



ZONING COMMISSION MEETING
Minutes for Thursday, October 3, 2024

CALL TO ORDER

A. Roll Call (9:00AM)

Commissioner Cheri Pavlik, (Chair)	Present
Commissioner John Kern, (V.Chair)	Present
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Absent
Commissioner Lori Vinikoor	Absent
Commissioner William (Bill) Reicherter	Absent
Commissioner Alex Brumfield III	Present
Commissioner Susan Kennedy	Absent
Commissioner James Williams	Present

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Notice

E. Proof of Publication

Motion to receive and file approved by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion						Second	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

F. Swearing In

G. **Approval of the Minutes**

Motion to approve the Minutes by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion						Second	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

H. **Amendments to the Agenda**

Wendy Hernández, Deputy Zoning Director, read into the record the Amendments to the Agenda from the Add and Delete,

Motion to adapt the Agenda as Amended by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
			Second				Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

I. Disclosures for All Items on Agenda

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	5	Absent	Absent	5	Absent	N/A	N/A	Absent

J. Conflicts/Recusals

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
N/A	N/A	Absent	Absent	N/A	Absent	N/A	N/A	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. REMANDS

C. WITHDRAWALS

1. [Z-2024-00318 Catoe Residences \(2024-00062\)](#)

Zoning Application of Brandon Catoe by H & L Planning & Development

Location: Northwest corner of Lillian Avenue and S. Bates Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: 1

MOTION: This application was withdrawn by the applicant; no motion required.

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. Requests To Pull Items From Consent

B. Zoning Applications

2. [DOA-2024-00407 Katz Yeshiva High School \(1997-00056\)](#)

Zoning Application of The Weinbaum hiva High School, Inc. by JMorton Planning & Landscape Architecture

Location: South side of Ruth and Baron Coleman Boulevard, approximately 0.5 miles south of Glades Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: 5

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

a. Title: a Development Order Amendment **Request:** to modify the Overall Planned Unit Development Master Plan to add square footage to the Private Civic Pod (Private School) on 59.00 acres

MOTION: To recommend approval of item 2.a

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 2.a., by a vote of 5-0-0

b. Title: a Development Order Amendment **Request:** to modify the Site Plan for a previously approved Private School to add square footage, increase number of students, and to add an access point on 5.90 acres

MOTION: To recommend approval of item 2.b

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 2.b., by a vote of 5-0-0

3. [ZV/ABN/CA-2024-00490 Pollo Campero Restaurant \(1984-00053\)](#)

Zoning Application of 600 N. 4th St. Associates, L.P. by Urban Design Studio

Location: Northeast corner of Okeechobee Boulevard and Haverhill Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

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 Type 2 Variance **Request:** to allow a reduction of the Compatibility Buffer on 0.74 acres

MOTION: To adopt a resolution approving item 3.a

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 3.a., by a vote of 5-0-0

- b. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Gasoline Pump Island Facilities and Self Service Car Wash approved by Resolution R-84-1172 on 0.74 acres

MOTION: No action required

- c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 0.74 acres

MOTION: To recommend approval of item 3.c

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 3.c., by a vote of 5-0-0

4. [ABN/DOA/CA/W-2024-00891 Elan Palm Reserve MUPD \(2001-00005\)](#)

Zoning Application of Wellington Regional Medical Center, LLC - Cheryl Ramagano by JMorton Planning & Landscape Architecture

Location: Northeast corner of Military Trail and Hypoluxo Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

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

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Class A Conditional Use for a Type 1 Restaurant with Drive-through (Building F) approved by Resolution No 2021-962 on 31.98 acres

MOTION: No action required

- b. **Title:** a Development Order Abandonment **Request:** to abandon a Class A Conditional Use for a Type 1 Restaurant with Drive-through (Building G) approved by Resolution No 2021-961 on 31.98 acres

MOTION: No action required

- c. **Title:** a Development Order Amendment **Request:** to modify the Overall Site Plan to add square footage; and to add and delete uses on 31.53 acres

MOTION: To recommend approval of item 4.c

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 4.c., by a vote of 5-0-0

d. **Title:** a Class A Conditional Use **Request:** to allow a Hospital on 31.53 acres

MOTION: To recommend approval of item 4.d

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 4.d., by a vote of 5-0-0

e. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation (24 hour operation) within 250-feet of a parcel of land with a residential FLU designation or use on 31.53 acres

MOTION: To recommend approval of item 4.e

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 4.e., by a vote of 5-0-0

5. [PDD/DOA-2024-00581 Whitworth AGR-PUD \(2021-00031\)](#)

Zoning Application of Boynton Beach Associates by G.L. Homes

Location: West side of Lyons Road, approx. 1 mile south of Boynton Beach Boulevard

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from the Agriculture Reserve (AGR) Zoning District to the Agriculture Reserve-Planned Unit Development (AGR-PUD) Zoning District on 417.52 acres

MOTION: To recommend approval of item 5.a

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 5.a., by a vote of 5-0-0

b. **Title:** a Development Order Amendment **Request:** to modify the Overall Master Plan to add land area (417.52 acres) to a previously approved 722.51-acre AGR-PUD, to add units, to add access points, and to modify Conditions of Approval on 1,140.03 acres

MOTION: To recommend approval of item 5.b

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 5.b., by a vote of 5-0-0

- c. **Title:** a Release of Conservation Easements **Request:** to allow full release of a Conservation Easement for Preserve 3 recorded in ORB 33583, Pg. 318 on 132.84 acres, a partial release of a Conservation Easement for Preserve 10 recorded in ORB 34404 Pg. 79 on 35.09 acres, and a partial release of a Conservation Easement for Preserve 2 recorded in ORB 33583 Pg. 0296 for 0.132 acres

MOTION: To recommend approval of item 5.c

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
						Second	Motion	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

Decision: To recommend approval of item 5.c., by a vote of 5-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Application

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT

Motion carried by a vote of 5-0-0

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
	Motion						Second	
Absent	Yes	Absent	Yes	Yes	Absent	Yes	Yes	Absent

ADJOURNMENT: 9:06

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