



ZONING COMMISSION MEETING
Minutes for Thursday January 8, 2026

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	Absent
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner Alison Thomas	Present
Commissioner Angella Jones	Absent
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				
Yes	Yes	Absent	Yes	Yes	Yes	Absent	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
Second				Motion				
Yes	Yes	Absent	Yes	Yes	Yes	Absent	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				
Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes	Yes

I. Conflicts/Recusals

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals
- C. Remand

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. Disclosures for Consent Items

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
None	None	Absent	None	1, 2 Verbal communication	None	Absent	None	None

B. Requests to pull items from consent

C. Zoning Applications

1. [DOA/CA/W-2025-00727 Drexel Apartments \(1982-00073\)](#)

Zoning Application of Spectra HTG, LTD - Matthew Reiger by Shutts and Bowen, LLP
Location: West side of Drexel Road, approximately 0.18 miles south of Okeechobee Boulevard
Project Manager: Matthew Boyd, Senior Site Planner
BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add dwelling units on 40.03 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	Moton				
Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes	Yes

Decision: Recommended approval of a Development Order Amendment for Item 1.a.by a vote of 7-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres

MOTION: To recommend approval of item 1.b.

MOTION carried by a vote of 7-0-0

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

Decision: Recommended approval of a Class A Conditional Use for Item 1.b.by a vote of 7-0-0

- c. **Title:** a Type 2 Waiver **Request:** to reduce parking requirements for an Affordable Housing Program project in Pod 1 on 10 acres

MOTION: To recommend approval of item 1.c.

MOTION carried by a vote of 7-0-0

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

Decision: Recommended approval of a Type 2 Waiver for Item 1.c.by a vote of 7-0-0

2. [Z/CA-2025-00966 Hibiscus Gardens \(2024-00140\)](#)

Zoning Application of Hibiscus Development LLC - Darryn Dunn by Managed Land Entitlements, LLC

Location: West side of South Military Trail, approximately 1,645 feet south of Lantana Road

Project Manager: Alex Biray, 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:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres

MOTION: To recommend approval of item 2.a

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of an Official Zoning Map Amendment for Item 2.a.by a vote of 7-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 5.55 acres

MOTION: To recommend approval of item 2.b

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of Class A Conditional Use Item 2.b.by a vote of 7-0-0

- c. **Title:** a Class A Conditional Use **Request:** to allow a combined increase in density greater than two units per acre through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDRs) on 5.55 acres

MOTION: To recommend approval of item 2.c

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of a Class A Conditional Use for Item 2.c.by a vote of 7-0-0

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. **Items Pulled From Consent**
B. **Previously Postponed Zoning Applications**
C. **Zoning Applications**

3. [Z/CA-2025-01317 Hagen Ranch Assemblage \(2019-00052\)](#)

Zoning Application of Pulte Home Company - Aimee Carlson by Urban Design Studio

Location: East side of Hagen Ranch Road approximately 0.42 miles south of Boynton Beach Blvd

Project Manager: Santiago Zamora, Site Planner I

BCC District: 5

DISCLOSURES

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

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:** an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 9.61 acres

MOTION: To recommend approval of item 3.a

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval for an Official Zoning Map Amendment Item 3.a.by a vote of 7-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow 70 townhouse units on 9.61 acres

MOTION: To recommend approval of item 3.b

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval a Class A Conditional Use for Item 3.b.by a vote of 7-0-0

People who spoke on this application: Interim Zoning Director, Wendy Hernández gave a brief presentation.

4. [ZV-2025-00959 Palm Beach Park of Commerce Plat 35 G \(1981-00190\)](#)

Zoning Application of DMR Properties, LLC - Ron Glazer by Urban Design Studio

Location: Northwest corner of Corporate Circle and Corporate Road North

Project Manager: Vismary Dorta

BCC District: 1

DISCLOSURES

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

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 more than five feet easement overlap in a Right-of-Way Buffer and to relocate the number of required shrubs within a portion of the same Right-of-Way Buffer on 5.62 acres

MOTION: To adopt a resolution approving item 4.a

Motion carried by a vote of 7-0-0

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

Decision: To adopt a resolution of a Type 2 Variance for Item 4.a.by a vote of 7-0-0

People who spoke on this application: Interim Zoning Director, Wendy Hernández gave a brief presentation. Joni Brinkman, Agent from Urban Design Studio gave a brief presentation. Commissioner Kennedy commented on the easement for the property.

D. ULDC Revisions

5. [Freestanding Emergency Department \(FSED\) – Privately Proposed Revision Phase 2](#)

Summary: The proposed revision to the ULDC will establish regulations for a type of use that is currently not clearly identified within the ULDC, and to recognize the trend of freestanding emergency departments. Establishing regulations for freestanding emergency departments is appropriate and will provide an opportunity for emergency medical services throughout the County, especially in underserved areas.

ZC Phase 1 Initiation Recommendation: At the October 3, 2025 Hearing, the Zoning Commission recommended Initiation by a vote of 7-0.

Board of County Commissioners Phase 1 Initiation: At the October 23, 2025 Hearing, the BCC approved Initiation of Phase 2 by a vote of 5-0.

Board of County Commissioners Phase 2 Permission to Advertise: At the December 10, 2025 Hearing, the BCC approved permission to advertise for first reading at the BCC Zoning Hearing on January 22, 2026 at 9:30 a.m. by a vote of 6-0.

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 recommend approval of the proposed ULDC revision.

Motion carried by a vote of 7-0-0

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

Decision: Recommended approval of the proposed ULDC revision for Item 5.a.by a vote of 7-0-0

- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

Motion carried by a vote of 7-0-0

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

- c. **Decision:** Recommend approval that the proposed ULDC revision is found to be consistent with the Comprehensive Plan for Item 5.b.by a vote of 7-0-0

People who spoke on this application: Interim Zoning Director, Wendy Hernández gave a brief presentation. Brian Terry, Agent from Insite Studio, gave a brief presentation. Commissioner Vinikoor inquired about ambulance trips, specific agencies that were involved in the application process, siren noise and proximity to residential communities. Commissioner Kennedy inquired about 24-hour operation, proximity to residential communities and the process for application types being approved. Brian Seymour, Attorney for Insite Studio, and Interim Zoning Director, Wendy Hernandez responded to the questions.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. INTERM ZONING DIRECTOR- Wished everyone a Happy New Year
- D. EXECUTIVE DIRECTOR-
- E. COMMISSIONERS-

ADJOURNMENT- 9:26

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