

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

**MINUTES OF THE OCTOBER 13, 2017 MEETING**

On October 13, 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 9:01am.

**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			
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	Edwin Ferguson	x	
At Lg.	Richard Ryles	x	
	Total appointed commissioners as of July 14, 2017 are fourteen (14).	13	1
Notes:	*Neil Merin arrived at 9:30am		

Planning Staff Present: Lorenzo Aghemo, Patricia Behn, Bryan Davis, Jerry Lodge, Stephanie Gregory, Melissa Michael, Lisa Amara, Khurshid Mohyuddin, Francis Forman, and Kathleen Chang.

Other Palm Beach County Staff Present: Carrie Rechenmacher (Zoning), Carlos Torres (Zoning), Carolina Valera (Zoning), Patrick Rutter (Executive Director PZB), Bob Banks (Chief Land Use

County Attorney), 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 - July 14, 2017**

**A motion to approve** the July 14, 2017 minutes by Michael Peragine, seconded by Arthur Goldzweig, passed unanimously 12-0.

**II. COMMENTS**

**A. By the Public**

There were comments by the public.

**B. By the Chair**

Lori Vinikoor welcomed new Planning Commission member Edwin Ferguson and spoke briefly on her year as Chair of the Planning Commission.

**III. PUBLIC HEARING**

**A. Amendment Round 18-A #1**

**1. Clint Moore CLF / Allegro at Boca Raton (LGA 2017-007)**

Lorenzo Aghemo spoke regarding postponement on the proposed amendment to the December 8, 2017 Planning Commission.

Three members of the public spoke in favor of the postponement.

Board discussion centered on the proposed Congregate Living Residential (CLR) text amendment and upcoming Congregate Living Facility (CLF) proposals.

**A motion to postpone** by Katharine Murray, seconded by Sandra Greenberg passed unanimously 12-0.

**B. Small Scale Amendments**

**1. Boynton Atrium CLF (SCA 2017-021)**

Francis Forman gave a presentation on the proposed amendment. Staff recommendation is approval with conditions.

Applicant Agent Josh Nichols of Jon E. Schmidt & Associates, Inc. gave a presentation and was available for questions from the board.

Neil Merin arrived at 9:30am

Four members of the public, including representatives from Delray Dunes and COBWRA, spoke in opposition of the amendment stating concerns regarding compatibility, intensity, small size of site, and building height.

Board discussion included site design during the zoning process, floor area ration vs density calculation, and compatibility. The board also noted that the neighborhood groups are okay with the proposed use but not the intensity and suggested the applicant keep working with the neighborhood groups to achieve an amicable solution.

**A motion for denial** by Katharine Murray, seconded by Sandra Greenberg passed in a 7-6 vote (with Lori Vinikoor, Neil Merin, Michael Peragine, Angella Vann, Richard Ryles, and Edwin Ferguson opposed).

## **2. Southern Benoist WaWa (SCA 2017-009)**

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

One member of the public spoke in opposition stating increased traffic and noise, as well as the poor condition of Benoist Farms Road.

Board discussion included traffic, the history of Southern Boulevard's expansion, and commercial being an appropriate land use that will support the industrial uses.

**A motion to approve** by Katharine Murray, seconded by Michael Peragine passed unanimously 13-0.

## **IV. REGULAR AGENDA**

### **A. Annual Organizational Meeting**

#### **1. Planning Commission 2017 Meeting Dates**

**A motion to approve** by Sandra Greenberg, seconded by Katharine Murray, passed unanimously 13-0.

#### **2. Election of Chair and Vice-Chair**

**A motion to elect Katharine Murray for Chair** by Sandra Greenberg, seconded by Neil Merin, passed unanimously 13-0.

**A motion to elect Michael Peragine for Vice Chair** by Angella Van, seconded by Kiley Harper-Larsen, passed unanimously 13-0.

## **V. UPDATES AND COMMENTS**

### **A. Commission Members**

A few board members had questions regarding meeting packet mail-out.

**B. PZ&B Executive Director**

No comment.

**C. Chief Land Use Attorney**

No comment.

**C. Planning Director**

Lorenzo Aghemo welcomed both Richard Ryles and Edwin Ferguson to the Planning Commission and thanked Lori Vinikoor for her service as Chair.

**V. ADJOURN**

The Planning Commission meeting adjourned at 11:10 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 October 13, 2017 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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