

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

**MINUTES OF THE SEPTEMBER 18, 2020 MEETING**

On September 18, 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 - Webex	X	
2	Cara Capp - Webex	X	
2	Alex Garcia		X
3	Barbara Roth, Chair – In person	X	
3	Dagmar Brahs – In person	X	
4	Jim Knight, Vice Chair– In person	X	
4	Spencer Siegel- Webex	X	
5	Lori Vinikoor – In person	X	
5	Evan Rosenberg - Webex	X	
6	Marcia Hayden** - Webex	X	
6	Kiley Harper Larsen** - Webex	X	
7	Angella Vann - Webex	X	
7	Edwin Ferguson - Webex	X	
At Lg.	Eric Royal - Webex	X	
		13	2
Notes:	Appointed commissioners as of September 18, 2020 are fifteen (15). ** Marcia Hayden arrived at 9:04 am & Kiley Harper Larsen arrived at 9:24am online for WEBEX,		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Carolina Valera, Valerie Flores, Nicole Delsoin, Maria Bello, Michael Howe, Melissa Michael, Kevin Andrews, and Precious Sermon.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Meredith Leigh (Zoning Division), Patrick Rutter (County Administrator), Jonathan Brown (Director DHES) and Lesley George (DHES Housing Liaison).

**B. Pledge of Allegiance**

**C. Proof of Publication**

Confirmed by Patricia Behn

**D. Consideration of Minutes – July 10, 2020**

**A motion to approve** by Jim Knight, seconded Lori Vinikoor passed in an 11 to 0 vote.

**II. COMMENTS**

**A. By the Public**

**B. By the Chair**

Barbara Roth –Very pleased to see everyone & hope everyone is well.

**III. PUBLIC HEARING**

*Marcia Hayden arrives online at 9:04am*

**A. Amendment Round 20-B2**

**1. Military/Hypoluxo Commercial (LGA 2021-002)**

Senior Planner, Melissa Michael, gave a presentation with a staff recommendation of approval with conditions.

Board discussion included questions regarding connectivity and mixed use on the site. County staff clarified that this amendment will remove the previous condition requiring a connection to 67th Place since this is a private road.

Two members of the public spoke in support of removing the condition of connection as proposed by the amendment, and expressed concern regarding drainage in the area.

**A motion for Approval with Conditions**, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in an 11 to 0 vote. Jim Knight was recused from voting due to disclosure notice.

*Kiley Harper Larsen arrives online at 9:24am*

**2. CHS Properties MUPD (LGA 2021-001)**

Senior Planner, Carolina Valera, gave a presentation with a staff recommendation of approval.

Board discussion included questions regarding the buffering and landscaping requirements to protect adjacent residents, and the proposed commercial uses.

There was no public comment.

**A motion for Approval**, motion by Jim Knight, seconded by Spencer Siegel, passed in a 12 to 0 vote. (One member of the Planning Commission, Cara Capp, attending via Webex did not vote due to loss of connection during the roll call.)

#### **IV. REGULAR AGENDA**

##### **1. Workforce Housing Program Update**

Maria Bello, Principal Planner, and Jonathan Brown, Department of Housing and Economic Sustainability Director, presented this item.

Under discussion, the Board members expressed that the presentation was extremely helpful and congratulated Planning and DHES staff on the progress of the Program. A Board member requested a copy of the WHP presentation.

#### **V. UPDATES AND COMMENTS**

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

Lori Vinikoor spoke of upcoming challenge for workforce housing in the Agricultural Reserve Tier, stating that new developments would like to incorporate such housing.

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

No comment.

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

No comment.

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

Patricia Behn, Planning Director, reminded everyone about the deadline to respond to the 2020 Census and to be sure to complete the survey.

#### **VI. ADJOURN**

The Planning Commission meeting adjourned at 10:37 AM.

*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 September 18, 2020 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Patricia Behn, Planning Director