

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

MINUTES OF THE MARCH 8, 2024 MEETING

On March 8, 2024 at 9:01 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

Precious Sermon, called the roll and confirmed a physical quorum.

Ankur Patel, the Chair called the meeting to order at 9:01 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 | 11 | 1 |
| Notes: | | | |

Planning Staff Present: Jeff Gagnon (Interim Planning Director), Stephanie Gregory, David Wiloch, Khurshid Mohyuddin, Jorge Perez, Bryan Davis, Kathleen Chang, Jerry Lodge, Precious Sermon and Peter-Gaye Gordon.

Other County Staff Present: Whitney Carroll (Executive Director of PZB), Darren Leiser (Assistant County Attorney), Joanne Keller (Deputy County Engineer), Motasem Al-Turk (Director of Traffic), Mark Meyer (ERM), Deb Drum (Director of ERM).

- B. Pledge of Allegiance**
- C. Proof of Publication** - Confirmed by Jeff Gagnon, Interim Planning Director.
- D. Postponements & Agenda Approval**
- E. Consideration of Minutes – January 12, 2024**

Motion to approve the minutes made by Rick Stopek, seconded by Penny Pompei, passed in an 11 to 0 vote.

II. COMMENTS

- A. By the Public on Non-Agenda Items** - None.
- B. By the Chair** – No comment.

III. REGULAR AGENDA

A. Privately Proposed Text Initiation

1. West Delray RV Resort Text Initiation

Jerry Lodge, Planner II, gave the staff presentation with a staff recommendation to initiate.

The Commission asked questions regarding the proposed number of RV sites, the maximum length of stay for users and enforcement regulations, traffic related issues concerning West Atlantic Avenue, and the potential for the RV sites to be sold as individual lots.

There was no public comment.

A motion to initiate, made by Barbara Roth, seconded by Kiley Harper-Larsen, passed in an 11 to 0 vote.

B. County Proposed Text and Map Series Initiation

1. Persimmon Boulevard, 140th Avenue North and 40th Street North Thoroughfare Right-of-way Identification Map (TIM) Initiation

Khurshid Mohyuddin, Principle Planner, gave the staff presentation with a staff recommendation to initiate.

The Commission expressed a general concern regarding traffic issues in the area and suggested that other traffic route alternatives be considered. The Commission also voiced appreciation for the large public engagement on this item. The Commission asked questions regarding the ownership of the roadways, the process for adding roadways on the TIM, and the impact on environmentally sensitive lands.

Twenty-five members of the public, including a representative of the Village of Royal Palm Beach, spoke in opposition to the amendment citing impacts on natural areas, equestrian trails, lifestyle, and private properties.

A motion to deny initiation, made by Dagmar Brahs, seconded by John Carr, passed in an 11 to 0 vote.

2. Port of Palm Beach Text

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 Rick Stopek, passed in a 10 to 0 vote. Varisa Lall Dass abstained from this item.

C. Workshop

1. Planning Commission History and Functions

This item was postponed to a future date.

IV. UPDATES AND COMMENTS

A. Commission Members

Barbara Roth announced that Lori Vinikoor has left the Planning Commission to be a member of the Zoning Commission. She thanked Lori for her 15+ years of service and stated that it was a pleasure to work with her.

Dagmar Brahs expressed the same sentiment towards Lori Vinikoor, including her appreciation for her many years of service.

Ankur Patel welcomed returning board member Glenn Gromann to the Commission.

B. PZ&B Executive Director

No comment.

C. Assistant Land Use Attorney

No comment.

D. Planning Director

Jeff Gagnon, Interim Director, notified the Commission that April 12th meeting will be lengthy.

The Planning Commission meeting adjourned at 11:31 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 March 8, 2024 meeting of the Planning Commission of Palm Beach County, approved this 12th day of April, 2024.



Jeff Gagnon, AICP Interim Planning Director