

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

MINUTES OF THE NOVEMBER 09, 2018 MEETING

On November 09, 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

Chair Michael Peragine 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	Vacant		
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 November 09, 2018 are twelve (12).	8	4
Notes:			

Planning Staff Present: Lorenzo Aghemo, Patricia Behn, Melissa Michael, Maria Bello, Michael Howe, and Precious Sermon.

Other Palm Beach County Staff Present: Robert Banks (Chief Land Use County Attorney) and Ramsay Bulkeley (Deputy Director of PZB).

B. Pledge of Allegiance

C. Proof of Publication

Proof of Publication not confirmed.

D. Consideration of Minutes – October 12, 2018

A motion to approve the October 12, 2018 minutes made by Lori Vinikoor, seconded by Kiley Harper-Larsen, passed unanimously 8-0.

II. COMMENTS

A. By the Public

No comment.

B. By the Chair

No comment.

III. PUBLIC HEARING

IV. REGULAR AGENDA

A. Workforce Housing Presentation

Maria Bello, Principal Planner, presented a brief summary of the County's Workforce Housing Program (WHP), outlining the history, applicability, key requirements and available incentives, and reviewed the results of the program to date. She also reported on the ongoing effort to revise and enhance the WHP to increase the number of attainable units produced. She reviewed the eleven key policy points presented to the Board of County Commissioners for direction in March of 2018, and the direction provided by the Board in October 2018 on each item after considering the recommendations of the Housing Summit Steering Committee and Regional Subcommittees and staff's recommendations. Ms. Bello concluded her presentation with a review of the next steps involved in implementing the Board's direction, including revising the Comprehensive Plan and Unified Land Development Code.

Members of the Planning Commission asked questions and discussed a number of topics relating to the WHP and the BCC's recent direction, focusing on the amount and use of in-lieu funds collected, the rehabilitation of existing market rate units for use as workforce units, available densities and density bonuses, the conversion of underutilized retail centers for workforce housing, the dispersal of workforce housing, the need for rentals versus for-sale units, and unit types. Planning Commission members expressed interest in remaining involved with the topic of WHP as the Board's directed changes are implemented. Staff indicated that the Planning Commission will be reviewing proposed changes to the Comprehensive Plan needed to allow for the Board's recent policy directions, and will be informed of other public meetings and hearings where the WHP revisions are to be discussed.

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

Director, Lorenzo Aghemo, reiterated that the Workforce Housing Program will not resolve crisis for housing but the WHP is a good step in right direction.

V. ADJOURN

The Planning Commission meeting adjourned at 10:30 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 November 09, 2018 meeting of the Planning Commission of Palm Beach County, approved this _____ day of _____, 2018.

Patricia Behn, Interim Planning Director