

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

MINUTES OF THE JULY 09, 2021 MEETING

On July 09, 2021 at 9:00 AM, the Palm Beach County Planning Commission (PLC) met in the 1st Floor Hearing Room in the Vista Center, 2300 North Jog Road, West Palm Beach, Florida.

I. CALL TO ORDER

Chair Lori Vinikoor called the meeting to order at 9:00 AM.

A. Roll Call

Precious Sermon called the roll and confirmed a physical quorum of 11 members and 3 member attending virtually.

Virtual Participation - A motion to approve Penny Pompei, seconded by Barbara Roth, passed in an 11 to 0 vote, of the members attending the meeting in person. Planning Commission voted to allow virtual participation because there was a physical quorum. Due to extraordinary circumstances, Planning Commissioners made a finding that three member could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	John Carr – In person**	X	
2	Cara Capp – Virtual	X	
2	Sara Pardue – In person	X	
3	Barbara Roth – In person	X	
3	Dagmar Brahs – In person	X	
4	Glenn Gromann – In person	X	
4	Spencer Siegel		X
5	Lori Vinikoor – Chair – In person	X	
5	Rick Stopek – In person	X	
6	Marcia Hayden – Virtual**	X	
6	Kiley Harper-Larsen – In person	X	
7	Angella Vann – In person	X	
7	Edwin Ferguson – Vice Chair – Virtual	X	
At Lg.	Eric Royal – In person	X	
	11 in person, 3 Virtual meeting	14	1
Notes:	Appointed commissioners as of May 27, 2021 are fifteen (15). **John Carr arrived 9:02am. Marcia Hayden arrived online at 9:06am		

Planning Staff Present: Patricia Behn (Planning Director), Kevin Fischer (Deputy Planning Director), Lisa Amara, Inna Stafeychuk, Scott Cirino, Stephanie Gregory, Kathleen Chang, Kevin Andrews, Precious Sermon, Bryce Van Horn and Valerie Flores.

Other County Staff Present: Patrick Rutter (County Admin), Whitney Carroll (Deputy Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Motasem Al-Turk (Traffic Director), Robert Kraus (ERM), Mark Meyer (ERM), Allison Spall (ERM) and Quazi Bari (Traffic Engineering)

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Patricia Behn

D. Postponements & Agenda Approval – motion to approve Agenda by Barbara Roth, seconded by Rick Stopek, passed in a 14 to 0 vote.

E. Consideration of Minutes

June 11, 2021 minutes - **motion to approve** made by Penny Pompei, seconded by Angella Vann, passed in a 14 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda items – A member of the public spoke concerning over development in the Agricultural Reserve Tier, citing the bond to preserve land in the Agricultural Reserve and agricultural benefits for food and farm to table of the Tier.

B. By the Chair

No comment

III. PUBLIC HEARING

A. Amendment Round 21-B2

1. Privately Proposed Future Land Use Amendments

A. [Arden PUD \(LGA 2022-003\)](#)

Collene Walter, Urban Design Studios, gave a presentation for the applicant.

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

Under discussion, Commission members asked questions regarding planned improvements to Southern Boulevard, the proportionate share agreement, number of built units, and the number of workforce housing units associated with the project.

There was no public comment.

A motion for *Approval*, motion by Glenn Gromann, seconded by Eric Royal, passed in a 14 to 0 vote.

B. [Coconut Palm Plaza \(LGA 2020-002\)](#)

Bonnie Miskel, Dunay, Miskel & Backman, LLP, gave a presentation for the applicant.

Bryce Van Horn, Senior Planner, gave the staff presentation with a recommendation of approval with conditions.

Under discussion, Commission members asked questions regarding water and sewer connections, fuel tank design and regulation, the proposed buffer, access, and the timing of the intersection improvements.

One member of the public spoke in opposition to a gas station use and submitted the 1,000 foot notice letter for the record. Two comment cards in opposition were read into the record.

A motion to accept letter into record - motion by Barbara Roth, seconded by Glen Gromann, passed in a 14 to 0 vote.

A motion for *Approval*, motion by John Carr, seconded by Rick Stopek, passed in a 14 to 0 vote.

2. Privately Proposed Future Land Use Amendments

A. [LWDD Preserve Areas](#)

Principal Planner, Bryan Davis, gave a presentation with a staff recommendation of approval.

Under discussion, Commission members questioned whether the proposed amendment applied only to the Agriculture Reserve area and if the current amendment affected LWDD interests in other parts of the County, and recognized the significant role the LWDD performs for County residents. County staff stated that the proposed amendment will prevent any additional LWDD-owned canals/rights-of-way from being preserves. Additionally, the Executive Director of the LWDD indicated that the LWDD Board of Supervisors passed the resolution stating that they will not pursue the sale of any additional development potential associated with their canals in the Agricultural Reserve.

One member of the public representing the Sierra Club spoke in opposition to the amendment, and one letter was read into record from 1,000 Friends of Florida and the Sierra Club in opposition to the amendment. One member of the public representing G.L. Homes spoke in support the amendment.

A motion for *Approval*, motion by Kiley Harper Larsen, seconded by Glenn Gromann, passed in an 11 to 3 vote with Barbara Roth, Marcia Hayden and Cara Capp dissenting.

IV. REGULAR AGENDA

A. Amendment Initiation

1. [County Proposed Text Amendment](#)

Kevin Fischer, Deputy Planning Director, gave the staff presentation with a recommendation to initiate the proposed amendments.

There was minimal discussion and no public comment.

A motion to approve recommendation for initiation, motion by Penny Pompei, seconded by Glenn Gromann, passed in a 14 to 0 vote.

2. [County Proposed Text Amendment – Residential Density](#)

Maria Bello, Principal Planner, gave the staff presentation with a recommendation to initiate the proposed amendments.

There was minimal discussion and no public comment.

A motion to approve recommendation for initiation, motion by Barbara Roth, seconded by Eric Royal, passed in a 14 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

No comment.

B. PZ&B Executive Director

No comment.

C. Chief Land Use Attorney

No comment.

D. Planning Director

- Patricia Behn, Planning Director, notified board members of the August 31, 2021 Agricultural Reserve Workshop.
- Reminded Planning Commissioners that two meetings will be held in October.
- Announced Treasure Coast APA annual Planning Official training will be soon and consist of an all day workshop from 7am – 5am, would be beneficial for Board members to attend. Information will be sent out as soon as it is received.

VI. ADJOURN

The Planning Commission meeting adjourned at 10:50 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 09, 2021 meeting of the Planning Commission of Palm Beach County, approved this 13 day of August, 2021.



Patricia Behn, Planning Director