

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

NOVEMBER 21, 2024

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

**100 S. AUSTRALIAN AVE.
WEST PALM BEACH, FL**

MEMBERS:

Nicholas Bixler
Brandon Cabrera
George "Adam" Campbell
Lynda Charles
Shirley Erazo
William "Elliott" Johnson
Ezra M. Krieg, Chair
Tim Kubrick
Amy Robbins, Vice Chair
Ashley Whidby

COUNTY STAFF PRESENT:

Yvette Cueto, Planner II, Housing and Economic Development (HED)
Carlos Serrano, Division Director II, HED

WEBEX ATTENDEES:

Sheila Brown, Senior Planner, HED
Suzanne Cabrera, President & CEO, Housing Leadership Council (HLC)
Andres Defelice, Development Manager, Green Mills Group
Kim Do
Brittany Dorcely
Tammy Fields, Assistant County Administrator
Joe Glucksman
Joyce Grimm, Planner II, HED
Nicole Halpryn
Michael Howe, Senior Planner, Planning, Zoning and Building (PZB)
Greg Hyson
Jackson Risbara
Dorina Jenkins-Gaskin, Division Director III, HED
Elizabeth Jo Miller, Principal Planner, HED
Allison Justice
Nick Kelly
Adam Narkier
Kathy Makino
Skip Miller, Greenspoon Marder LLC

Scarlett Perez
Roslynne Powell, Housing Program Coordinator, HED
Glenn Roebach,
Stefania Russell, Senior Planner, HED
Eddy Sua
Nadia Di Tommaso
Bambi Turner
Anders Viane
Joseph W.
Shawn Wilt
Bill Zunamon, Vice President of Development, NRP Group

ALSO PRESENT:

Daniel Marakovits, Tre Bel Housing
Greg Gabriel, Pinnacle
Sara Perez, Okeechobee Land Co.
Carol Richmond, Gulfstream Goodwill
Dan Walesky, Sun Foundation
Marc Wigder, City of Boca Raton Councilmember

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:

Danielle Freeman, Deputy Clerk

I. Call to Order

(CLERK'S NOTE: Vice Chair Amy Robbins served as chair.)

The vice chair called the meeting to order at 10:34 a.m.

II. Roll Call

Present: Adam Campbell, Lynda Charles, Elliott Johnson, Tim Kubrick,
and Amy Robbins

Absent: Brandon Cabrera and Ashley Whidby

Via Teleconference: Nicholas Bixler, Shirley Erazo, and Ezra Krieg

III. Approval of Remote Attendance

No vote was taken at this time due to lack of a quorum. See later in minutes.

IV. Approval of Agenda

No vote was taken at this time due to lack of a quorum. See later in minutes.

V. Approval of Minutes (September)

No vote was taken at this time due to lack of a quorum. See later in minutes.

VI. Old Business

a. Draft Incentives Review 2024

1. Public Comments

PUBLIC COMMENT: Dan Walesky and Marc Wigder

Mr. Serrano stated that Mr. Krieg wanted to have a meeting with the other AHACs to share ideas and explore options for partnerships.

Ms. Robbins called for any comments online.

Mr. Bixler explained why he was attending via Webex.

Mr. Johnson stated that he had to leave at 11:15 a.m.

Mr. Serrano discussed the details of the draft incentives review via slideshow presentation, which included background on the CAH and the process overview.

The members confirmed attendance for the next meeting, and they discussed the deadline for submittal of the draft incentives.

Mr. Serrano discussed the CAH recommendations.

2. CAH Discussion/Final Revisions

Due to time constraints, the members discussed the recommendations regarding waiving the fees associated with TDRs.

Ms. Charles suggested a tiered structure or a maximum price.

(CLERK'S NOTE: Nicholas Bixler joined the meeting in person.)

MOTION to suspend the collection of all fees related to TDRs for 5 years. Motion by Elliott Johnson, seconded by Adam Cambell.

Discussion ensued regarding the details of the motion.

(CLERK'S NOTE: The vote for Item III was taken up at this time.)

MOTION to approve remote attendance. Motion by Nicholas Bixler, seconded by Elliott Johnson, and carried 6-0.

(CLERK'S NOTE: The vote for Item IX was taken up at this time.)

MOTION to approve the agenda. Motion by Adam Campbell, seconded by Tim Kubrick, and carried 8-0.

(CLERK'S NOTE: The vote for Item X was taken up at this time.)

MOTION to approve the September 19, 2024, minutes. Motion by Ezra Krieg, seconded by Shirley Erazo, and carried 8-0.

Discussion continued.

AMENDED MOTION

MOTION to suspend collection of all TDR fees for a 5-year period for all housing units priced at less than 200 percent of the average price for single-family or multifamily units. Motion by Elliott Johnson, seconded by Adam Campbell, and carried 7-0.

Discussion continued.

Responding to a question from the clerk seeking clarification on the motion, Mr. Serrano stated that no action needed to be taken regarding the motion, but the commission could provide direction.

Mr. Serrano provided clarification on the motion language. He stated that the committee wanted to suspend collection of all TDR fees for a 5-year period for all housing units priced at less than 200 percent of the average price for a single-family or multifamily unit.

- b. Deferred Items:
 - 1. Public Land ERM Easements/TDR
 - 2. Parking Requirements
 - 3. ADU Rental and Occupancy
 - 4. Civic Pods and Workforce Housing

Mr. Krieg suggested that some meetings next year could include the following deferred items:

- Public Land ERM Easements/TDR

- Parking Requirements
- ADU Rental and Occupancy
- Civic Pods and Workforce Housing

He also suggested adding a fifth item regarding organizing a countywide AHAC meeting.

Mr. Bixler confirmed with Mr. Krieg that the meeting would include the other municipalities.

Discussion ensued regarding what municipalities would be included.

Discussion ensued regarding a potential venue and dates for the meetings.

Kim Do stated that fewer impediments and requirements on ADUs would be helpful.

Ms. Robbins stated that March would be a good meeting to start with, and then additional meetings could be added after consulting with the other AHACS.

VII. New Business

a. Planning Local AHAC Meeting

Discussion took place under deferred items.

VIII. Member Comments

(CLERK'S NOTE: Public Comments were taken during this time.)

PUBLIC COMMENT: Daniel Marakovits

Responding to Mr. Marakovits's comments, a discussion ensued regarding the benefit of hiring an expediter to assist with the reduction of parking fees and fee waivers.

Mr. Serrano responded that the Unified Land Use Attorney could look into incorporating an administrative preapproval process to facilitate parking alternatives.

Discussion continued.

IX. Adjourn

MOTION to adjourn. No vote was taken due to lack of a quorum.

At 12:00 p.m., the vice chair declared the meeting adjourned.