

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

MINUTES OF THE AUGUST 13, 2021 MEETING

On August 13, 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 by Edwin Ferguson, seconded by Kiley Harper-Larsen, 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 members 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		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 – Virtual**	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 9:01am.		

Planning Staff Present: Kevin Fischer (Deputy Planning Director), Lisa Amara, Jerry Lodge, Scott Cirino, Stephanie Gregory, Kathleen Chang, Kevin Andrews, Precious Sermon, Khurshid Mohyuddin and Jorge Perez.

Other County Staff Present: Ramsay Bulkeley (Director of PZB), Robert Banks (County Attorney), Scott Stone (Asst. County Attorney), Motasem Al-Turk (Traffic Director), Deborah Drum (ERM), David Ricks (ENG), Morton Rose (ENG) and Elizee Michel (Westgate Belvedere CRA)

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Kevin Fischer (Deputy Planning Director)

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

E. Consideration of Minutes

July 09, 2021 minutes – Glenn Gromann requested his name corrected in minutes **motion to approve** made by Penny Pompei, seconded by Glenn Gromann, passed in a 14 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda items

No comment

B. By the Chair

Chair Lori Vinikoor updated the members of the Commission on the postponement of the Agricultural Reserve BCC Workshop from August 31st to October 26th.

III. PUBLIC HEARING

A. Amendment Round 22-A

1. County Initiated Text & Map Series Amendments

A. [Westgate/Belvedere Homes CRA TCEA](#)

Jorge Perez, Senior Planner, gave the staff presentation with a recommendation of approval.

Under discussion, Commission member asked whether the deleted conditions will be covered by the Unified Land Development Code (ULDC). Staff stated that some of the conditions have been completed, and some are implemented through the zoning/DRO process.

There was no public comment.

A motion for Approval, motion by Rick Stopek, seconded by Glenn Gromann, passed in a 14 to 0 vote.

B. [Northlake West Thoroughfare Right-of-Way Identification Map](#)

Khurshid Mohyuddin, Principal Planner, gave the staff presentation with a recommendation of approval.

Under discussion, Commission members asked questions about the design, replacement of existing turn lanes, storm water, and the environmental impacts of the road expansion. Commission members stressed the need for Engineering to work with communities on the design. Staff indicated that the turn lanes will be considered during the design process and the storm water along with the environmental impacts will be addressed at that time per applicable permitting requirements of South Florida Water Management District (SFWMD) and County's Environmental Resources Management (ERM).

Three members of the public expressed concerns over impacts on properties, turn lanes, speed, safety, and drainage. They stressed the need to provide turn lanes and median cuts to replace existing ones. They were generally in support of widening but stressed the need of communities to be incorporated in the road design.

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

C. [Property Right Element](#)

Kevin Fischer, Deputy Planning Director, gave the staff presentation with a recommendation of approval.

Under discussion, one commission member questioned whether the new Element would have practical impacts, one member applauded the passage of the legislation and respect for property owners and one member commented positively on the simplified language of the Element.

There was no public comment.

A motion for Approval, motion by Penny Pompei, seconded by Kiley Harper-Larsen, passed in a 14 to 0 vote.

IV. **REGULAR AGENDA**

V. **UPDATES AND COMMENTS**

A. **Commission Members**

Kiley Harper-Larsen would like BCC directive to attend hearing virtually due to the variant of Covid that is highly communicable. Would also like the Workshop to be virtual as well.

Eric Royal requested the workshop dates again – October 26, 2021 is the rescheduled date

B. PZ&B Executive Director

Announced that after 26 years working in Planning, Lisa Amara has been promoted to Zoning Director. Stephanie Gregory will be taking over for Lisa.

C. Chief Land Use Attorney

No comment.

D. Planning Director

- Kevin Fischer, Deputy Planning Director, reminded board members the August 31, 2021 Agricultural Reserve Workshop was rescheduled to October 26, 2021.
- Announced September Planning Commission may be cancelled.

VI. ADJOURN

The Planning Commission meeting adjourned at 10:15 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 August 13, 2021 meeting of the Planning Commission of Palm Beach County, approved this 01 day of October, 2021.



Patricia Behn, Planning Director