



ZONING COMMISSION MEETING
Minutes for Thursday August 6, 2026

CALL TO ORDER

A. Roll Call (**9:00AM**)

Commissioner Cheri Pavlik, (Chair)	Present
Commissioner Christopher Kammerer (Vice Chair)	Present
Commissioner James Williams	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

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 9-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	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 9-0-0**

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones- Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	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 9-0-0**

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

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. [PDD/CA/ZV-2025-00293 Park West Commerce North \(1985-50131\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Northeast corner of Atlantic Avenue and Starkey Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

- a. **Title:** an Official Zoning Map Amendment **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

- b. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

- c. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

- d. **Title:** a Type 2 Variance **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

2. [Z/CA/ZV-2025-00300 Park West Commerce South \(2024-00132\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

- a. **Title:** an Official Zoning Map Amendment **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

- b. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing
MOTION: No motion required.
- c. **Title:** a Type 2 Variance **Request:** to postpone to the September 3, 2026 hearing
MOTION: No motion required.

B. Withdrawals

- 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	None	None	None	None	None	None	None

B. Zoning Applications

3. [Z-2026-00725 Palmwood Rezoning \(2026-00031\)](#)

Zoning Application of 14860 Palmwood Drive, LLC by Cotleur & Hearing, Inc.

Location: East side of Palmwood Road, approximately 800 feet south of Frederick Small Road

Project Manager: Santiago Zamora, Site Planner II

BCC District: 1

Staff Recommendation: Staff recommends approval of this 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 Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 0.45 acres

MOTION: To recommend approval of item 3.a.

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 an Official Zoning Map Amendment by a vote of 9-0-0

People who spoke on this application: Commissioner Vinikoor inquired about density of the project. Travis Goodson, from the Planning Division, responded.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

4. [DOA-2025-01903 Military Belvedere Shopping Center – Mavis Tire \(1992-00023\)](#)

DISCLOSURES

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

Zoning Application of M&M N Military, LLC, Mavis Southeast LLC - James Micik by Kimley Horn and Associates, Inc.

Location: Northeast corner of Military Trail and Belvedere Road

Project Manager: Joyce Lawrence, Senior Site Planner I

BCC District: 2

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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add square footage, modify uses and site elements, and amend Conditions of Approval on 22.4 acres

MOTION: To recommend approval of item 4.a.

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 a Development Order Amendment by a vote of 9-0-0

People who spoke on this application: Scott Backman, Agent gave a brief presentation.

C. ULDC Revisions

5. [Self-Service Storage Facilities \(SSSFs\)](#)

Summary: The item before the Board are proposed revisions to Self-Service Storage Facility (SSSF) Use Regulations in the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions addressed in this report correct that SSSFs are allowed in zoning districts with a Commercial Low Office (CL-O) or Commercial High Office (CH-O) Future Land Use (FLU) designation.

Project Manager: Alex Biray, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 Zoning Hearing by a vote of 7-0.

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; and

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 the proposed ULDC revision by a vote of 9-0-0

- 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 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 that the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 9-0-0

People who spoke on this application: Alex Biray, from the Zoning Division, gave a brief presentation. Member of the public raised concerns about projects affecting the rural character of the Acreage and being on residential streets. Commissioner Kammerer asked questions regarding approval process for projects. Commissioner Kennedy stated it should coincide with the neighbor plans for the area. Commissioner Pavlik inquired about projects being on residential streets. Wendy Hernández, Zoning Director, Alex Biray, Zoning Division and Olive Bailey, from Land Development, responded. Zoning Director also stated that Staff will review possibility to limit it to the Urban Suburban Tier.

Comment Cards: One comment card was submitted in opposition.

6. **Large-Scale Data Centers Moratorium**

Summary: The item before the Board are proposed revisions to add the Large-Scale Data Center use to the Palm Beach County Unified Land Development Code ("ULDC" or "the Code"). Specifically, the revisions add a definition for a Large-Scale Data Center use and include language establishing a Moratorium for facilities that fall under the definition of the use. The proposed revisions implement direction to staff by the Board of County Commissioners at the July 7, 2026 BCC Hearing.

Project Manager: Darren Leiser, Assistant County Attorney III

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 BCC Zoning Hearing by a vote of 7-0.

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; and

Motion carried by a vote of 8-1-0

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

Decision: Recommended approval of the proposed ULDC revision by a vote of 8-1-0

- 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 8-1-0

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

Decision: Recommended approval that the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 8-1-0

People who spoke on this application: Darren Leiser, Assistant County Attorney, gave a brief presentation. Commissioners Kammerer, Kennedy, Caliendo and Vinikoor inquired about the definition and why it was not more focused on light industrial use and heavy industrial use. They stated that the electrical use only being listed in the code was not a complete definition, and that other issues such as water and sound should be investigated. Wendy Hernández, Zoning Director, and Darren Leiser, Assistant County Attorney responded. Commissioner Caliendo, Kammerer, Kennedy raised concerns about loops holes in the code due to definition. Members of the public raised concerns about independence studies and experts (land use planners, utility compacity, environmental water resources, infrastructure, thermal impacts), loops holes in code change, vacant facilities equipment being abandoned on property. Commissioner Kennedy and Pavlik inquired about open and future applications

not coming before the Board. Darren Leiser, Assistant County Attorney, and Wendy Hernández, Zoning Director, responded and stated that Staff will analyze to add additional standards to the use. Zoning Commissioners made expressions that definition is not adequate and that it should be a wider definition.

Comment Cards: Three comments cards were submitted in support

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY-**
- B. PLANNING DIRECTOR-**
- C. ZONING DIRECTOR-** More amendments on ULDC coming to board
- D. EXECUTIVE DIRECTOR-**
- E. COMMISSIONERS-**

ADJOURNMENT- 9:55

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