



ZONING COMMISSION MEETING
Minutes for Thursday November 6, 2025

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	Present
Commissioner Sam Caliendo	Present
Commissioner Lori Vinikoor	Present
Commissioner Alison Thomas	Present
Commissioner Angella Jones	Present
Commissioner Susan Kennedy	Present (In at 9:08)

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**

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

F. Swearing In - County Attorney

G. Approval of the Minutes - **Motion** to receive and file **approved by a vote of 8-0-0**

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

H. Amendments to the Agenda

- Lisa gave a Presentation of the Add/Delete
- Request to Pull Items from Consent
- **Motion** to adopt the Agenda **as Amended by a vote of 8-0-0**

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

I. Conflicts/Recusals

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. Postponements

1. [DOA-2025-00739 American Heritage School \(1996-00062\)](#)

Zoning Application of Heritage American by Urban Design Studio and Dunay Miskel and Backman LLP

Location: South side of Linton Blvd, approximately 1,200 feet west of Jog Rd

Project Manager: Santiago Zamora, Site Planner II

BCC District: 5

DISCLOSURES

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

Staff Recommendation: Staff recommends approval of the request 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 previously approved Class A Conditional Uses for a Daycare and Private School to delete the Day Care, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

MOTION: To postpone Item 1 to December 4th Zoning Commission Hearing

Motion carried by a vote of 9-0-0

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

Decision: To postpone Item 1 to December 4th Zoning Commission Hearing.by a vote of 9-0-0

Comment Cards: One comment card was submitted in opposition by Lisa D Taylor.

People who spoke on this application: Lisa D. Taylor spoke opposition to the postponement and stated she will not be able to attend to the December Hearing. Commissioner Kammerer asked about the process of submitting to the record without attending the next hearing. Commissioner Williams responded to the question. Lisa Amara, Zoning stated date of the hearing the item its being postponed to.

B. Withdrawals

C. Remand

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. Disclosures for Consent Items

B. Requests to pull items from consent

C. Zoning Applications

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Applications
- C. ULDC Revisions
- 2. [Green Market – ZC/LDRC](#)

Summary: The proposed modifications to the Palm Beach County Unified Land Development Code (ULDC) will revise land development regulations to continue to allow Green Markets as a Temporary Use (similar to a Special Permit), but to extend the timeframe from six months to 12 months. Other associated revisions aim to streamline the regulations for Green Markets and allow for more flexibility.

BCC Permission to Advertise: On October 23, 2025, the BCC approved request for permission to advertise by a vote of 5-0.

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
- 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 9-0-0

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

Decision: Recommended approval of the proposed ULDC revision for Item 2.a.by a vote of 9-0-0

MOTION: To recommend approval of item 2.b.

Motion carried by a vote of 9-0-0

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

Decision: Recommended that the proposed UDLC revision is found to be consistent with Comprehensive Plan for Item 2.b.by a vote of 9-0-0

People who spoke on this application: Alex Biray, Senior Site Planner-Zoning Division gave a brief presentation. Commissioner Kammerer asked for clarification on temporary and commercial green markets in the ULDC and clarification on the definition of the Green Market use. Lisa Amara, Jerome Ottey, Principal Site Planner-Zoning Division and Alexander Biray provided responses to the questions.

- 3. [Reasonable Accommodation for Certified Recovery Residences – ZC/LDRC](#)

Summary: The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (ULDC), to modify specific requirements related to a reasonable accommodation process for certified recovery residences, for consistency with changes that were adopted in F.S. § 397.487(15).

BCC Permission to Advertise: On October 23, 2025, the BCC approved request for permission to advertise by a vote of 5-0.

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

Motion carried by a vote of 9-0-0

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

Decision: Recommended approval of proposed ULDC revision for Item 3.a.by a vote of 9-0-0

MOTION: to approve Staff recommendation of item 3.b.

Motion carried by a vote of 9-0-0

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

Decision: Recommended that the proposed UDLC revision is found to be consistent with Comprehensive Plan Item 3.b.by a vote of 9-0-0

People who spoke on this application: Jerome Ottey provided a brief presentation. Commissioner Vinikoor inquired on whether the State Attorney’s Office was contacted. Jerome Ottey responded to the question.

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR- Announced her departure as the Zoning Director.
- D. EXECUTIVE DIRECTOR-
- E. COMMISSIONERS- Expressed their gratitude for her service as the Zoning Director

ADJOURNMENT- 9:25

Motion carried by a vote of 9-0-0

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