

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

MINUTES OF THE APRIL 12, 2024 MEETING

On April 12, 2024 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

A. Roll Call

Jeff Gagnon, called the roll and confirmed a physical quorum.

Ankur Patel, the Chair called the meeting to order at 9:00 AM.

District	Name	Present	Absent
1	Penny Pompei	X	
1	John Carr – Vice Chair		X
2	Varisa Lall Dass	X	
2	Vacant		
3	Barbara Roth	X	
3	Dagmar Brahs	X	
4	Glenn Gromann		X
4	Brian Stenberg	X	
5	Vacant		
5	Rick Stopek	X	
6	Ankur Patel – Chair	X	
6	Kiley Harper-Larsen		X
7	Angella Vann		X
7	Vacant		
At Lg.	David Serle	X*	
	12 members of the Commission	8	4
Notes:	*David Serle arrived at 9:45 am		

Planning Staff Present: Jeff Gagnon (Interim Planning Director), Stephanie Gregory, Maria Bello, David Wiloch, Travis Goodson, Kathleen Chang, Jerry Lodge, and Peter-Gaye Gordon.

Other County Staff Present: Cindy Hoskin (Deputy Executive Director of PZ&B), Darren Leiser (Assistant County Attorney), Motasem Al-Turk (Director of Traffic), Mark Meyer (ERM), Jerome Ottey (Zoning).

B. Pledge of Allegiance

C. Proof of Publication - Confirmed by Jeff Gagnon, Interim Planning Director.

D. Postponements & Agenda Approval

E. Consideration of Minutes – March 8, 2024

Motion to approve the minutes made by Penny Pompei, seconded by Barbara Roth, passed in a 7 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items - None.

B. By the Chair – No comment.

III. PUBLIC HEARING

A. Small Scale Amendment

1. Lantana Plaza (SCA 2023-021)

Jerry Lodge, Senior Planner, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding the purpose of commercial cross-hatching and the use of it on other sites, the maximum intensity under the current and proposed future land use designations, and compatibility considerations including the proximity of the proposed car wash vacuum stations to the adjacent institutional use.

One member of the public spoke in opposition, citing the proposed uses are incompatible with the existing residential near the site and the proliferation of gas stations including a recent approval on the west side of S Haverhill Road.

A motion to approve with conditions (as proposed by staff), made by Penny Pompei, seconded by Rick Stopek, passed in a 7 to 0 vote.

B. Round 24-B County Initiated Text Amendment

1. Port of Palm Beach Master Plan Revisions

David Wiloch, Senior Planner, gave the staff presentation with a staff recommendation to initiate.

There was minimal discussion and no public comment.

A motion to initiate, made by Dagmar Brahs, seconded by Penny Pompei, passed in a 6 to 0 vote. Prior to the item, Varisa Lall Dass abstained from this item.

C. Round 24-B Privately Initiated FLUA Amendment

1. Central Park Commerce Center MUPD (LGA 2024-006) & Text

Maria Bello, Principal Planner, gave the staff presentation with a staff recommendation for approval with conditions.

The Commission asked questions regarding possible additional future land use changes in the vicinity.

One member of the public, representing the Sierra Club-Loxahatchee Group, spoke in opposition, citing concern over proximity to the Everglades Agricultural Area.

A motion to approve with conditions (as proposed by staff), made by Barbara Roth, seconded by Penny Pompei, passed in an 8 to 0 vote.

IV. REGULAR AGENDA

A. County Proposed Text and Map Series Initiation

1. Environmentally Sensitive Land Text Initiation

Stephanie Gregory, Principal Planner, gave the staff presentation with a staff recommendation to initiate.

There was minimal discussion.

One member of the public representing the Sierra Club-Loxahatchee Group spoke requesting additional information on the change in definition to provide an opinion of support or denial.

A motion to initiate, made by Penny Pompei, seconded by Varisa Lall Dass, passed in an 8 to 0 vote.

B. Privately Proposed Text Initiation

1. Park West (fka Tenderly Reserve) Text Initiation

Stephanie Gregory, Principle Planner, gave the staff presentation with a staff recommendation to not initiate.

The Commission asked questions regarding access, the size and vendor of the hotel use, and other development options available to the site. The Commission expressed concerns regarding the proposed density, commercial square footage exceeding the cap, reduced preserve area and traffic impacts of the project.

Six members of the public, including representatives of the Sierra Club-Loxahatchee Group, the Coalition of West Boynton Residential Associations and Irish Acres, spoke in opposition to the amendment citing concerns with the impact to the Agricultural Reserve and incompatibility with surrounding agricultural and equestrian uses. Four members of the public, including the

applicant, spoke in support citing changes to the nursery business and the benefit of workforce housing.

A motion to deny initiation, made by Rick Stopek, seconded by Dagmar Brahs, passed in an 8 to 0 vote.

2. Rawlings Estates Text Initiation

Travis Goodson, Senior Planner, gave the staff presentation with a staff recommendation to initiate.

Commission discussion included traffic concerns, proposed density, and preliminary layout of the site.

One member of the public, representing the Sierra Club Loxahatchee Group, noted the proposed on-site preserve area and expressed concerns with traffic congestion, increased density, and drainage issues.

A motion to initiate, made by Rick Stopek, seconded by Brian Stenberg, passed in an 8 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

Varisa Lall Dass thanked the staff for the snack. Penny Pompei would like to have the updates on the amendments considered by the Board of County Commission.

B. PZ&B Executive Director - Cindy Hoskin, Deputy PZ&B Executive Director had no comment.

C. Assistant Land Use Attorney - No comment.

D. Planning Director - Jeff Gagnon, Interim Director had no comment.

VI. ADJOURN

The Planning Commission meeting adjourned at 12:07 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 12, 2024 meeting of the Planning Commission of Palm Beach County, approved this 14 day of June, 2024.


Jeff Gagnon, Deputy Planning Director