



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, March 6, 2025**

**CALL TO ORDER**

- A. Roll Call (**9:00AM**)
- |   |                     |
|---|---------------------|
| Commissioner Cheri Pavlik, ( <b>Chair</b> ) | Present             |
| Commissioner Christopher Kammerer           | Present             |
| Commissioner Claudia Mendoza                | Present             |
| Commissioner Sam Caliendo                   | Present             |
| Commissioner Lori Vinikoor                  | Present             |
| Commissioner William (Bill) Reicherter      | Present (Late 9:03) |
| 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

Proof of Publication - **Motion** to receive and file  
to receive and file approved by a vote of **8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
			Motion					Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

- F. Swearing In - County Attorney
- G. Approval of the Minutes - **Motion** to approve the [January and February minutes](#)

to receive and file approved by a vote of **8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion	Second					
Yes	Yes	Yes	Yes	Yes	Yes	N/A	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 adapt the Agenda as Amended by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
			Motion					Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

I. Disclosures for All Items on Agenda

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
N/A	N/A	1,3	N/A	N/A	N/A	N/A	N/A	N/A

J. Conflicts/Recusals

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

K. Zoning Commission Annual Election of Chair and Vice Chair

**Motion carried to appoint Commissioner Williams to Chair 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To appoint Commissioner Williams to Chair by a vote of 8-0-0**

**Motion carried to appoint Commissioner Pavlik to Vice Chair 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To appoint Commissioner Pavlik to Vice Chair by a vote of 8-0-0**

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

**B. Remands**

**C. Withdrawals**

**- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. Requests to pull items from Consent**

**B. Zoning Applications**

**1. [DOA-2024-01418 Harbor Chase at Wellington Crossing MUPD \(2004-00009\)](#)**

**Zoning Application of 8601 LWR Holdings, LLC by Urban Design Studio**

**Location:** Northwest corner of Lake Worth Road and Blanchette Trail

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 6

**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 MUPD site plan to modify square footage and uses, and to add a building on 17.80 acres

**MOTION:** To recommend approval of item 1.a.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To recommend approval of item 1.a., by a vote of 8-0-0**

**Comment Cards:** John Waddell submitted a comment card in support of the applications but chose to withdrawal speaking.

**2. [CA-2023-01161 Olympic Behavioral Health \(2014-00093\)](#)**

**Zoning Application of** 1893 N Haverhill, LLC by Planning and Entitlements LLC

**Location:** West side of Haverhill Road, approx. 0.08 miles south of Okeechobee Boulevard

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 2

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

**a. Title:** a Class A Conditional Use **Request:** to allow a Skilled Nursing or Residential Treatment Facility on 0.86 acres

**MOTION:** To recommend approval of item 2.a.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To recommend approval of item 2.a., by a vote of 8-0-0**

**OF CONSENT AGENDA –**

**REGULAR AGENDA**

**A. Items Pulled From Consent**

**B. Zoning Applications**

**C. ULDC Revisions**

**3. [Loxahatchee Estates Overlay \(LEO\), ULDC Revision](#)**

**Summary:** The item before the Commission is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay. On February 27, 2025, the BCC adopted the LGA-2024-00010 Rawlings Estates amendment by ordinance, and approved the permission to advertise for this ULDC Revision.

**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.

**MOTION:**

- a. To approve Staff recommendation 3.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation 3.b.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To approve item 3.a., and 3.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 this ULDC Revision.

Alex Biray gave a brief presentation of this revision. He stated that changes to the code were needed and staff recommended approval.

**4. Affordable Housing Program Parking Waiver, ULDC Revision**

**Summary:** The item before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- To establish a Type 2 Waiver approved by the Board of County Commissioners (BCC) that would allow parking reductions for Affordable Housing Program (AHP) projects as an alternative to a Type 2 Variance approved by the Zoning Commission.

**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.

**MOTION:**

- a. To approve Staff recommendation 4.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation 4.b.

**Motion carried by a vote of 8-0-0**

Reicherter	Kammerer	Vinikoor	Williams	Pavlik	Kennedy	Vacant	Mendoza	Caliendo
		Motion						Second
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

**Decision: To approve item 4.a., and 4.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 this ULDC Revision.

Alex Biray Site Planner II with Zoning gave a brief presentation of this revision. In his presentation Staff indicates that the parking wavier should be within ¼ mile of fixed route bus system.

Commissioner Vinikoor asked how the determination of a ¼ mile.

Lisa Amara Zoning Division Director stated it was standard planning for walking ability for affordable housing program. Most residence use the bus system.

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR- Congratulations to the chair and vice chair**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

**ADJOURNMENT- 9:17am**

**Motion carried by a vote of 8-0-0**

<b>Reicherter</b>	<b>Kammerer</b>	<b>Vinikoor</b>	<b>Williams</b>	<b>Pavlik</b>	<b>Kennedy</b>	<b>Vacant</b>	<b>Mendoza</b>	<b>Caliendo</b>
Second								Motion
Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes