

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

**MINUTES OF THE SEPTEMBER 10, 2021 MEETING**

On September 10, 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 five members physically present and four members virtually present.

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

Planning Staff Present: Patricia Behn (Planning Director), Lisa Amara, Maria Bello, Bryan Davis, Stephanie Gregory, Jerry Lodge, Kevin Andrews, Precious Sermon and Valerie Flores.

Other County Staff Present: Robert Banks (County Attorney) and Scott Stone (Asst. County Attorney).

**B. Pledge of Allegiance**

**C. Proof of Publication**

No proof of publication was needed for this agenda, as there were no public hearing items.

**D. Postponements & Agenda Approval - none**

**E. Consideration of Minutes – none**

**II. COMMENTS**

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

**B. By the Chair**

Lori Vinikoor, Chair, reminded the Planning Commission members that the next meeting on October 1<sup>st</sup> will include the election of a new Chair and Vice Chair.

**III. PUBLIC HEARING**

There were no public hearing items.

**IV. REGULAR AGENDA**

**A. Residential Density Workshop**

Patricia Behn, Planning Director, gave an introduction regarding the purpose of the workshop. Lisa Amara, Principal Planner, presented the history of residential density in the County. Maria Bello, Principal Planner, presented on the Transfer of Development Rights (TDRs) and Workforce Housing (WHP) programs. Finally, Bryan Davis, Principal Planner, presented on the Urban Redevelopment Area.

Three members of the public spoke providing comments such as the need for workforce housing in the County due to the current shortage of such units and the expected future growth in population. The speaker supported the idea for a general obligation bond to assist with the creation of new WHP units and allowing increased density in close proximity to employment centers. Another speaker discussed the importance of considering the quality of a project (such as amenities, landscaping and pedestrian connections) instead of the proposed density by itself. In reference to the Agricultural Reserve Tier, the speaker stated increased densities should be considered in the Tier, specifically in areas with existing infrastructure, location along major corridors, and nearby employment opportunities. A third speaker stated that there is a need for the eastern and western areas of the County to work together.

Multiple Planning Commission members made statements and raised various questions about residential density in the County, specifically related to increasing workforce housing, projects utilizing density bonuses and addressing infrastructure.

One Commissioner asked how the County could achieve more workforce housing units with the price of land increasing. It was suggested that increasing density could allow for the offset of increasing land development costs for projects creating new workforce housing units. Staff responded that the bonus density program is intended to address that issue. It was also stated by the Commissioner that multiple use

projects, which include both commercial and residential on a site, could provide an economic offset for projects to include workforce housing units. The Commissioner asked if the County is seeing requests for multiple use projects. Staff responded that we are seeing some of these projects but they are more common in municipalities.

One Commissioner expressed concerns regarding morning rush hour traffic congestion issues and stated that there is only so much room to expand the roadways. Staff responded that the Planning Division will present the 2020 Census figures in the future and will work to integrate service providers, such as traffic.

In order to clarify what are density bonuses, a Commissioner asked staff to define the term. Staff responded that density bonuses are extra density that are layered on top of the existing future land use designation, through the transfer of development rights program, the workforce housing bonus density program or utilizing Urban Redevelopment Area form and use regulations. The amount of density you can get varies depending on location in the County, characteristics of the project, and how you intend to deliver the units. The Commissioner also asked if workforce housing is based on the median value of homes. Staff responded that the area median income is used to determine who can qualify to rent or buy the workforce units. The Commissioner asked if density bonuses result in the lower cost of units. Staff responded that the County hired an economist during revisions to the workforce housing program in 2019 to make sure that the density bonuses were an incentive and the economist concluded that projects are more profitable utilizing the County's bonus density program.

A Commissioner stated that municipalities utilize the County's Area Median Income (AMI) for workforce housing and some municipalities have difficulties with people trying to qualify. Staff responded that in some areas of the County that the market rates are lower so developers will sell or rent at the lower WHP income categories.

After thanking staff for the comprehensive presentation, a Commissioner asked if the existing density framework provides roadblocks for staff. Staff responded that the County has a defacto framework with existing future land use designations with the Managed Growth Tier System overlaid on top but there were missed opportunities in 1990's such as with the Urban Form Study and redevelopment. A density framework going forward that addresses redevelopment would be helpful, including where it should occur, at what density and what criteria. Staff also mentioned future text amendments for the Planning Commission and BCC to consider which could include a purpose, intent and policy guidance for each residential future land use designation within the Comprehensive Plan. This will help to establish parameters for land use amendments which seek density increases and could include pre-planned attributes as a "litmus test" to analyze whether the amendment is achieving the goals of the Plan. The Commissioner also asked when density is reviewed are traffic projections concurrent, lagging or not incorporated. Staff responded that with future land use amendments must pass long-range traffic and Policy 3.5-d.

Regarding future build out, a Commissioner asked how many more housing units could be built with existing future land uses. Staff responded that it is not quantifiable because the municipalities have their own land use designations, maps and policies. In addition, unincorporated parcels may not fully build out or may seek density bonuses beyond their future land use designation.

**V. UPDATES AND COMMENTS**

**A. Commission Members**

No comment.

**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 11:06 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 September 10, 2021 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Patricia Behn, Planning Director