



**ZONING COMMISSION MEETING**  
**Minutes for Thursday, November 7, 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	Present
Commissioner Lori Vinikoor	Present
Commissioner William (Bill) Reicherter	Present
Commissioner Alex Brumfield III	Present
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

**to receive and file approved by a vote of 9-0-0**

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

F. Swearing In

G. **Approval of the Minutes**

**to approve the Minutes by a vote of 9-0-0**

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

H. **Amendments to the Agenda**

Wendy read into records on item #6 ZV/PDD/DOA/W-2024-00309 Central Park Commerce Center MUPD missing condition from exhibit C-2 for engineering as it is relate to revision for TPS platting and drainage. We discuss with the applicant before the hearing, will add to the records between now and BCC.

**to adapt the Agenda as Amended by a vote of 9-0-0**

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

I. Disclosures for All Items on Agenda

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
7	5,6	1,2,4,5,6,7	N/A	7	N/A	N/A	N/A	N/A

J. Conflicts/Recusals

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

A. POSTPONEMENTS

B. WITHDRAWALS

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

**CONSENT AGENDA**

A. Requests To Pull Items From Consent

B. Zoning Applications

1. [Z-2024-00932 Mohanty Residence \(2010-00145\)](#)

**Zoning Application of** Elizabeth Mohanty, Jyoti Mohanty by 2GHO Inc.

**Location:** East side of Palmwood Road, approx. 600 feet north of Fredrick Small Road

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 1

**Staff Recommendation:** Staff recommends approval of the requests 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 Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 1.32 acres

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

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 1.a., by a vote of 9-0-0**

2. [DOA-2023-01093 SmartStop Self Storage \(1996-00004\)](#)

**Zoning Application of** Smartstop Storage Advisors, LLC - Alex Giangrande, SST II 8135 Lake Worth Rd, LLC by BOHLER Engineering

**Location:** North side of Lake Worth Road, approximately 455 feet west of The Florida's Turnpike

**Project Manager:** Imene Haddad, 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 Site Plan, to add building square footage and modify Conditions of Approvals on 17.28 acres

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

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 2.a., by a vote of 9-0-0**

**b. Title:** Public Ownership Deviation **Request:** to eliminate interior landscape islands and relocate tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

**MOTION:** No action required of item 3.b

**3. [CA-2023-01741 H.I.D Plaza \(1993-00003\)](#)**

**Zoning Application of** Shree Ashapuri Mataji Donut Corporation - Hitesh Patel, Boca Center Inc. - Jonas Steinberg by Insite Studio

**Location:** West side of South State Road 7, approximately 1.5 miles south of West Palmetto Park Road

**Project Manager:** Lorraine Fuster Santana, Site Planner II

**BCC District:** 5

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

**a. Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with a drive-through on 3.33 acre

**Comment Cards:**

Kevin Wetterman: spoke in opposition, behalf of residents from Meadow Lakes Boca Raton concerns about the lack of maintenance on the roadway marking and concerns traffic.

**People who spoke on this application:**

Lisa Amara:

Commissioner Vinikoor: spoke about the sewer and the amount of green space improvement on item #1.

**MOTION:** To recommend approval of item 3.a

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 3.a., by a vote of 9-0-0**

**4. [CA-2024-00219 Waste Pro of Florida \(1994-00036\)](#)**

**Zoning Application of** Waste Pro Of Florida Inc by Schmidt Nichols

**Location:** East on Pike Road, approximately 1000 feet south of the intersection of Belvedere Road and Pike Road

**Project Manager:** Michael Birchland, Site Planner II

**BCC District:** 2

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

**a. Title:** a Class A Conditional Use **Request:** to allow a Recycling Plant on 14.29 acres

**MOTION:** To recommend approval of item 4.a

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 4.a., by a vote of 9-0-0**

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

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

**B. Zoning Applications**

**5**     [DOA-2024-00313 PBA Holdings Inc. \(1989-00052\)](#)

**Zoning Application of PBA Holdings Inc. by Carlton Fields P.A.**

**Location:** North side of Southern Boulevard, west of the L-8 Canal, approximately 3.4 miles west of Seminole Pratt Whitney Road

