

**OFFICIAL MEETING MINUTES  
OF THE  
COMMISSION ON AFFORDABLE HOUSING (CAH)  
PALM BEACH COUNTY, FLORIDA**

**FEBRUARY 15, 2024**

**THURSDAY  
10:30 A.M.**

**100 AUSTRALIAN AVENUE  
WEST PALM BEACH, FL**

**MEMBERS:**

Commissioner Mack Bernard  
George "Adam" Campbell  
Lynda Charles  
Shirley Erazo  
William "Elliott" Johnson  
Ezra M. Krieg  
Tim Kubrick  
Corey O'Gorman  
Amy Robbins  
Aquannette Thomas

**COUNTY STAFF PRESENT:**

Jonathan Brown, Director II, Housing and Economic Development (HED)  
Sheila Brown, Senior Planner, HED  
Whitney Carroll, Director III, PZB  
Yvette Cueto, Planner II, HED  
Tammy Fields, Assistant County Administrator  
Jeff Gagnon, Division Director II, Planning Zoning and Building (PZB)  
Carlos Serrano, Division Director II, HED

**ALSO PRESENT:**

Suzanne Cabrera, President and CEO, Housing Leadership Council (HLC)  
Morris G. "Skip" Miller, Vice Chair, HLC  
Jeff Demario, Vita Nova Inc

**PRESENT VIA WEBEX:**

Jordan Bargas  
David Brandt, Executive Director Housing Finance Authority, HED  
Lesley George, Housing Liaison, HED  
Joyce Grimm, Planner II, HED  
Sherry Howard, Division Director V, HED  
Michael Howe, Senior Planner, PZB  
Danielle Iverson  
Elizabeth Jo Miller, Senior Planner, HED  
Christina Romelus, Consultant, HLC

Stefania Russell, Planner II, HED  
Michael Sklar, Principal Planner, HED

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:  
Danielle Freeman, Deputy Clerk

**I. Call to Order**

The chair called the meeting to order at 10:32 a.m.

**II. Roll Call**

**Present:** Adam Campbell, Shirley Erazo, Ezra Krieg, Tim Kubrick,  
Corey O’Gorman, and Amy Robbins

**Absent:** None

**Via Webex:** Commissioner Bernard, Lynda Charles, William “Elliott”  
Johnson, and Aquanette Thomas

**III. Approval of Remote Attendance**

**MOTION to approve remote attendance. Motion by Shirley Erazo, seconded by  
Corey O’Gorman, and carried 6-0.**

**IV. Approval of Agenda**

Mr. Krieg asked if there were any changes to the agenda.

Mr. Serrano stated that there was no old business to discuss, but he wanted to provide an update on the Incentives Review LHAP amendment. He also announced that several PZB representatives were present to provide an update on some of the incentives.

**MOTION to approve the agenda as amended. Motion by Shirely Erazo, seconded  
by Amy Robbins, and carried 10-0.**

**V. Approval of Minutes**

**MOTION to approve the January 18, 2024, meeting minutes. Motion by Adam  
Campbell, seconded by Shirley Erazo, and carried 10-0.**

**VI. Old Business**

Mr. Serrano discussed the incentive recommendations at and stated that Ms. Carroll would provide a status update.

Ms. Carroll provided an update on concerns regarding ADUs, expedited permitting processes for affordable projects, and flexible regulations.

Mr. Krieg asked for more information regarding the forum that was being hosted by the Zoning Division in PZB.

Ms. Carroll stated that the Zoning Division was hosting a roundtable discussion to allow stakeholders in the industry to provide feedback. She added that the invite was open to other organizations and said she would provide the details to Mr. Serrano to distribute among the commission.

Mr. Krieg asked if there was a liaison in place to assist with the expedited permitting process.

Ms. Carroll responded that staff would work with Mr. Brown on collaborative efforts to ensure that there was a designated person to assist with the process, and she added that she would contact the City of West Palm Beach for reference.

Mr. Krieg inquired about a more efficient timeline with specifics, and Ms. Carroll stated that staff continued to work on that process.

Mr. Campbell asked about the ADU changes involving the removal of the power feed in the kitchen, and Ms. Carroll confirmed that the update had been made.

## **VII. New Business**

### **a. Housing For All Plan Presentation**

Discussion ensued regarding the role the CAH played in the plan, and he introduced Suzanne Cabrera and Skip Miller for the joint presentation on the Housing for All Plan.

Ms. Cabrera introduced Christina Romelus, who was attending via Webex, as the contracted consultant working with HLC.

Ms. Cabrera discussed the following:

- HLC's partnership with FIU to conduct an affordable housing needs assessment;
- the vision and goal for the plan;
- four opportunities within the plan that included funding and financing, planning and regulatory reform, neighborhood revitalization and community development, and racial equity;
- initiatives and detailed opportunities

- fee waivers;
- flexibility in densities for affordable housing;
- affordable accessory residential units;
- reduction of parking and setback requirements for affordable housing;
- allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing; and
- preparations for a printed inventory of locally owned public lands suitable for affordable housing.

Mr. Miller continued the presentation with a discussion of the processes and action items.

Discussion ensued on the pilot program in the City of Riviera Beach regarding neighborhood revitalizations and the expansion of it.

Mr. Brown asked if housing equity replaced racial equity.

Ms. Cabrera stated that they were the same.

Ms. Cabrera discussed the need for nominations for their upcoming Annual Housing Heroes Luncheon where individuals, organizations, and municipalities were recognized for their commitment to the improvement of housing.

#### b. Appointment Process

Mr. Serrano reviewed the term limits of all members except Commissioner Bernard and Tim Kubrick. He also explained what the members could expect in the appointment process and what they needed to submit and complete if they desired to be reappointed.

Mr. Campbell asked if a member who served three terms could be considered again in the future.

Mr. Serrano responded that County ordinance prohibited a member from serving three consecutive terms.

Discussion ensued.

### **VIII. Member Comments**

1.

Ms. Charles suggested having the City of Riviera Beach attend an upcoming meeting to discuss the neighborhood revitalization efforts of the pilot program.

Mr. Krieg requested that Ms. Charles speak with Annetta Jenkins, Director of Neighborhood Services for the Riviera Beach Community Redevelopment Agency, to discuss a plan to attend an upcoming affordable housing meeting to discuss the pilot program with the City of Riviera Beach.

Mr. Brown asked that the municipalities be included in the discussion, and Mr. Krieg added that it would be a good idea to include entitlement cities in the discussion.

Discussion ensued.

Mr. Serrano confirmed the next meeting would be March 21, 2024, to discuss the Housing Authority.

Mr. Brown asked when the City of Riviera Beach would attend the meeting to speak on neighborhood revitalization.

Mr. Krieg stated that he wanted to confirm when Ms. Jenkins would be able to attend the meeting. Additionally, he said that meeting would have to take place after June because several items had already been scheduled for upcoming meetings.

## **IX. Adjourn**

**MOTION to adjourn. Motion by Adam Campbell, seconded by Amy Robbins, and carried 10-0.**

**At 11:41 a.m., the chair declared the meeting adjourned.**

APPROVED: