

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

MINUTES OF THE JUNE 12, 2020 MEETING

On June 12, 2020 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 Barbara Roth 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	Cara Capp	X	
2	Alex Garcia	X	
3	Barbara Roth, Chair	X	
3	Dagmar Brahs	X	
4	Jim Knight, Vice Chair	X	
4	Spencer Siegel	X	
5	Lori Vinikoor	X	
5	Evan Rosenberg	X	
6	Marcia Hayden	X	
6	Kiley Harper Larsen	X	
7	Angella Vann**	X	
7	Edwin Ferguson		X
At Lg.	Eric Royal	X	
		14	1
Notes:	Appointed commissioners as of June 12, 2020 are fifteen (15). ** Angella Van arrived at 9:03am, David Dinin arrived at 9:15 am.		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Stephanie Gregory, Carolina Valera, Valerie Flores, Kathleen Chang, Jerry Lodge and Precious Sermon.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Robert Banks (County Attorney), Motasem Al-Turk (Director of Traffic Division), Megan Houston (Director Department of Office of Resilience)

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Patricia Behn

Angella Van arrived at 9:03am

D. Consideration of Minutes – March 13, 2020

A motion to approve by Lori Vinikoor, seconded by Jim Knight passed in a 13 to 0 vote.

II. COMMENTS

A. By the Public

A member of the public spoke in disapproval of the Lake Worth Drainage item that will be coming before the board soon.

B. By the Chair

Thanked the audience for abiding by the social distancing rules and for wearing masks and social distancing.

David in online at 9:15am

III. PUBLIC HEARING

A. Small Scale Amendments

1. Burlington Self-Storage of Lake Worth (SCA 2020-013)

Senior Planner, Carolina Valera, gave a presentation on the proposed amendment with a staff recommendation of approval.

There was minimal Board discussion.

A representative of the owner of the property to the east of the subject site spoke on the record regarding zoning conditions of approval and provided a letter that was received and filed.

A motion to approve with conditions, motion by Lori Vinikoor, seconded by Angella Vann, passed in a 14 to 0 vote at the June 12, 2020 public hearing.

B. Amendment Round 20-B

1. Peril of Flood County Initiated Text

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

Under discussion, one commission member asked questions, and one expressed support for the amendment

There was no public comment.

A motion to approve, motion by Lori Vinikoor, seconded by Angella Van, passed in a 14 to 0 vote.

2. Faith Farm Ministries Ag Reserve Private Text

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

Under discussion, commission members expressed comments regarding the cost of housing in the Tier, concerns over increasing density, and that the request was within the confines of the County's rules for Agricultural Reserve Planned Developments.

Two members of the public representing 1,000 Friend of Florida and the Sierra Club, spoke in opposition to the amendment.

A motion to approve, motion by Lori Vinikoor, seconded by Jim Knight, passed in a 8-5 vote with Eric Royal Being recused and David Dinin, Michael Peragine, Kiley Harper-Larsen, Marcia Hayden and Cara Capp dissenting.

IV. REGULAR AGENDA

A. Private Text Amendment Initiation – Ag Reserve

The three text amendment requests were presented and discussed together with votes being take on individual items.

Under discussion, commission members expressed concerns regarding the proposed policy implications of the amendments including the reduction or elimination of preserve and increase in density and intensity, that this location was not appropriate for high density, the need to examine the Boynton Beach and Atlantic corridors comprehensively, the cost of housing in the Tier and lack of housing diversity.

Sixteen members of the public spoke, with nine speaking in opposition, including representatives from COBWRA, 1,000 Friend of Florida, and the Sierra Club, spoke in opposition to the amendments. One person's comments were read into the record in opposition. Two members of the public spoke in favor of comprehensively addressing the issues in the Tier. Four members of the public spoke, and three comments were read into the record, in support of the amendments.

1. Reserve at Atlantic

Motion to deny initiation, motion by Cara Capp, seconded by Kiley Harper-Larsen, passed in a 12 to 1 vote, with Jim Knight abstaining and Spencer Siegel dissenting, at the June 12, 2020 public hearing. A prior motion for approval by Spencer Siegel died for lack of a second.

2. Boynton Technology Park

Motion to deny initiation, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in an 11 to 2 vote, with Jim Knight and Spencer Siegel dissenting, at the June 12, 2020 public hearing.

3. Ag Reserve Multiple Land Use

Motion to deny initiation, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in a 12 to 1 vote, with Jim Knight abstaining and Spencer Siegel dissenting, at the June 12, 2020 public hearing.

V. UPDATES AND COMMENTS

A. Commission Members

David Dinin would like a progress report on WFH.

B. PZ&B Executive Director

Thanked Channel 20, ISS and all Planning staff for running the meeting successfully and abiding by social distancing.

C. Chief Land Use Attorney

No comment.

D. Planning Director

Clarified the vote for the 1st Ag Reserve item, was 12 to 1.

VI. ADJOURN

The Planning Commission meeting adjourned at 12:49 PM.

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 June 12, 2020 meeting of the Planning Commission of Palm Beach County, approved this 10 day of July, 2020.



Patricia Behn, Planning Director