**Project Manager:** Zubida Persaud, 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 modify the Site Plan to delete land area (64.46 acres) from the approved Conditional Use for a Type 3 Excavation (5,096.22 acres) and to modify Conditions of Approval on 5,031.76 acres

**People who spoke on this application:**

DOA-2024-00313 PBA Holdings Inc one motion and item #6

Applicant Joe Verdone law firm from PBA Holding Inc

**MOTION:** To recommend approval of item 5.a

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 5.a., by a vote of 9-0-0**

**6.**     [ZV/PDD/DOA/W-2024-00309 Central Park Commerce Center MUPD \(2015-00085\)](#)

**Zoning Application of PBA Holdings, Inc. by Urban Design Studio**

**Location:** North side of Southern Boulevard, west of the L-8 Canal, approximately 3.4 miles west of Seminole Pratt Whitney Road

**Project Manager:** Zubida Persaud, 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-1 through C-4.

**a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Special Agricultural (SA) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 64.46 acres

**MOTION:** To recommend approval of item 6.a

**Motion carried by a vote of 8-1-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
Motion					Second			
Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes

**Decision: To recommend approval of item 6.a., by a vote of 8-1-0**

**b. Title:** a Development Order Amendment **Request:** to modify the overall MUPD Master Plan to add land area (64.46 acres) and to modify Conditions of Approval on 202.67 total acres

**MOTION:** To recommend approval of item 6.b

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 6.b., by a vote of 9-0-0**

**7. Agriculture Marketplace in Preserve, LDRC**

**Summary:** The item before the Board is a privately proposed revision to the Unified Land Development Code (ULDC) to implement the privately proposed amendment Bedner’s Market (LGA 2024-003) to the Comprehensive Plan adopted by Ord. 2024-017 to allow an Agriculture Marketplace within an Agricultural Reserve Preserve Area of a Multiple Use Planned Development (AGR-MUPD), including associated revisions.

**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.

**BCC Permission to Advertise:** On August 22, 2024, the BCC approved Request for Permission to Advertise by a vote of 5 to 1.

**MOTION:**

- a. To approve Staff recommendation for item 7.a.

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 7.a., by a vote of 9-0-0**

- b. The Zoning Commission, serving as the Land Development Regulations Commission pursuant to 163.3194, F.S., approves Staff recommendation for item 7.b.

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 7.b., by a vote of 9-0-0**

**8. Flood Damage Prevention Ordinance**

**Summary:** The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (ULDC). These changes are to implement the floodplain management regulations necessary to maintain compliance with the requirements of the Federal Emergency Management Agency’s (FEMA) National Flood Insurance Program (NFIP), the NFIP Community Rating System (CRS) program and the Florida Building Code (FBC), and to clarify or codify existing floodplain development policies and procedures. Specifically, the changes propose to:

- Add and revise terminology related to floodplain development;
- Modify the title of the authority designated to interpret the provisions of Article 18 – Flood Damage Prevention from “Flood Damage Prevention Administrator” to “Floodplain Administrator”; and
- Add and revise floodplain development regulations and variance criteria pursuant to FEMA policy and program updates.

**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.

**BCC Permission to Advertise:** On October 24, 2024, the BCC approved Request for Permission to Advertise by a vote of 6 to 0.

**MOTION:**

- a. To approve Staff recommendation for item 8.a.

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 8.a., by a vote of 9-0-0**

- b. The Zoning Commission, serving as the Land Development Regulations Commission pursuant to 163.3194, F.S., approves Staff recommendation for item 8.b.

**Motion carried by a vote of 9-0-0**

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

**Decision: To recommend approval of item 8.b., by a vote of 9-0-0**

**- END OF REGULAR AGENDA -**

**COMMENTS**

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

**ADJOURNMENT**

**carried by a vote of 9-0-0**

Reicherter	Kern	Vinikoor	Williams	Pavlik	Kennedy	Brumfield	Kelley	Caliendo
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**ADJOURNMENT: 10:04**