

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

**MINUTES OF THE APRIL 09, 2021 MEETING**

On April 9, 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 2 members attending virtually.

**Virtual Participation - A motion to approve** by Glenn Gromann, seconded by Angella Vann passed in a 13 to 0 vote. Planning Commission voted to allow virtual participation because there was a physical quorum. Due to extraordinary circumstances, Planning Commissioners made a finding that two members could attend virtually.

<b>District</b>	<b>Name</b>	<b>Present</b>	<b>Absent</b>
1	Penny Pompei – In person	X	
1	David Dinin – In person	X	
2	Cara Capp – Virtual	X	
2	Vacant		
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	Evan Rosenberg – 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 – In person	X	
At Lg.	Eric Royal – In person	X	
	11 in person, 2 on Virtual meeting	13	1
Notes:	Appointed commissioners as of March 12, 2021 are fourteen (14). **Kiley arrived late at 9:03 AM *Edwin Ferguson left at 2:03 PM *Marcia Hayden left at 3:08 PM *David Dinin left at 3:37 PM		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Kathleen Chang, Kevin Andrews, Precious Sermon, Bryan Davis, Scott Cirino, Bryce Van Horn and Valerie Flores.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Whitney Carroll (Deputy Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Quazi Bari (Traffic Manager) and Motasem Al-Turk (Division Director).

**B. Pledge of Allegiance**

**C. Proof of Publication**

Confirmed by Patricia Behn

**D. Postponements & Agenda Approval**

- **Postponement of Item III.B.1. Sunflower Light Industrial (LGA 2021-004), motion to approve postponement made** by Barbara Roth, seconded by Glenn Gromann, passed in a 12 to 0 vote, Lori Vinikoor abstaining.
- **Administrative Postponement of item IV.A.1. Jericho Medical Office,** postponed to July 9, 2021, no motion needed for initiation item
- **Approval of Agenda,** motion to approve agenda made by Glenn Gromann, seconded by Angella Vann, passed in a 13 to 0 vote.

**E. Consideration of Minutes**

- **January 8, 2021 minutes - motion to approve** made by Evan Rosenberg, seconded by Barbara Roth, passed in a 13 to 0 vote.
- **March 12, 2021 minutes - motion to approve with modifications** made by Glenn Gromann, seconded by Kiley Harper Larsen, passed in a 13 to 0 vote (*modifications: to include a note that Planning Commissioners attended virtually but marked absent due to no physical quorum*).

**II. COMMENTS**

**A.** By the Public on Non-Agenda items - None

**B.** By the Chair - No comment.

**III. PUBLIC HEARING**

**A. Small Scale Amendment**

**1. Southport Grove (SCA 2021-004)**

The agent for the application, Josh Nichols – Schmidt Nichols, gave presentation on the proposed amendment.

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

Under discussion, Board members asked questions regarding the age-restricted units and traffic impacts. Planning Director stated that the Workforce Housing Program units are not age-restricted. Traffic Division staff relayed that local access and drainage issues will be addressed through the Zoning application. One

member of the public spoke and expressed comments regarding traffic and drainage.

**A motion for Approval**, motion by Glenn Gromann, seconded by Barbara Roth, passed in a 13 to 0 vote.

**B. Amendment Round 21-B**

**1. Sunflower Light Industrial (LGA 2021-016)**

**A motion for Postponement**, motion by Barbara Roth, seconded by Glenn Gromann, passed in a 12 to 0 vote with Lori Vinikoor abstaining. There were two comment cards submitted and one public spoke in support the postponement.

**IV. REGULAR AGENDA**

**A. Private Text Amendment Initiation – Ag Reserve**

**Planning Staff Presentation for all items:** Principal Planner, Lisa Amara, gave a presentation with a staff recommendation of denial on all three initiations. Jericho Medical Center was administratively withdrawn. The remaining three Agricultural Reserve text amendment initiation requests were presented concurrently by staff, with agent presentation, PLC votes, and public comment taken on individual items.

**Planning Commission Discussion on agenda items IV.A. 2 through 4:** The bulk of the PLC discussion occurred following the first item (Reserve at Atlantic) with the Commission indicating that their comments applied to the other two. Under discussion, Commission members discussed background on farming and changes to the industry that have impacted demand for farms in the Agricultural Reserve, as well as the need for additional housing opportunities. Commission members expressed concerns regarding the proposed policy implications of the amendments including the reduction or elimination of preserves, and increases in density and intensity, as well as the need to look at any changes at a more holistic level and tier-wide. In addition to the individual motions/votes for each item, a motion to request that *“the Board of County Commissioners shall give direction of the staff in regards to appropriate potential amendments or status quo decision as it relates to the Agricultural Reserve”*, was made by Kiley-Harper Larsen seconded by Glenn Gromann, passed in a 13 to 0 vote.

