

**PALM BEACH COUNTY
PLANNING COMMISSION
(LOCAL PLANNING AGENCY)**

MINUTES OF THE JULY 22, 2016 MEETING

On July 22, 2016 at 9:00am, the Palm Beach County Planning Commission met in the 1st Floor Hearing Room in the Vista Center, 2300 North Jog Road, West Palm Beach, Florida.

I. CALL TO ORDER

Chair Angela Vann called the meeting to order at 9:00am.

A. Roll Call

Precious Sermon called the roll.

Commissioners Present - 10	Commissioners Absent - 4
Angella Vann (C) George Humphries Harvey Arnold Lori Vinikoor James Brake Domenic Guarnagia Kiley Harper-Larsen Sandra Greenberg Judy Daversa ** Roberta Levitt-Moccia	Carlos Enriquez Katharine Murray Thomas Dennis Neil Merin

Total appointed commissioners as of May 13, 2016 are fourteen (14).
** Judy Daversa arrived at 9:08am

Planning Staff Present: Lorenzo Aghemo, Precious Sermon, Stephanie Gregory, Melissa Michael, Lisa Amara and Valerie Flores.

Other Palm Beach County Staff Present: Roger Ramdeen (Zoning), Patrick Rutter (Executive Director PZB), Bob Banks (Chief Land Use County Attorney) and Faye Outlaw (Assistant County Administrator).

B. Pledge of Allegiance

C. Proof of Publication

Proof of Publication was confirmed by Precious Sermon.

D. Consideration of Minutes – June 10, 2016

A motion to approve the June 10, 2016 minutes made by James Brake, seconded by Lori Vinikoor, passed unanimously 10-0.

II. COMMENTS

A. By the Public

No comment.

B. By the Chair

III. PUBLIC HEARING

A motion to postpone Delray Fields (LGA 2016-030) to the 17-A Round made by James Brake, seconded by Harvey Arnold, passed unanimously 9-0.

A. Amendment Round 16-SCA

1. Hypoluxo Shops (SCA 2016-002)

Melissa Michael gave a presentation on the proposed amendment. Staff recommendation is approval.

**Judy Daversa arrived at 9:08am

Applicant agent Bob Bentz of Atlantic Land Company gave a summary of the request and was present for questions, as well as WAWA representatives.

Seven members of the public spoke in opposition citing concerns regarding increased traffic, compatibility with adjacent homes and the number of gas stations already built along Hypoluxo Road. A representative of the adjacent residential neighborhood as well as a representative of the Valero gas station also spoke in opposition.

The board discussed uses permitted by right under commercial low and high, future widening of Hypoluxo at I-95, implementing sidewalks and bus stops into the site plan, an environmental impact study, and if the site could develop under its current future land use.

Michael Wiener submitted for the record a 26 pg document, which was distributed to each board member.

A motion to approve staff recommendation made by Sandra Greenberg, seconded by Harvey Arnold. Roll call for vote count, 7 for and 3 against (Judy Daversa, Domenic Guarnagia & Kiley Harper-Larsen).

B. Amendment Round 16-D, Public Hearing #3

1. Delray Fields (LGA 2016-030)

Postponed, vote occurred at the beginning of the public hearing.

A motion to approve postponement made by James Brake, seconded by Harvey Arnold, passed unanimously 9-0.

IV. UPDATES AND COMMENTS

A. Commission Members

Judy Daversa advised the public to go before BCC with their concerns regarding WAWA gas station.

Kiley Harper-Larsen made general remarks regarding her family's involvement in Pahokee's Planning Zoning & Building Board.

B. PZ&B Executive Director

No comment

C. Chief Land Use Attorney

No comment.

D. Planning Director

Lorenzo Aghemo announced that the WAWA Station will go before the Zoning Commission on August 4, 2016. Then go before the BCC Commission on Aug 22, 2016.

V. ADJOURN

The Planning Commission meeting adjourned at 10:43am.

Recorded audio and/or video CDs of all Planning Commission meetings are kept on file in the Palm Beach County Planning Division office. Please contact the Planning Commission Liaison, Precious Sermon, at 561-233-5327 for more information.

This signature is to attest that the undersigned is the Secretary, or a designated nominee, of the Planning Commission and that the information provided herein is the true and correct Minutes for the July 22, 2016 meeting of the Planning Commission of Palm Beach County, approved this _____ day of _____, 2016.

Lorenzo Aghemo, Planning Director