To recommend approval of item 4.a.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 4.a., by a vote of 7-0-0

5. [**DOA-2024-01284 Public Storage \(1984-00030\)**](#)

Zoning Application of Public Storage, Inc by Dunay Miskel and Backman LLP

Location: West Side of Boca Rio Road between 210th Street and Via Ancho

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

DISCLOSURES

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

a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall Site Plan and to add square footage and modify uses on 8.36 acres

MOTION: To recommend approval of item 5.a

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 5.a., by a vote of 7-0-0

6. [DOA-2024-01910 Palm Meadows AGR PUD \(2006-00099\)](#)

Zoning Application of GPRA Thoroughbred Training Center Inc by G.L. Homes

Location: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District:

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests 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 Master Plan to delete 22.61 acres from the AGR-PUD for a remaining total of 439.28 acres.

b. **Title:** a Development Order Amendment **Request:** to modify the previously approved Requested use for Grooms Quarters to delete 22.61 acres for a remaining total of 439.27 acres

MOTION: To recommend approval of item 6.b.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 6.b., by a vote of 7-0-0

Comment Cards: Two comment cards were submitted by Donald Schwartz and Martin Mintz members of the public who waived their right to speak and explained that were only requesting general information on the proposed development.

7. [DOA-2024-01918 Bridges-Mizner AGR-PUD \(2004-00250\)](#)

Zoning Application of 12607 State Road 7 LLC by G.L. Homes

Location: Lands to be added: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

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:** a Development Order Amendment **Request:** To modify the Master Plan to delete 22.61 acres of Preserve Area, and to add 22.61 acres of Preserve Area in replacement, on an overall total of 2,330.86 acres

MOTION: To recommend approval of item 7.a.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Development Order Amendment item 7.a., by a vote of 7-0-0

b. **Title:** a Release of Conservation Easement **Request:** To allow Partial Release of Conservation Easement for Preserve 2 from recorded Conservation Easement ORB 23225 Pg. 1748 on 22.61 acres

MOTION: To recommend approval of item 7.b.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|-------------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | Not Present | Yes | Yes | Absent |

Decision: To recommend approval of a Release of Conservation Easement item 7.b., by a vote of 7-0-0

Comment Cards: Two Comment card were submitted one by Donald Schwartz, requesting general information on the item and one by Sandy Napolitano in opposition, however did not speak. Donald waived his right to speak. Sandy arrived late and then left before she could speak.

8. [Z-2024-01904 Johnson Rezoning \(2024-00133\)](#)

Zoning Application of GL Acquisitions Corp by G.L. Homes

Location: West side of State Road 7, approximately 2 miles north of Atlantic Avenue

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests 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 Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District on 22.61 acres

MOTION: To recommend approval of item 8.a.

Motion carried by a vote of 7-0-0

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|---------|------------|---------|----------|
| | | Motion | | Second | | | | |
| Yes | Yes | Yes | Yes | Yes | N/A | Yes | Yes | N/A |

Decision: To recommend approval of an Official Zoning Map Amendment item 8.a., by a vote of 7-0-0

- END OF CONSENT AGENDA -

Commissioner Kennedy arrived 9:09

C. Zoning Director Comments

2. [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: Wendy Hernandez, Principal 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

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

MOTION: No Motion. Public comment only.

People who spoke on this application:

John Eubanks Attorney representing members of the public (Robert Palahumik, Walter Ross, Michael Gordon, William Sadler and Patrick Leger) spoke in opposition and discussed issue regarding procedures for public testimony. Michael Gordon, Walter Ross, William Sadler, and Robert Palahumik all spoke in opposition to this application expressing concerns related to: loss of property value, traffic, landscape buffers, intensity and number of units. In addition, neighbors would like the proposed development to have a wall within the landscape buffer.

County Attorney Scott Stone spoke in respond to the cards. Commissioner Kennedy spoke and asked questions about the application. Zoning Director Lisa Amara spoke informing when and where the Board of County Commissioners Hearing will be held. Lisa Amara also responded to the comment cards.

Comment Cards: Six comment cards were submitted in opposition. Patrick Leger member of the public wished not to speak he was in opposition. John Eubanks Attorney representing members of the public, (Robert Palahumik, Walter Ross, Michael Gordon, William Sadler and Patrick Leger) spoke in opposition. Michael Gordon, Walter Ross, William Sadler, and Robert Palahumik all spoke in opposition to this application.

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Applications- Reconsideration
- C. Zoning Applications

Disclosures for Item on Regular Agenda

| Thomas | Kammerer | Vinikoor | Williams | Pavlik | Kennedy | Jones-Vann | Mendoza | Caliendo |
|--------|----------|----------|----------|--------|---------|------------|---------|----------|
| None | None | 9 | None | None | None | None | None | Absent |

9. [SV/ZV/PDD-2024-01422 West Atlantic RV Resort \(2021-00127\)](#)

Zoning Application of Karen and Roger Fina by JMorton Planning & Landscape Architecture

Location: North side of Atlantic Avenue, approx. 0.5 miles west of State Road 7

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5

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 Subdivision Variance **Request:** to allow access from the existing 56-foot right-of-way on 10.11 acres

MOTION: To adopt a resolution approving item 9.a. with amendments to the agenda.

Motion carried by a vote of 8-0-0

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

Decision: To adopt resolution approving item 9.a., by a vote of 8-0-0

- b. **Title:** a Type 2 Variance **Request:** to eliminate a portion of the right-of-way buffer on 10.11 acres

MOTION: To adopt a resolution approving item 9.b. with amendments to the agenda.

Motion carried by a vote of 8-0-0

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

| | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|--------|
| Yes | Absent |
|-----|-----|-----|-----|-----|-----|-----|-----|--------|

Decision: To adopt resolution approving item 9.b., by a vote of 8-0-0

- c. **Title:** an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Recreational Vehicle Planned Development (RVPD) Zoning District on 10.11 acres

MOTION: To recommend approval of item 9.c.

Motion carried by a vote of 8-0-0

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

Decision: To recommend approval of an Official Zoning Map Amendment item 9.c., by a vote of 8-0-0

People who spoke on this application: Lauren McClellan, Agent for J Morton gave a brief presentation. Nancy Frontany Bou gave a staff presentation. Lauren also answered questions from Commissioner Vinikoor about the application. Zoning Director Lisa Amara responded to questions from Commissioner Vinikoor. Deputy Land Director Olive Bailey spoke in respond to Commissioner Vinikoor and Mendoza questions.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR- Zoning Director Comments were moved after Consent Agendat relating to Members of the public present to speak on Nash Trail.
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

ADJOURNMENT- 9:56am

Motion carried by a vote of 8-0-0

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