

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

**MINUTES OF THE JANUARY 12, 2018 MEETING**

On January 12, 2018 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 Katharine Murray called the meeting to order at 9:00am.

**A. Roll Call**

Valerie Flores 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 December 08, 2017 are fifteen (15).	13	2
Notes:			

Planning Staff Present: Lorenzo Aghemo, Patricia Behn, Melissa Michael, Lisa Amara, Valerie Flores, Jerry Lodge, Kathleen Chang, Francis Forman, Stephanie Gregory, Elliott O’Roark, Bryce Van Horn.

Other Palm Beach County Staff Present: Carrie Rechenmacher, Meredith Leigh (Zoning), Quazi Bari (County Engineer - Traffic Division) and Robert Banks (Chief Land Use County Attorney).

**B. Pledge of Allegiance**

**C. Proof of Publication**

Proof of Publication was confirmed by Valerie Flores.

**D. Consideration of Minutes – December 8, 2017**

**A motion to approve** the December 8, 2017 minutes with correction made by Angella Vann, 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-B #3**

**4. Lantana Road 7-Eleven (LGA 2018-005)**

Planning Director Lorenzo Aghemo asked the Board to consider postponement for this amendment first. Applicant presented a postponement letter. Three members of the public filled out comment cards and one spoke in favor of postponement.

**A motion to postpone**, by Lori Vinikoor, seconded by Angella Vann passed unanimously 12-0.

**1. Clint Moore CLF (LGA 2017-007)**

Senior Planner Stephanie Gregory gave a presentation on the proposed amendment with a Staff recommendation of denial.

Board member Edwin Ferguson arrived at 9:09am.

Applicant representatives Rebeca Miller President of MPLD, Joni Brinkman of Urban Design Kilday Studio, Brian Kelly of Simmons and White, Joe Miklich Vice President of Development for Allegro Senior Living, and Donaldson Hearing of Cotleur & Hearing presented and answered questions from the Board.

**A motion to deny** by Lori Vinikoor, seconded by David Freudenberg passed unanimously 13-0. In a separate motion, the Board recommended that the Board of County Commissioners initiate an amendment to evaluate new CLF facilities in the Ag Reserve Tier. Board discussion included the need for a policy to direct the appropriate locations for CLFs in the Ag Reserve as whole rather than on a case by case basis. A total of 49 comment cards were filled out and 38 people spoke on the item. Thirty-one members of the public spoke in opposition stating that the high density was incompatibility with the neighboring residential and that the increase in traffic and noise would negatively impact the community. Four members of the public spoke in support citing the benefits to the community as well as the need for this type of facility. Three speakers representing the application and the property owner spoke in support.

## 2. RaceTrac Boynton and Acme Dairy (LGA 2018-006)

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

Applicant Seth Behn of Lewis, Longman & Walker, PA gave a presentation.

**A motion to deny**, by Neil Merin, seconded by Barbara Roth, passed in a 13-0 vote. Board discussion included comments regarding the lack of need for more commercial in the Tier, the inappropriateness of the location, the piecemeal aspect of the request, the history of the Smigiel amendment and Major Intersection, and the potential proliferation of gas stations in the corridor. Two members of the public spoke in opposition, both representing the Coalition of Boynton West Residential Associations (COBWRA), citing that the proposed amendment was unwarranted, piecemeal, would stretch the cap further, inappropriateness of the site for a gas station, and being out of character with the area.

## 3. Resort Lifestyle Communities CLF (LGA 2018-007)

Board members Neil Merin, Dagmar Brahs, and Marcia Hayden left.

Planner I Francis Forman gave a presentation on the proposed amendment with a Staff recommendation of approval with conditions.

Applicant Scott Backman of Dunay, Miskel and Backman, LLP gave a presentation.

**A motion to approve**, by Michael Peragine, seconded by David Freudenberg, passed in a 7-3 vote (with Katharine Murray, Barbara Roth, and George Humphries dissenting). An initial motion for denial by George Humphries, seconded by Barbara Roth, failed in a 3-7 vote. Board discussion included questions regarding traffic impacts and access to the site, and comments regarding support for a diversity of lifestyles in the County, and the impacts on the rural character of Palm Beach Ranchettes. Thirteen members of the public spoke in opposition stating concerns stating that the proposed amendment was incompatible with the surrounding neighborhood, that the intensity and height was too high, and that the request would result in negative traffic impacts.

## 5. West Central Transportation Facility (LGA 2018-003)

Board member Angella Vann left.

Planner I Elliot O'Roark gave a presentation on the proposed amendment with a Staff recommendation of approval.

Applicant Michael Owens and Cliff Clare Jr. of Thomas Built Buses of Florida gave a presentation.

**A motion to deny**, by Kiley Harper-Larsen, seconded by George Humphries, passed in a 6-3 vote (with David Freudenberg, Richard Ryles, and Edwin Ferguson dissenting). Board discussion centered on the number of similar facilities throughout the County, the number of buses proposed, the buses with diesel exhaust systems with lower emissions, that the use is more industrial rather than institutional, and the possibility of finding a more suitable site further west that would be closer to the communities this facility is intended to serve. Twenty-four members of the public

spoke in opposition stating concerns regarding potential negative impacts to the Golden Lakes community and the Hippocrates Institute, including traffic impacts, potential harmful pollutants, increased noise and lighting, and that the need for the site is stemming from growth to the west.

#### **IV. UPDATES AND COMMENTS**

##### **A. Commission Members**

No comment.

##### **B. PZ&B Executive Director**

No comment.

##### **C. Chief Land Use Attorney**

County Attorney Bob Banks wished everyone a Happy New Year.

##### **D. Planning Director**

###### **1. Initiation Review of County Amendments in Round 18-C**

Principal Planner Lisa Amara gave a summary of Round 18-C.

**Motion to initiate with modification**, by Lori Vinikoor, seconded by Richard Ryles passed unanimously 9-0. Board discussion to urge the Board of County Commissioners to evaluate new CLF facilities in the Ag Reserve Tier.

#### **V. ADJOURN**

The Planning Commission meeting adjourned at 3:48pm.

*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 January 12, 2018 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Lorenzo Aghemo, Planning Director