



County Administrator  
West Palm Beach, FL 33411  
Joseph Abruzzo

2300 N. Jog Road  
Phone: 561-233-5200

**ZONING COMMISSION MEETING**  
**Minutes for Thursday February 5, 2026**

**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	Absent
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 7-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion	Second				
Absent	Yes	Absent	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 7-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion	Second				
Absent	Yes	Absent	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 7-0-0**

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

I. Conflicts/Recusals

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

- A. Postponements
- B. Withdrawals

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

**CONSENT AGENDA**

- A. Disclosures for Consent Items
- B. Requests to pull items from consent

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

- A. Items Pulled From Consent
- B. Previously Postponed Zoning Applications
- 1. [PDD-2025-00750 Falls PUD \(1985-00155\)](#)

**Zoning Application of** Lake Worth Associates I, LLLP - Kevin Ratterree by G.L. Homes  
**Location:** North side of Hypoluxo Road, east side of Hagen Ranch Road, and the west side of Jog Road  
**Project Manager:** Joyce Lawrence, Senior Site Planner  
**BCC District:** 2  
**DISCLOSURE**

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

**Staff Recommendation:** Staff recommends approval of the request 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 Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District on 167.82 acres  
**MOTION:** To recommend approval of item 1.a.

**Motion carried by a vote of 7-0-0**

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

**Decision:** Recommended approval of an Official Zoning Map by a vote of 7-0-0

**Comment Cards:** Three comment cards were submitted in support. Two comment cards were submitted in opposition

**People who spoke on this application:** Kevin Ratterree, Agent for GL Homes gave a brief presentation. Members of the public spoke in support of the proposed reduction of the Multifamily (MF) building. The Applicant stated that pending approval by the Board for the cash out of the Civic Pod, the Applicant will reconfigure the multifamily pod and reduce the height of the building from a 6-story to a 4-story, 42 feet in height Multifamily building. This was requested by the neighborhood group. Members of the public spoke in support, and in opposition of the item voicing concerns regarding traffic, landscape buffers, drainage, flooding, school crowding and character change to the area and the building height.

The Zoning Commission (ZC) (Commissioners: Kennedy, Caliendo, and Kammerer) inquired about traffic study, traffic signal, surrounding uses with regard to density and compatibility, berm, drainage. Zoning and Engineering Staff as well as the Applicant, provided responses to the concerns and inquiries on the item. Two persons from the public Laura York, representative from Winston Trails Foundation, and Joshue LeRoy, on behalf of Smith Dairy Association, each submitted a letter to the ZC, authorizing them to speak on behalf of others.

**C. ULDC Revisions**

**2. [Fitness Center in Industrial – Privately Proposed Revision Phase 1](#)**

**Zoning Application of** BC Boynton Industrial LLC - Jon Channing, by JMorton Planning & Landscape Architecture, Inc.

**Summary:** The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to increase the percentage of overall square footage of a development with Economic Development Center (EDC), Industrial (IND) or Commerce (CMR) future land use (FLU) designation that may be utilized for Fitness Center uses.

**Staff Recommendation:** Staff recommends approval of Phase 1 and initiation of Phase 2.

**MOTION:** To recommend approval of Phase 1 and initiation of Phase 2.

**Motion carried by a vote of 7-0-0**

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

**Decision:** Recommended approval of Phase 1 and Initiation of Phase 2 by a vote of 7-0-0

**Comment Cards:** Three cards were submitted in support

**People who spoke on this application:** Lauren McClellan, Agent for J Morton gave a brief presentation. County Attorney, Scott Stone inquired about the applicability of the proposed revision throughout the County. Commissioner Kennedy inquired about how many areas of the County the revision will apply to. Zoning Director, Wendy Hernández and Principal Planner, Jerome Ottey responded. Members of the public spoke in support of the use.

**- END OF REGULAR AGENDA -**

**D. Other items**

**3. [Zoning Commission Annual Organizational Meeting](#)**

**People who spoke on this application:** Zoning Director, Wendy Hernández gave a brief presentation. County Attorney, Scott Stone added to the presentation. Commissioner Kennedy asked the process of testimony by members of the public. County Attorney, Scott Stone responded.

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. PLANNING DIRECTOR**

**C. ZONING DIRECTOR-**

**D. EXECUTIVE DIRECTOR-** Announced Zoning Director as Wendy Hernández

**E. COMMISSIONERS-**

**ADJOURNMENT-** 10:10am