

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

**MINUTES OF THE JUNE 16, 2017 MEETING**

On June 16, 2017 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 Lori Vinikoor called the meeting to order at 9:00am.

**A. Roll Call**

Precious Sermon called the roll.

District	Name	Present	Absent
1	Michael Peragine	x	
1	Katharine Murray	x	
2	George Humphries	x	
2	Domenic Guarnagia	x	
3	Barbara Roth	x	
3	Sandra Greenberg	x	
4	David Freudenberg		x
4	Neil Merin	x*	
5	Arthur Goldzweig		x
5	Lori Vinikoor	x	
6	Kiley Harper Larsen	x*	
6	Marcia Hayden	x	
7	Angella Vann	x	
7	vacant	-	-
At Lg.	vacant	-	-
	Total appointed commissioners as of June 16, 2017 are thirteen (13).	11	2
Notes:	*Kiley Harper-Larson arrived at 9:09am. *Neil Merin arrived at 9:15 am.		

Planning Staff Present: Lorenzo Aghemo, Patricia Behn, Stephanie Gregory, Melissa Michael, Lisa Amara, Khurshid Mohyuddin, Michael Howe, Maria Bello, and Kathleen Chang.

Other Palm Beach County Staff Present: Bill Cross (Zoning), Patrick Rutter (Executive Director PZB), Ramsay Bulkeley (Deputy Director PZB) and Shannon Fox (Assistant County Attorney III).

**B. Pledge of Allegiance**

**C. Proof of Publication**

Proof of Publication was confirmed by Lorenzo Aghemo.

**D. Consideration of Minutes – May 15, 2017**

**A motion to approve** the May 15, 2017 minutes made by Katharine Murray, seconded by Domenic Guarnagia, passed unanimously 9-0.

**II. COMMENTS**

**A. By the Public**

There were no non-agenda related comments by the public.

**B. By the Chair**

No comment.

**III. PUBLIC HEARING**

\*\* Kiley Harper Larsen arrived at 9:09 am.

**A. Small Scale Amendment**

**1. Hagen Ranch Commerce Center (SCA 2017-011)**

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

Applicant agent, Bradley Miller of Miller Land Planning, gave a summary of the request and was present for questions.

There was no public comment.

\*\*Neil Merin arrived at 9:15 am.

There was minimal board discussion.

**A motion to approve with conditions**, motion by Sandra Greenberg, seconded by Michael Peragine passed in a 11-0 vote.

## **B. Amendment Round 17-D #2**

### **1. West Atlantic Industrial (LGA 2017-017)**

Stephanie Gregory gave a presentation on the proposed amendment. Staff recommendation is denial.

Applicant agent, Jennifer Morton of J Morton Planning, gave a summary of the request and was as well as her client Greg D. Maria present for questions.

One member of the public spoke in support of the amendment citing the changes occurring in the area.

Board discussion focused on the need to comprehensively plan the corridors within the Ag Reserve Tier as well as clarifying why the application was for IND instead of a commercial FLU.

**A motion for denial** made by Sandra Greenberg, seconded by Dominic Guarnagia passed in a 10-1 vote with Marcia Hayden dissenting.

### **2. Bainbridge Apartments (LGA 2017-020)**

Michael Howe gave a presentation on the proposed amendment. Staff recommendation is approval with conditions.

Applicant agent, Bonnie Miskel of Miskel & Buckman, gave a summary of the request and was as well as her client Greg D Maria present for questions.

Board discussion included the workforce housing condition and surrounding densities.

**A motion to approve with conditions** made by Neil Merin, seconded by Michael Peragine passed in a 7-4 vote with George Humphries, Marcia Hayden, Kiley Harper-Larsen, and Barbara Roth dissenting.

### **3. Port of Palm Beach Text Amendment**

Maria Bello gave a presentation on the proposed amendment. Staff recommendation is approval.

There was no public comment.

There was minimal board discussion.

**A motion to approve** made by Michael Peragine, seconded by Marcia Hayden passed in a 11-0 vote.

**IV. UPDATES AND COMMENTS**

**A. Commission Members**

Neil and Sandra want to verify that the June 16 meeting is designated as their first meeting for the year since they were just reappointed in early June. Neil will be missing a couple of meetings this summer and wants to make sure he's not penalized.

**B. PZ&B Executive Director**

No comment.

**C. Chief Land Use Attorney**

No comment.

**C. Planning Director**

No comment.

**V. ADJOURN**

The Planning Commission meeting adjourned at 11:25 am.

*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 June 16, 2017 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Lorenzo Aghemo, Planning Director