



ZONING COMMISSION MEETING
Minutes for Thursday, June 5, 2025

CALL TO ORDER

- A. Roll Call (9:00AM)
- | | |
|---|---------|
| Commissioner James Williams (Chair) | Present |
| Commissioner Cheri Pavlik, (Vice Chair) | Absent |
| 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 8-0-0

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

- F. Swearing In - County Attorney
- G. Approval of the Minutes - **Motion** to receive and file approved by a vote of 8-0-0

Thomas	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Jones-Vann	Mendoza	Caliendo
		Second						Motion
Yes	Yes	Yes	Yes	Absent	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 **to adopt the Agenda as Amended by a vote of 8-0-0**

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

I. Conflicts/Recusals

Thomas	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Jones-Vann	Mendoza	Caliendo
None	None	8	None	Absent	None	None	None	None

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 July 3, 2025.

B. Withdrawals

C. Remands

- 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	2,4,7,8	None	Absent	None	None	None	None

B. Requests to pull items from consent

MOTION: To pull item 5. DOA/CA-2024-01285 Sherbrooke Center (1989-00063) from Consent Agenda.

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	Absent	Yes	Yes	Yes	Yes

C. Zoning Applications

2. [Z-2024-01932 Palmwood Residential Subdivision \(2015-00103\)](#)

Zoning Application of Palmwood Real Estate, LLC by Cotleur & Hearing Inc.

Location: Northwest corner of Frederick Small Rd and Palmwood Rd

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 1

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 Agriculture Residential (AR) Zoning District to the Single Family (RS) Zoning District on 1.14 acres

MOTION: To recommend approval of item 2.a.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of Official Zoning Map Amendment item 2.a., by a vote of 8-0-0

3. [**DOA-2025-00310 Covenant Church \(1974-00083\)**](#)

Zoning Application of Covenant Centre, Inc. by Cotleur & Hearing Inc.

Location: West side of Roan Lane, approx. 650 feet north of Northlake Boulevard

Project Manager: Katiana Myrthil, Site Planner I

BCC District: 1

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 previously approved Class A Conditional Uses to delete a use (Place of Worship) and amend Conditions of Approval for a General Day Care on 4.08 acres

MOTION: To recommend approval of item 3.a

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment item 3.a., by a vote of 8-0-0

- b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan, add square footage, and delete Conditions of Approval for a previously approved Class A Conditional Use for a Charter School on 4.08 acres

MOTION: To recommend approval of item 3.b.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment item 3.b., by a vote of 8-0-0

4. [**Z-2024-00866 Pandit Investments \(2024-00044\)**](#)

Zoning Application of Sunila Pandit Investments, LLC by Land Research Management Inc.

Location: South side of Lantana Road, approximately 690 feet east of S. Military Trail

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 2

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 Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.15 acres

MOTION: To recommend approval of item 4.a.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of an Official Zoning Map Amendment item 4.a., by a vote of 8-0-0

6. [DOA-2025-00250 Big Dreams Preschool \(2001-00039\)](#)

Zoning Application of Big Dreams Preschool LLC by Land Research Management Inc.

Location: Southwest corner of Westgate Avenue and Quail Drive

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

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 - Class B **Request:** to modify the site plan, to reconfigure the parking, and to modify Conditions of Approval to increase the Day Care number of children on 1.01 acres
MOTION: To adopt a resolution approving item 6.a.

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	Absent	Yes	Yes	Yes	Yes

Decision: Adopted a resolution approving item 6.a. by a vote of 8-0-0

- b. **Title:** a Development Order Amendment - Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.01 acres (R-2021-1166)
MOTION: To recommend approval of item 6.b.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment item 6.b. by a vote of 8-0-0

7. [DOA/CA-2024-01792 Pine Trail Shopping Center \(1978-00273\)](#)

Zoning Application of Pine Trail Square, LLC by Dunay Miskel and Backman LLP

Location: Southwest corner of Military Trail and Okeechobee Blvd, and the north side of Elmhurst Rd

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 Exhibit C-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall MUPD Site and Conditions of Approval on 28.06 acres
MOTION: To recommend approval of item 7.a.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Development Order Amendment item 7.a., by a vote of 8-0-0

- b. Title:** a Class A Conditional Use **Request:** to modify a previously approved Charter School to increase the number of students greater than 200 on 28.06 acres

MOTION: To recommend approval of item 7.b.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Class A Conditional Use item 7.b., by a vote of 8-0-0

8. [PDD/DOA-2025-00126 Whitworth AGR-PUD \(2021-00031\)](#)

Zoning Application of Boynton Beach Associates XXV, LLLP by G.L. Homes

Location: Approx. 1.5 mile south of Boynton Beach Blvd., east of State Road 7, west of Lyons Road

Project Manager: Wendy N. Hernández, 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-1, C-2 and C-3.