**1. Jericho Medical Office**

This item was postponed by the applicant prior to the meeting.

**2. Reserve at Atlantic**

The agent for the application, JMorton Planning & Landscape, gave presentation on the proposed amendment.

Principal Planner, Lisa Amara, gave a presentation with a staff recommendation of denial.

See **Above** summary for discussion.

Five members of the public spoke in person, with 3 in support and 2 representing the Delray Alliance and the Sierra Club speaking in opposition. Approximately 25 cards in support were read into the record, including one video comment.

**To deny initiation**, motion made by Kiley Harper-Larsen, seconded by Barbara Roth, passed in an 11 to 2 vote at the April 9, 2021 public hearing. A prior motion to approve initiation, motion by Glenn Gromann, seconded by Penny Pompei, failed in a 2 to 11 vote.

### 3. Boynton Parc Plaza

The agent for the application, Lauren McClellan & Jennifer Morton – JMorton & Landscape, gave presentation on the proposed amendment.

Principal Planner, Lisa Amara, gave a presentation with a staff recommendation of denial.

See **Above Summary** for discussion.

Three members of the public spoke, including one in support, a representative from the Coalition of Boynton West Residential Associations in opposition, and a representative from the Sierra Club in opposition. One card in support was read into the record.

**To deny initiation**, motion by Evan Rosenberg, seconded by Dagmar Brahs, passed in a 13 to 0 vote at the April 9, 2021 public hearing.

### 4. Ag Reserve Multiple Land Use

The agent for the application, Lawrence Suchman – Suchman Retail Group, gave presentation on the proposed amendment.

Principal Planner, Lisa Amara, gave a presentation with a staff recommendation of denial.

See **Above Summary** for discussion.

Three members of the public spoke, including one in support, a representative from the Coalition of Boynton West Residential Associations in opposition, and a representative from the Sierra Club in opposition. An additional person spoke and 8 cards were read into the record in support of the application with several appearing to represent the applicant's family.

**To deny initiation**, motion by Kiley-Harper Larsen, seconded by Angela Vann, passed in a 13 to 0 vote at the April 9, 2021 public hearing.

\*Edwin Ferguson left at 2:03 PM

## **V. PUBLIC HEARING – Appeal**

### **A. LWDD Appeal of Comprehensive Plan Interpretation**

Brian Seymour, representing the appellants for the application (Brian Seymour & Amy Boulris – Gunster Yoakley Stewart, Clifford Hertz, Nelson Mullins & Mark Perry), gave a presentation on the proposed amendment.

Principal Planner, Bryan Davis, gave a presentation with a staff recommendation to uphold the Planning Director's determination.

\*Marcia Hayden left at 3:08 PM

\*David Dinin left at 3:37 PM

Under discussion, Commission members asked questions regarding terms such as 'right of way' and 'open space, and expressed comments regarding canals and infrastructure improvements.

Representatives from the Sierra Club and the Coalition of Boynton West Residential Associations (COBWRA) spoke in support of the Planning Director's determination, and one member of the public spoke in favor of the initiation.

***To grant the Appeal of Planning Division Administrative Determination,*** motion by Glenn Gromann, seconded by Evan Rosenberg, passed in a 6 to 4 vote with Barbara Roth, Angella Van, Dagmar Brahs and Cara Capp dissenting (Marcia Hayden, David Dinin and Edwin Ferguson absent for this vote) at the April 9, 2021 public hearing. A previous motion to accept the Planning Division administrative determination failed in a 4 to 6 vote, motion by Barbara Roth, seconded by Angella Vann with Glenn Gromann, Evan Rosenberg, Penny Pompei, Lori Vinikoor, Kiley Harper-Larsen and Eric Royal dissenting.

## **VI. UPDATES AND COMMENTS**

### **A. Commission Members**

Lori Vinikoor, Chair, notified Commissioners April 23 may be a long meeting.

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

No comment.

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

Robert Banks, Chief County Attorney, thanked the Commissioners for sticking through the long meeting.

### **D. Planning Director**

- Planning Director, Patricia Behn, announced that the Board of County Commissioners (BCC) has adopted at first reading an emergency ordinance to lower the in-person quorum requirements for county-created boards, including

the Planning Commission.. The final reading of the emergency ordinance is on April 20, 2021.

- Thanked the board members for their continued service on the Planning Commission.

## VI. ADJOURN

The Planning Commission meeting adjourned at 3:53 PM.

*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 April 09, 2021 meeting of the Planning Commission of Palm Beach County, approved this 11 day of June, 2021.

  
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Patricia Behn, Planning Director