

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

MINUTES OF THE APRIL 13, 2018 MEETING

On April 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

Chair Katharine Murray 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	Katharine Murray	X	
2	George Humphries	X	
2	Cara Cap	X	
3	Barbara Roth	X	
3	Dagmar Brahs	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 April 13, 2018 are fifteen (15).	12	3
Notes:			

Planning Staff Present: Lorenzo Aghemo, Patricia Behn, Stephanie Gregory, Francis Forman, Bryce Van Horn, Maria Bello, Melissa Michael, Lisa Amara, Valerie Flores, Jerry Lodge and Precious Sermon.

Other Palm Beach County Staff Present: Carrie Rechenmacher (Zoning), Meredith Leigh (Zoning), Patrick Rutter (PZB), Ramsay Bulkeley (PZB) and Robert Banks (Chief Land Use County Attorney).

B. Pledge of Allegiance

C. Proof of Publication

Proof of Publication was confirmed by Lorenzo Aghemo.

D. Consideration of Minutes – March 9, 2018

A motion to approve the March 9, 2018 minutes made by Michael Peragine, seconded by Lori Vinikoor, passed unanimously 12-0.

II. COMMENTS

A. By the Public

No comment.

B. By the Chair

No comment.

III. PUBLIC HEARING

A. Amendment Round 18-C

1. Central Park Commerce Center 11 (LGA 2018-027)

The applicant, Ernie Cox, gave a brief presentation of the amendment. Principal Planner, Maria Bello, provided Staff recommendation of approval and answered questions.

There was minimal Board discussion and no public comment.

A motion to approve, by Michael Peragine, seconded by Barbara Roth passed with 12-0 vote at the April 13th public hearing.

2. Lenox North Beach (LGA 2018-002)

The agent, Ken Tuma of Urban Design Kilday Studios, gave a presentation of the amendment. Planner, Francis Forman provided a Staff recommendation of approval with conditions.

22 members of the public spoke in opposition, including representatives of the Town of Juno Beach, citing that the proposed amendment would produce density that will be too high for the area, add negative impacts to traffic, and is out of character with the area.

Board discussion included comments regarding the lack of need for workforce units, the inappropriateness of the location, the amount of density proposed, and compatibility issues with the surrounding areas.

A motion to deny, motion by Neil Merin, seconded by Cara Capp, passed in a 10 to 2 vote (with Angella Vann and Marcia Hayden dissenting) at the April 13th public hearing.

3. Lake Worth Royale (LGA 2018-015)

The agent, Brian Terry of Insite Studio, gave a presentation of the amendment. Senior Planner, Bryce Van Horn gave a presentation on the proposed amendment with a Staff recommendation of denial.

An initial motion was made by *Approval*, motion by David Fruedenberg, seconded by Michael Peragine passed in a 2 to 10 vote (with Katharine Murray, Barbara Roth, Lori Vinikoor, David Fruedenberg, Dagmar Brahs, Michael Peragine, Kiley Harper-Larsen, Angella Van, Marcia Hayden, Cara Capp dissenting) at the April 13th public hearing.

Two members of the public spoke in opposition, one representing the Lake Worth Road Coalition, citing an inappropriateness of three story rental units, high density and a gas station; adding to existing traffic issues, and the lack of a connection to Polo Road to the west.

A motion to deny, by Michael Peragine, seconded by Kiley Harper-Larsen passed with 12-0 vote at the April 13th public hearing.

4. Entrada Commons (LGA 2018-012)

The agent, Bradley Miller, gave a presentation of the amendment. Senior Planner, Stephanie Gregory provided a Staff recommendation of approval.

No members of the public spoke.

Board questions included the commercial square footage approved on the Sluggett property.

A motion to approve, by Michael Peragine, seconded by Lori Vinikoor passed in a 10 to 2 vote (with Kiley Harper Larsen and Neil Merin dissenting) at the April 13th public hearing.

5. Lantana Road 7-Eleven (LGA 2018-005)

The agent, Chuck Millar, gave a presentation of the amendment. Senior Planner, Stephanie Gregory gave a presentation on the proposed amendment with a Staff recommendation of denial.

Six members of the public spoke in opposition, both representing the Coalition of Boynton West Residential Associations (COBWRA), Sierra Club and Thoroughbred Lakes Estates HOA citing that the proposed amendment would result in further commercial requests in the Rural Tier and is not appropriate.

Board comments included the precedent that the amendment would create in the Rural Tier and public notification process.

A motion to deny, by Dagmar Brahs, seconded by Michael Peragine with 12-0 vote at the April 13th public hearing.

IV. UPDATES AND COMMENTS

A. Commission Members

Planning Commission member, Neil Merin, requested to have a policy of allowing a rebuttal only to be considered *after* the public comment and only if the Chair deems it necessary. The decision should be made after the presentations are made. The Chair, Katherine Murray, requested clarification by the County Attorney. The code says it is at the discretion of the Chair.

Planning Commission member, Neil Merin, also requested to have further discussion on workforce housing, not necessarily to have all rental apartments as it would not solve the issues of Palm Beach County, but to have additional options. Michael Peragrine stated that they may want to have a workshop to provide a collective response by the Planning Commission. Lori Vinikoor, sees the County working on several levels. She sees the county thinking outside the box and working on all levels. For example, through the Zoning Division, they advised the Board to approve the cottage homes to help the workforce housing issue.

Dagmar Brahs requested that the comment cards not be read in their entirety but rather to have the Chair provide the Planning Commission on whether the public member is against or for the project.

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 1:29pm.

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

Lorenzo Aghemo, Planning Director