

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

MINUTES OF THE JANUARY 8, 2021 MEETING

On January 8, 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 9:05 AM.

A. Roll Call

Nora Acord called the roll and confirmed a physical quorum of 10 members and 3 members attending virtually.

Virtual Participation - A motion to approve by Evan Rosenberg, seconded by Eric Royal passed in a 10 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 three members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	David Dinin - In person	X	
2	Cara Capp - Webex	X	
2	Vacant		
3	Barbara Roth - In person	X	
3	Dagmar Brahs - In person	X	
4	Glenn Gromann – In person	X	
4	Spencer Siegel – Webex	X	
5	Lori Vinikoor - Chair - In person	X	
5	Evan Rosenberg - In person	X	
6	Marcia Hayden - Webex	X	
6	Kiley Harper-Larsen ** Arrived at 9:23am	X	
7	Angella Vann – In Person	X	
7	Edwin Ferguson - Vice Chair - In person	X	
At Lg.	Eric Royal – In person	X	
		14	
Notes:	Appointed commissioners as of January 8, 2021 are fourteen (14). ** Kiley Harper-Larsen arrived the meeting at 9:23 AM.		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Stephanie Gregory, Melissa Michael, Kathleen Chang, Kevin Andrews, Nora Acord, Jerry Lodge and Khurshid Mohyuddin.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Meredith Leigh (Zoning Division).

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Patricia Behn

D. Postponements & Agenda Approval - A motion to approve by Glenn Gromann, seconded David Dinin passed in a 13 to 0 vote.

E. Consideration of Minutes – December 11, 2020

A motion to approve with correction to the spelling of his name by Glenn Gromann, seconded Evan Rosenberg passed in a 13 to 0 vote.

II. COMMENTS

A. By the Public on Non- Agenda items

B. By the Chair

Chair Lori Vinikoor wished a Happy New Year to everyone, welcome Penny Pompei from District 1 to the Planning Commission.

III. PUBLIC HEARING

A. Amendment Round 21-A2

1. Plaza Delray AGR (LGA 2021-006)

Edwin Muller, WGI, Inc., representing the applicant presented the amendment.

Senior Planner Stephanie Gregory gave a presentation with a staff recommendation of approval with conditions.

Under discussion, one PLC member questions regarding the additional parking that the amendment would provide to the Seneca site, and whether that would allow additional square footage. Staff relayed that the amendment would not allow additional square footage yielding from the subject site per the proposed condition of approval, and that the Seneca site had remaining square footage adopted by its own ordinance.

There was no public comment.

A motion to recommend Approval with conditions, motion by Evan Rosenberg, seconded by Glenn Gromann, passed in a 13 to 0 vote.

2. Atlantic Medical Office (LGA 2021-008)

Jennifer Morton, of JMorton Planning & Landscape Architecture, representing the applicant presented the proposed amendment, and requested to modify the proposed future land use designation from Commercial Low to Commercial Low-Office to reflect the staff's recommendation to limit the site to office.

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

Under discussion, the PLC members questioned the access to the site from Atlantic Avenue, inter-connectivity with adjacent properties, the prior text amendment request and the commercial cap, traffic impacts, the attributes of the replacement preserve, and the sequence of removing the site from the AGR-PUD Preserve and granting commercial future land use. County staff relayed that the prior request for a text amendment was withdrawn due to another project relinquishing 28,000 square feet back to the commercial cap. There was no public comment.

There was no public comment.

A motion to recommend Approval as modified at the hearing, motion by Evan Rosenberg, seconded by Eric Royal, passed in a 14 to 0 vote. The motion reflected the applicant's request at the hearing to change to Commercial Low-Office future land use designation with up to 17,860 square feet of commercial office uses.

IV. REGULAR AGENDA

None.

V. UPDATES AND COMMENTS

A. Commission Members

Happy New Year

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 9:45 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 January 8, 2021 meeting of the Planning Commission of Palm Beach County, approved this

9 day of April, 2021.



Patricia Behn, Planning Director