

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

MINUTES OF THE JULY 13, 2018 MEETING

On July 13, 2018 at 9:00 am, 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

Vice Chair Lori Vinikoor called the meeting to order at 9:00 am.

A. Roll Call

Precious Sermon called the roll.

District	Name	Present	Absent
1	Michael Peragine		X
1	David Dinin	X	
2	Vacant		
2	Cara Capp	X	
3	Barbara Roth	X	
3	Dagmar Brahs	X	
4	David Freudenberg	X	
4	Neil Merin**	X	
5	Vacant		
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 June 29, 2018 are fourteen (13).	10	3
Notes:	**Neil Merin arrived at 9:08am; Edwin Ferguson arrived at 9:32am		

Planning Staff Present: Lorenzo Aghemo, Melissa Michael, Bryce Van Horn, Patricia Behn, Stephanie Gregory, Lisa Amara, Jerry Lodge, Inna Stafeychuk, Khurshid Mohyuddin, Valerie Flores and Precious Sermon.

Other Palm Beach County Staff Present: Ramsay Bulkeley (PZB), Steve B (Traffic), Meredith Leigh (Zoning) 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 – June 29, 2018

A motion to approve the June 29, 2018 minutes made by Barbara Roth, seconded by Marcia Hayden, passed unanimously 8-0.

Neil Merin arrives**

II. COMMENTS

A. By the Public

No comment.

B. By the Chair

Vice Chair, Lori Vinikoor advised of the procedures of today's meetings.

III. PUBLIC HEARING

A. Amendment Round 18-D

Edwin Ferguson arrives**

1. Town Commons MLU (LGA 2018-018)

Applicant agent Jeff Brophy, of WGI presented and answered questions from the Board.

Principal Planner Lisa Amara gave a presentation on the proposed amendment with a staff recommendation of approval with conditions.

Two representatives from the Villagio HOA and a representative from COBWRA spoke in opposition to the amendment, citing the lack of specificity regarding proposed uses, and that a high intensity use such as a gas station, convenience store, or fast food use would be inappropriate on the site.

Barbara Roth questioned the Commercial High designation and spoke regarding the need to ensure that transitional uses were provided on site. Lori Vinikoor questioned the changes to the open space requirements. Cara Capp questioned the changes to the conditions.

A motion to Approve, by David Freudenberg, seconded by Marcia Hayden, vote call passed 9-1 (Barbara Roth dissenting.)

2. Boynton Commons (LGA 2018-011)

Applicant agent Jennifer Vail, of WGI presented and answered questions from the Board.

Planner II Melissa Michael gave a presentation on the proposed amendment with a staff recommendation of approval with conditions.

Two members of the public, one representative from the Orchard Grove community and one from COBWRA, spoke in opposition of the amendment stating concerns with access, drainage, and uses.

Dagmar Brahs questioned ingress/egress on Orchard Grove Trail, and whether the access to the site was by easement or right of way.

Neil Merin questioned design guidelines and objected to the level of specificity in the traffic conditions of approval, stating that limiting specific trip generation was more appropriate than limiting specific uses and square footages within the site.

The motion included revisions to the conditions to change from square footage and use limitations to specific trips associated with the projects. Staff and the applicant were in agreement with the modification.

A motion to Approve with Modifications, by Neil Merin, seconded by Edwin Ferguson, passed unanimously 10-0.

3. Heathwood Reserve CLF (LGA 2017-014)

Applicant agent Lindsay Libes/Scott Backman of WGI presented and answered questions from the Board.

Planner I Inna Stafeychuk gave a presentation on the proposed amendment with a staff recommendation of approval with conditions.

There were 20 speakers in opposition, including representatives from the City of Atlantis and City of Greenacres. All of the members of the public were residents of Atlantis, and cited inconsistency with the TCRPC Charrette, traffic and service impacts on residents of the City, and incompatibility with the area. There were references to two petitions with 600 and 200 signatures, although these petitions were not submitted for the record.

