

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

MINUTES OF THE APRIL 23, 2021 MEETING

On April 23, 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 9 members and 4 members attending virtually.

Virtual Participation - A motion to approve by Spencer Siegel, seconded by Eric Royal passed in a 9 to 0 vote, of those 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 four members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	David Dinin – 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 – Virtual	X	
4	Spencer Siegel – In person	X	
5	Lori Vinikoor – Chair – In person	X	
5	Evan Rosenberg – In person	X	
6	Marcia Hayden – Virtual	X	
6	Kiley Harper-Larsen		X
7	Angella Vann – Virtual	X	
7	Edwin Ferguson – Vice Chair – In person**	X	
At Lg.	Eric Royal – In person	X	
	10 in person, 4 Virtual meeting	14	1
Notes:	Appointed commissioners as of April 20, 2021 are fifteen (15). ** Edwin Ferguson arrived at 9:13am * Cara Capp left at 12:30pm		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Kathleen Chang, Kevin Andrews, Precious Sermon, Stephanie Gregory, Melissa Michael, Jerry Lodge, Scott Cirino, Francis Forman, Travis Goodson, Maria Bello 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), and Quazi Bari (Traffic Manager).

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 Eric Royal, passed in a 13 to 0 vote.

E. Consideration of Minutes – *Minutes for the April 9, 2021 Planning Commission hearing to be provided at the next meeting.*

II. COMMENTS

A. By the Public on Non-Agenda items – no comments

B. By the Chair – Welcome Sara Pardue, appointee of Commission District 2.

III. PUBLIC HEARING

A. Amendment Round 21-B Text & FLUA

1. All Seasons (LGA 2021-009)

The agent for the application, Jeff Brophy – Wantman Group Inc., gave a presentation on the proposed amendment.

Senior Planner, Stephanie Gregory, gave a presentation with a staff recommendation of denial.

Under discussion, Commission members discussed text amendment that would other parcels along Lyons Road to apply for the Congregate Living Residential future land use designation and the benefit of a collocated fire rescue station on the congregate living facility site. Several commissioners expressed support for the request, but concern for lack of a secured preserve at this time.

Three members of the public spoke in support, including a representative from the Alliance of Delray.

A motion for *Denial*, motion by Evan Rosenberg, seconded by Barbara Roth, passed in a 10 to 4 vote with Spencer Siegel, Glenn Gromann, Penny Pompei and Angella Vann dissenting. The first motion (for Approval) by Spencer Siegel, seconded by Penny Pompei, failed 4 to 10, and a substitute motion to Approve with a condition requiring the preserve to be secured prior to adoption, also failed 4 to 10.

B. Amendment Round 21-B FLUA

1. Sunflower Light Industrial (LGA 2021-016)

The agent for the application, Bradley D. Miller from Urban Design Studios, gave a presentation on the proposed amendment.

Planner I, Scott Cirino, gave a presentation with a staff recommendation of denial.

Prior to the item, Commissioners Lori Vinikoor and Evan Rosenberg abstained from this item. Under discussion, Commission members expressed support for the continuation of the landscape service on the site, but expressed concerns regarding the Industrial future land use designation and the intense range of uses allowed particularly west of SR-7. One member of the public representing the Alliance of Delray spoke in support.

A motion for *Denial*, motion by Barbara Roth, seconded by David Dinin, failed in a 6 to 6 vote. An initial motion to approve by Glenn Gromann, seconded by Penny Pompei, failed in a 5 to 7 vote.

2. Harbor Chase (LGA 2021-011)

The agent for the application, Joni Brinkman from Urban Design Studios, gave a presentation on the proposed amendment.

Planner II, Travis Goodson, gave a presentation with a staff recommendation of approval with conditions.

There was minimal discussion and no public comment.

A motion for *Approval with conditions*, motion by Barbara Roth, seconded by Glenn Gromann, passed in a 14 to 0 vote.

3. Amber Woods (LGA 2021-012)

The agent for the application, Lindsay Libes from WGI, Inc., gave a presentation on the proposed amendment.

Planner I, Francis Forman, gave a presentation with a staff recommendation of approval with conditions.

Under discussion, PLC members questioned impacts on public facilities and services, including traffic and school impacts, and commented that the County's requirements for amendments was met. Commissioner members commented on the need for workforce housing, the provision of 13% for-sale workforce onsite, as well as the alignment of the proposed access to a traffic light, and higher density development that has been approved along the corridor. Questions were also expressed regarding the site design including building height, projected home values/sizes, proposed gate, and landscape buffers.

Seven members of the public spoke in opposition, including a representative of the Lake Worth Road Coalition, and fifteen comment cards were presented in

opposition, citing the impacts on the proposed density, traffic, schools, fire-rescue, and the community's way of life. A packet with 650 signatures was presented and received for the record.

A motion for Approval, motion by Penny Pompei, seconded by Glenn Gromann, passed in a 13 to 1 vote with Marcia Hayden dissenting.

4. Legend Lakes (LGA 2021-014)

The agent for the application, Lindsay Libes from WGI, Inc., gave a presentation on the proposed amendment.

Planner I, Francis Forman, gave a presentation with a staff recommendation of approval with modifications.

Under discussion, Commission members discussed the proposed density of nearly 10 units per acre being significantly higher than the surrounding neighborhood and other proposed amendments, although the request would result in a reduction in trips as compared to the current 91,000 square feet office approval. Comments and questions were also expressed regarding wetlands and wildlife on the site and the need for workforce housing. The Chief Land Use Attorney clarified that the County was not a party to the restrictive covenant on the property between the property owner and neighboring residents

Seven members of the public spoke in opposition, including a representative of the Lake Worth Road Coalition, and fifteen comment cards were presented in opposition, citing the impacts on the proposed density, traffic, schools, and wildlife and wetlands on the site.

A motion for Denial, motion by Barbara Roth, seconded by Eric Royal, passed in an 8 to 4 vote with Lori Vinikoor, Evan Rosenberg, Penny Pompei and Glenn Gromann dissenting. A prior motion to approve by Penny Pompei, seconded by Evan Rosenberg, failed 4 to 8.

5. Lantana SR-7 (LGA 2021-013)

The agent for the application, Jeff Brophy from WGI, Inc., gave a presentation on the proposed amendment.

Senior Planner, Stephanie Gregory, gave a presentation with a staff recommendation of denial.

Under discussion, Commission members discussed the differences between this application and prior amendment requests and discussed flooding issues that occur at Lantana Road and State Road 7.

There was no public comment.

A motion for Approval, motion by Evan Rosenberg, seconded by Barbara Roth, passed in a 9 to 4 vote with Marcia Hayden, Glenn Gromann, Sarah Pardue, and Edwin Ferguson dissenting.

IV. REGULAR AGENDA

V. UPDATES AND COMMENTS

A. Commission Members

Thanked County staff who worked on allowing 25 percent of board as quorum.

B. PZ&B Executive Director

No comment.

C. Chief Land Use Attorney

Robert Banks, Chief County Attorney, thanked the Commissioners for their hard work on those two long meetings.

D. Planning Director

- Thanked the board members for their continued service on the Planning Commission and staying through long meetings.
- Announced the BCC transmittal hearing will be held on May 5th.
- Mentioned that the May 14th PLC meeting may be canceled.

VI. ADJOURN

The Planning Commission meeting adjourned at 1:55 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 23, 2021 meeting of the Planning Commission of Palm Beach County, approved this 11 day of June, 2021.



Patricia Behn, Planning Director