

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

MINUTES OF THE OCTOBER 1, 2021 MEETING

On October 1, 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 eight members and five members attending virtually.

Virtual Participation - A motion to approve by Barbara Roth, seconded by Rick Stopek, passed in a 7 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 five members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – Virtual	X	
1	John Carr – In person	X	
2	Cara Capp – Virtual	X	
2	Sara Pardue -Virtual	X	
3	Barbara Roth – In person	X	
3	Dagmar Brahs – In person	X	
4	Glenn Gromann		X
4	Spencer Siegel – In person **	X	
5	Lori Vinikoor – Chair – In person	X	
5	Rick Stopek – In person	X	
6	Marcia Hayden – Virtual**	X	
6	Kiley Harper-Larsen – Virtual	X	
7	Angella Vann – Virtual	X	
7	Edwin Ferguson – Vice Chair		X
At Lg.	Eric Royal – In person	X	
	8 in person, 5 Virtual meeting	13	2
Notes:	Appointed commissioners as of May 27, 2021 are fifteen (15). **Marcia Hayden arrived at 9:09 AM. Spencer Siegel arrived 9:10 AM.		

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Scott Cirino, Stephanie Gregory, Kathleen Chang, Kevin Andrews, Precious Sermon, Bryan Davis and Francis Forman, Bryce Van Horn, Maria Bello and Travis Goodson.

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

B. Pledge of Allegiance

C. Proof of Publication

Confirmed by Patricia Behn, Planning Director.

D. Postponements & Agenda Approval – motion to approve to reorder the agenda by Rick Stopek, seconded by Eric Royal, passed in a 13 to 0 vote.

E. Consideration of Minutes – August 13, 2021

Motion to approve made by Barbara Roth, seconded by Rick Stopek, passed in a 13 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda items

No comment

B. By the Chair

Chair Lori Vinikoor stated that she is thankful for the opportunity to be the Chair and it was wonderful to work with the Board and County staff.

III. REGULAR AGENDA

A. Amendment Initiation

1. Privately Proposed Text & Map Series Amendment Initiation

a. Fleming Property

Bryce Van Horn, Senior Planner, gave the staff presentation with a recommendation to initiate.

Under discussion, the Commission asked questions regarding the location and history of the connector road from the future extension of Okeechobee Boulevard to Southern Boulevard. The Commission expressed support for the initiation to modify TIM Map 14.1 to add the connector road with initiation of the applicant's private text amendment.

There was no public comment.

To recommend initiation *with the recommendation to initiate the connector road*, motion by John Carr, seconded by Eric Royal, passed in a 13 to 0 vote.

2. County Proposed Text & Map Series Amendment Initiation

a. Coastal High Hazard (CHHA) updates

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

Under discussion, Commission members asked questions regarding the involvement of other county departments with the proposed amendment and the regulation of density within municipal Coastal High Hazard Areas.

There was no public comment.

To recommend initiation, motion by Spencer Siegel, seconded by Barbara Roth, passed in a 13 to 0 vote.

IV. PUBLIC HEARING

A. Amendment Round 22-A

1. Privately Proposed Future Land Use Amendment

a. Las Farms (LGA 2022-001)

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

Under discussion, Commission members expressed support for the application due to the need for additional uses, deliberated the existing use and limitations of the subject site, and supported the concept of light industrial.

Eight members of the public spoke and twelve comment cards were read into the record in support of the proposed amendment.

To recommend approval with conditions, motion by Spencer Siegel, seconded by John Carr, passed in a 9 to 4 vote with Barbara Roth, Dagmar Brahs, Sara Pardue and Cara Capp dissenting.

2. County Initiated Text & Map Series Amendment

a. Pioneer Road Rural Enclave Overlay

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

Under discussion, Commission members had concerns about the proposed policy that would require approval by at least five members of the

Board of County Commissioners for applications that increase density. The Commission also deliberated the Overlay boundaries, including the boundary bisecting Winner's Church and a potential "opt out" for property owners within the Overlay. The Commission also recognized the traffic issues affecting the properties fronting Pioneer Road immediately west of Jog Road.

There were four members of the public who spoke in support of the proposed Overlay, in addition to one comment card in support but not wishing to speak. There were eight members of the public who spoke in opposition, and requested to be excluded from the Overlay.

To recommend approval with modifications, *recommendation to delete the super majority vote requirement for New Policy 1.2.7-b*, motion by Spencer Siegel, seconded by Barbara Roth, passed in an 11 to 2 vote with John Carr and Rick Stopek dissenting.

V. REGULAR AGENDA

B. ANNUAL ORGANIZATION MEETING

1. Planning Commission 2022 Meeting Dates

A motion for Approval, Rick Stopek, seconded by Dagmar Brahs, passed in a 13 to 0 vote.

2. Election of Chair and Vice-Chair

Edwin Ferguson for Chair - A motion for Approval, Marcia Hayden, seconded by Eric Royal, passed in a 13 to 0 vote.

Spencer Siegel for Vice Chair - A motion for Approval, Dagmar Brahs, seconded by Eric Royal, passed in a 13 to 0 vote.

VI. UPDATES AND COMMENTS

A. Commission Members

Barbara Roth thanked Chair Lori Vinikoor for all her hard work and persisting through the pandemic and for running the meetings smoothly.

Dagmar Brahs stated that on the October 26th BCC Workshop agenda for the Ag Reserve there are 70 acres north of Atlantic that were purchased using bond referendum bonds and all development rights were gone and the property was sold by the County. She questioned why the County would sell property to an individual that has the development rights removed and how were they restored.

B. PZ&B Executive Director

Whitney Carroll, Deputy Director of PZB, thanked Lori Vinikoor for her service as chair.

C. Chief Land Use Attorney

No comment.

D. Planning Director

Patricia Behn, Planning Director, thanked Lori Vinikoor for her service as Chair.

VII. ADJOURN

The Planning Commission meeting adjourned at 12:29 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 October 01, 2021 meeting of the Planning Commission of Palm Beach County, approved this 15 day of October, 2021.



Patricia Behn, Planning Director