Dagmar Brahs asked if Dow Lane residents were notified; staff confirmed that the property owners were notified.

Barbara Roth questioned if the petitions mentioned by the public were delivered to the Planning Division, questioned the status of the Charrette, and whether there were any legal issues with adopting the amendment.

Cara Capp acknowledged Mayor of Atlantis and City of Greenacres staff.

A motion to Deny, by Kiley Harper-Larsen, seconded by Cara Capp, passed unanimously 10-0. An initial motion to approve without buffer condition failed for lack of a second.

4. Lake Worth Royale (LGA 2018-015)

Applicant agent Brian Terry of Insite Studio presented and answered questions from the Board.

Senior Planner Bryce Van Horn gave a presentation on the proposed amendment with a staff recommendation of approval.

Two members of the public spoke in opposition, both representatives of the Lake Worth Road Coalition, expressing concerns regarding high density, traffic impacts, and safety issues particularly related to the access limitations.

The Board discussion included questions regarding whether the 25% workforce condition was codified, and comments of concern for the high density, but in support of the daycare opportunity onsite along with the potential for workforce housing for families, and the need to limit trips rather than square footage for Policy 3.5-d consistency.

A motion to Approve with Modifications, by Neil Merin, seconded by Edwin Ferguson, vote call passed 7-3 (David Dinin, Barbara Roth & David Freudenberg dissenting.) The modified condition was to establish a minimum of 19% of the units as workforce housing as supported by the applicant rather than a minimum 25% recommended by staff, and to revise the traffic condition of approval to reflect trips rather than square footage/uses. Staff and the applicant support the change to the traffic condition.

5. Boca Raton Municipal Golf Course (LGA 2018-022)

Applicant agent Collene Walter of GL Homes presented and answered questions from the Board.

Senior Planner Stephanie Gregory gave a presentation on the proposed amendment with a staff recommendation of approval with conditions.

One member of the public spoke in opposition citing drainage issues on the site.

The Board discussion included comments that the subject site was not increasing density, but that it was establishing an alternate density consistent with the surrounding properties, that a requirement for a minimum percentage of workforce housing should be established by policy rather than on an individual basis, and that the traffic analysis for the report should also reflect the actual short term traffic impacts rather than only the long range Policy 3.5-d analysis, indicating that the maximum trip generation of a stadium for the site was misleading. Staff stated that the Policy 3.5-d analysis was based on maximum development potential for "Park" and not the existing use.

A motion to Approve with Modifications, by Neil Merin, seconded by Barbara Roth, vote call passed 7-2 (David Dinin and Kiley Harper-Larsen dissenting.) The modified condition was to establish a minimum of 10% of the units as workforce housing on site, off site, or in lieu payment as supported by the applicant rather than 10-25% recommended by staff.

6. Residential Future Land Use Text

Principal Planner Lisa Amara gave a presentation on the proposed amendment with a staff recommendation of approval.

Board members would like the Residential Text Amendment to honor late board member George Humphries.

One member of the public spoke in support of the amendment and the continued effort to develop and strengthen the concept further through associated ULDC amendments.

A motion to approve, by Barbara Roth, seconded by Neil Merin, passed unanimously 10-0.

B. Small Scale Amendment

1. Wellery Senior Living Community (YORK) (SCA 2018-010)

Applicant agent Brian Chegus of IPlan Design presented proposed amendment with a staff recommendation of approval.

A motion to approve, by David Dinin, seconded by Kiley Harper-Larsen, passed unanimously 10-0.

IV. Regular Agenda

V. UPDATES AND COMMENTS

A. Commission Members

No comment.

B. PZ&B Executive Director

No comment.

C. Chief Land Use Attorney

No comment.

D. Planning Director

No comment.

V. ADJOURN

The Planning Commission meeting adjourned at 1:53pm.

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 13, 2018 meeting of the Planning Commission of Palm Beach County, approved this _____ day of _____, 2018.

Lorenzo Aghemo, Planning Director