



ZONING COMMISSION MEETING
Minutes for Thursday, December 5, 2024

CALL TO ORDER

A. Roll Call (9:00AM)

Commissioner Cheri Pavlik, (Chair)	Present
Commissioner John Kern, (V.Chair)	Present
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner William (Bill) Reicherter	Present
Commissioner Alex Brumfield III	Present
Commissioner Susan Kennedy	Present
Commissioner James Williams	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

to receive and file approved by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second	Motion						
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

F. Swearing In

G. **Approval of the Minutes**

to approve the Minutes by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
		Second						Motion
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

H. **Amendments to the Agenda**

Wendy read into records on item #2 CB-2024-00671 Grove Street Multifamily (2024-00056) to modify the class B Conditional Use in Exhibit C to add Engineering Condition #4. Item #3 DOA/W-2024-01074 Mountain Business Center MUPD - Project Hotel (2003-00830) to modify the Development Order Amendment specifically to exhibit C-1 to delete architectural condition. Item #4 ZV/PDD/W-2024-00529 Palm Beach Kennel Club (2024-00036) modify the agenda and the staff report to correct the request for the type 2 variance to correct the motion: to adopt the Resolution and to correct the duplicative language on the alternative sign plan that request will be reflected in the staff report. Looking to amend and modify the Official Zoning Map Amendment specifically in Exhibit C-1 to correct the dates of the plans that are reference in the obviation condition; modify the Type 2 Waiver Exhibit C-3 to reflect the correct dates of the plans for the obviation Condition. Correction on the remark from the Chair the BCC meeting shifted to 1:00 pm on December 12, 2024.

to adapt the Agenda as Amended by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
							Motion	Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

I. Disclosures for All Items on Agenda

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	3	2,3,4	N/A	3	N/A	N/A	N/A	N/A

J. Conflicts/Recusals

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. Remands

1. ABN/Z-2024-00519 Haverhill Recovery Facility (2017-00059)

Zoning Application of Haverhill ALF, LLC, Michael Silverman by RDG Development Group

Location: Southwest corner of North Haverhill Road and Horseshoe Circle South

MOTION: No motion necessary. Administratively remanded back to DRO.

C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. Requests To Pull Items From Consent

MOTION: To Pull item 3 from Consent to Regular Agenda

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion							Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To Pull item 3 from Consent to Regular Agenda., by a vote of 9-0-0

MOTION: To Accept the Consent Agenda with the removal of item 3.

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
							Motion	Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To Accept the Consent Agenda with the removal of item 3., by a vote of 9-0-0

B. Zoning Applications

2. CB-2024-00671 Grove Street Multifamily (2024-00056)

Zoning Application of Success Tree, LLC by 2GHO Inc

Location: South side of Grove Street, approximately 550 feet west of Military Trail

Project Manager: Jerome Small, Senior Site Planner

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of

Approval as indicated in Exhibit C

a. **Title:** a Class B Conditional Use **Request:** to allow Multifamily on 1.73 acres

MOTION: To adopt a resolution approving item 2.a.

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second						Motion	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 2.a., by a vote of 9-0-0

4. [ZV/PDD/W-2024-00529 Palm Beach Kennel Club \(2024-00036\)](#)

Zoning Application of Investment Corporation of Palm Beach by Urban Design Studio Dunay Miskel and Backman LLP

Location: Southwest corner of Cherry Road and North Congress Avenue

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 2

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

a. **Title:** a Type 2 Variance Request: to allow reduction of MUPD width and frontage, to allow the longest side facing the secondary frontage, and to increase the setback from the build-to-line of Congress Ave and Cherry Road (WCRAO) and to allow an increase in maximum building length on 5 acres

People who spoke on this application:

Commissioner Vinikoor- Question staff concerns over the partial control number on the 47.1 acres parcel, separating the 5 acres that has no partial control number.

Lisa Amara Zoning Director: the resolution is adapted by legal description based on survey, after going thru the platting process then will receive a new PCN by the Property Appraisal.

MOTION: To recommend approval of item 4.a

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second						Motion	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 4.a., by a vote of 9-0-0

b. **Title:** an Official Zoning Map Amendment Request: to allow a rezoning from the Residential High (RH) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5 acres

MOTION: To recommend approval of item 4.b

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second						Motion	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 4.b., by a vote of 9-0-0

c. **Title:** a Type 2 Waiver Request: to allow extended hours of operation from 11:00 p.m. to 6:00 a.m. for a Commercial use (Type 2 Kennel) within 250 feet of a parcel of land with a residential future land use designation, and to allow alternative buffer along the south property line on 5 acres

MOTION: To recommend approval of item 4.c

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second						Motion	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 4.c., by a vote of 9-0-0

d. Title: Title: an Alternative Sign Plan Request: to allow relocation and preservation of a historic sign relocation of a historic sign on 5 acres

MOTION: To recommend approval of item 4.d

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Second						Motion	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 4.d., by a vote of 9-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items to pull from Consent

3. [DOA/W-2024-01074 Mountain Business Center MUPD - Project Hotel \(2003-00830\)](#)

Zoning Application of Hoerbiger Corporation of America, Inc. - Arek Dyrdol by JMorton Planning & Landscape Architecture

Location: Southeast corner of W. Atlantic Avenue and SR 7

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5

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 reconfigure the overall Site Plan to add square footage, modify uses, and to modify and delete Conditions of Approval on 14.23 acres

Comment Cards: Kelly Smallridge spoke in support: A great opportunity for Palm Beach County in support of Project Hotel. The economic development focus on the proposal alignment with the economically development strategy less of a burden on the surrounding community. Great job opportunity and asking for approval to start the construction.

People who spoke on this application:

Agent spoke on this application in disagreement with staff on the condition for requirement 92 Grass or praver parking pavement for the southern part of the property. Industrial property and grass parking is not necessary. Staff requiring grass parking due to over parking. Asking for the Condition 1 to be deleted

Lisa Amara Zoning Director : spoke on this application in regard the decision to approve the removal of the condition 1 for the grass pavement parking is up to the Commissioners

Commissioner Vinikoor spoke on the applicaion: the alliance wrote about the removal of the condtion, more green space and in agreement with the removal of the condition.

County Attorney Scott Stone; spoke on this application in regards to Agenda #3 to be pulled from Consent Agenda to Regular Agenda

Commisioner Pavlik is in agreement with the pulling of the item #3 to Regular Agenda

MOTION: To recommend approval of item 3.a with the removal of parking condition 1

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion							Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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

b. Title: a Type 2 Waive **Request:** to allow extended hours of operation from 11:00 p.m. to 6:00 a.m. and on Sundays for an Industrial use without Outdoor activities within 250 feet of a parcel of land with a residential future land use designation or use on 14.23 acres

MOTION: To recommend approval of item 3.b with the removal of parking condition 1

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion							Second
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Decision: To recommend approval of item 3.b., by a vote of 9-0-0

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT: 9:17

Motion carried by a vote of 9-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion	Second						
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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