

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

MINUTES OF THE JULY 10, 2020 MEETING

On July 10, 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 - Webex	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	X	
4	Spencer Siegel		X
5	Lori Vinikoor – In person	X	
5	Evan Rosenberg – In person	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 July 10, 2020 are fifteen (15). ** Edwin Ferguson arrived at 9:02am & Angella Van arrived at 9:04am online for WEBEX,		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Carolina Valera, Valerie Flores, Kathleen Chang, Maria Bello, Inna Stafeychuk, Kevin Andrews, and Precious Sermon.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Dom Simeus (Traffic Division), Patrick Rutter (County Administrator) and Denise Perez (Admin Support Specialist).

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Precious Sermon

Edwin Ferguson arrived at 9:02am

D. Consideration of Minutes – June 12, 2020

A motion to approve by Lori Vinikoor, seconded by Jim Knight passed in a 12 to 0 vote.

Angella Van arrived at 9:04am

II. COMMENTS

Patricia Behn (Planning Director) went over procedures and conduct for the people in person as well as board members online.

A. By the Public

B. By the Chair

Thanked everyone for procedures to conduct a safe meeting.

III. PUBLIC HEARING

A. Amendment Round 20-B2

1. R80 Residential (LGA 2020-003)

The agent for the application, John Schmidt, gave a presentation on the proposed amendment.

Planner II, Inna Stafeychuk, gave a presentation with a staff recommendation of approval with conditions.

Under discussion, several Commission members expressed favorable comments on aspects of the request, including the incorporation of workforce housing into the project, the design, and the location within several overlapping overlays and study areas.

There was no public comment.

A motion for Approval with Conditions, motion by Lori Vinikoor, seconded by Evan Rosenberg, passed in a 13 to 0 vote.

2. Arden PUD (LGA 2021-003)

The agent for the application, Collene Walter, gave a presentation on the proposed amendment with two proposed changes to the staff recommendation:

- The addition of additional language in Condition Number 2 related to traffic analysis Test 2, specifically “unless it is demonstrated that the Test 2 standards are met by use of proportionate share or otherwise for the Traffic Concurrency/Zoning Analysis pursuant to the ULDC.”
- The deletion of the second sentence in Staff Proposed Condition number 7, thereby allowing the referenced workforce units to be subject to the same disposition as any workforce units in the ULDC (onsite, offsite, or in lieu of payment), specifically striking “These units must be built onsite, and cannot access the other disposition options, the Limited Incentive Option, or the release of obligation process identified in Article 5.G.1. of the ULDC Supplement 27.”

Planner II, Inna Stafeychuk, gave a presentation with a staff recommendation of approval with modifications for 25% of the units over 2000 to be as workforce housing onsite. Staff concurred with the revisions to the Test 2 condition.

The majority of the Commission discussion focused on the components of the workforce housing program that were not limited to the subject site, such as whether homeowners association fees are considered, the resale of workforce housing owned units, the fund that managed the in lieu payments, and the total amount of in lieu payments received overall to date. Several Commission members disagreed with the applicant’s agent that this site was not an appropriate location for workforce housing.

There was no public comment.

A motion for Approval with modifications as requested by the applicant, motion by Evan Rosenberg, seconded by Eric Royal, passed in an 8 to 4 vote with David Dinin, Jim Knight, Michael Peragine, and Marcia Hayden dissenting. Cara Capp attended via Webex and did not vote since her connection was lost at time of roll call.

3. Reach Estate (LGA 2020-015)

The agent for the application, David Millage, gave a presentation on the proposed amendment.

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

Under discussion, one commission member commented that the amendment had the support of the Acreage Landowners Association although the site did not meet the specific detailed recommendations of The Acreage Neighborhood Plan.

Under public comment, the property owner expressed support for the amendment and the community.

A motion for Approval with conditions, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in a 13 to 0 vote.

IV. REGULAR AGENDA

V. UPDATES AND COMMENTS

A. Commission Members

Cara Capp thanked staff for Webex capability during this time, and encouraged the use of this option continue into the future.

Jim Knight expressed that the County should consider options to utilize the workforce housing fund in order to deliver more workforce housing units in the County.

Dagmar Brahs expressed that she would like to see more owner occupied workforce housing units, not just rental units, and more incorporation into communities with a range of housing, rather than standalone workforce housing sites.

B. PZ&B Executive Director

No comment.

C. Chief Land Use Attorney

No comment.

D. Planning Director

No comment.

VI. ADJOURN

The Planning Commission meeting adjourned at 10:47 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 July 10, 2020 meeting of the Planning Commission of Palm Beach County, approved this ____ day of ____, 2020.

Patricia Behn, Planning Director