- a. Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) zoning district on 36.98 acres

MOTION: To recommend approval of item 8.a.

Motion carried by a vote of 7-0-1

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

Decision: Recommended approval of an Official Zoning Map Amendment 8.a., by a vote of 7-0-1

- b. Title:** a Development Order Amendment **Request:** to modify the Master Plan for the overall AGR-PUD to add land area (36.98 acres) and add units (37), for a new total of 1,177.01 gross acres

MOTION: To recommend approval of item 8.b.

Motion carried by a vote of 7-0-1

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

Decision: Recommended approval of a Development Order Amendment item 8.b., by a vote of 7-0-1

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

5. [DOA/CA-2024-01285 Sherbrooke Center \(1989-00063\)](#)

Zoning Application of Lyons Retail, Inc., Primrose Schools by HSQ Group LLC

Location: Northeast corner of Lyons Road and Lantana Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6

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 overall Site Plan to add square footage, to modify and add uses, and to modify Conditions of Approval on 8.89 acres

MOTION: To recommend approval of item 5.a.

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	Absent	Yes	Yes	Yes	Yes

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

- b. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare on 2.14 acres

MOTION: To recommend approval of item 5.b.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of a Class A Conditional Use item 5.b., by a vote of 8-0-0

People who spoke on this application: Zach Todd, Agent from HSQ Group, gave a brief presentation. Nancy Frontany Bou, Senior Site Planner from the Zoning Division gave a staff presentation. There were 10 public comment cards submitted, members of the public speak in opposition to the proposed request. Concerns raised by the public related to existing traffic, accidents in the area, adjacent public Middle and High School students being picked up and dropped off pn Aquarius Boulevard, the recent Middle School student death on Lyons Road, over-abundance of schools and daycares in the area, and lack of traffic light at Lantana and Aquarius.

Commissioners Kennedy, Caliendo, Williams and Mendoza asked questions about traffic concerns. Quazi Bari Principal Professional Engineer, Lisa Amara Zoning Director and Whitney Carroll Planning, Zoning and Building Director responded to the questions. Brian Kelly, Traffic Engineer from Simmons and White responded to the traffic concerns. Commissioners recommended that Staff reach out to the Sherrif and School District on the traffic concerns.

Comment cards: Eleven comments cards were submitted in opposition. Brenda Gronas and Maria Jimenez submitted cards and waived their right to speak (Commissioner Vinikoor read the comments on the card into the record). Christine Musick, Kathleen Salvo, Christopher Fayed, Susan Bermann, Brigitte Passargus, Richard Campbell (HOA President of Lakes of Sherbrook), Rosa Docherty, Teresa Zabik, and Michael Klawnsnile all spoke in opposition of the application.

B. ULDC Revisions

9. Recreational Vehicle Planned Development (RVPD) Regulations, ULDC Revision

Summary: The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) to modify setbacks for RV parking pads in RVPDs in the Agricultural Reserve Tier.

Staff Recommendation:

- a. To recommend approval of the proposed ULDC revision; and
- b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

BCC Permission to Advertise: On May 22, 2025, the BCC approved the permission to advertise permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on June 18, 2025 at 9:30 a.m., and approved the receive and file the Business Impact Estimate (BIE) by a vote of 7-0-0.

MOTION:

- a. To approve Staff recommendation of item 9.a.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of item 9.a., by a vote of 8-0-0

- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 9.b.

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	Absent	Yes	Yes	Yes	Yes

Decision: Recommended approval of item 9.b., by a vote of 8-0-0

People who spoke on this application: Wendy Hernandez Deputy Zoning Director gave a brief over view of the ULDC revision.

10. Townhouse Regulations, Privately Proposed Revision Phase 1

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts.

Staff Recommendation: Staff recommends initiation.

MOTION: To recommend initiation of item 10.

Motion carried by a vote of 8-0-0

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

Decision: Recommended Approval of Phase 1 Initiation by a vote of 8-0-0

People who spoke on this application: Lisa Amara gave a brief over view of the ULDC revision. Scott Backman agent from Miskel and Backman gave a brief presentation. Commissioner Vinikoor asked questions. Olive Bailey, Land Development Deputy Director responded to the questions.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT- 10:10am

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	Absent	Yes	Yes	Yes	Yes