

MEETING MINUTES

September 20, 2022
Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

These minutes are a summary of the meeting events and may not reflect all discussion that occurred. Copies of the agenda, backup material and presentations may be obtained from the City of West Palm Beach Planning Division. Recordings of the meeting are available for review at www.youtube.com/WestPalmTV.

I. CALL TO ORDER / ROLL CALL

Chairperson Steven Mayans called the meeting to order at 6:00pm.

Ms. Alicia Coke-Maloney, Board Secretary, called the roll and **it was determined that a quorum was present**, as depicted in the table below.

Board Members:	Present	Absent
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Members Present:
Richard Greene, AICP Development Services Director
Angella Jones-Vann, AICP Planning & Zoning Administrator
John Roach, AICP Principal Planner
Eric Schneider, AICP Principal Planner
Alicia Coke-Maloney Sr. Administrative Assistant (Board Secretary)
Samuel Thomas Sr. Assistant City Attorney (Board Attorney)

II. APPROVAL OF THE MINUTES

Ms. Deborah Raing made a motion to **APPROVE** the minutes from August 16, 2022.

Ms. Carla Bryant seconded the motion; the motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Board Members:	Yes	No	Absent	Recused	Non-Voting
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. REPORT FROM PLANNING DIVISION STAFF

Mr. John Roach, Principal Planner, reminded the Board regarding Mr. Paradelo’s recusal from Planning Board Case No. 1105E at the August 16, 2022, meeting, and the inclusion of Form 8B into the meeting minutes.

Mr. Roach also provided an update on cases that were recently heard, or are scheduled be heard, by the City Commission. There was brief discussion regarding the dock proposed at 234 Arlington Road.

IV. REMARKS BY THE CHAIRPERSON

Chairperson Mayans introduced Mr. Will Corrente, a newly appointed member to the Planning Board.

V. DECLARATION OF EX-PARTE COMMUNICATION

Board Members:	Ex-Parte Communication
Steven Mayans Chairperson	None.
Peter Pivko Vice Chairperson	None.
Carla Bryant Member	None.
Will Corrente Member	None.
Patrick Mayfield Member	None.
Andres Paradelo Member	None.
Deborah Raing Member	None.

VI. PUBLIC HEARING

A. SWEARING IN OF THE SPEAKERS

Chairperson Mayans swore in everyone who wished to speak on the cases on the agenda.

B. CONTINUED CASES

C. PLANNING BOARD CASES

1. Planning Board Case No. 1693J:

Mr. Lentzy Jean-Louis, of Urban Design Studio, gave a presentation on behalf of the applicant.

Mr. Roach gave a presentation on behalf of the City’s Planning Division.

The members of the Board discussed with Staff whether any concerns had been expressed from the public; Mr. Roach indicated that there were inquiries, but no concerns.

Chairperson Mayans opened the floor to public comment. There were no public comments.

Mr. Will Corrente discussed with Staff the availability of parking within the development.

Mr. Peter Pivko made a motion to recommend **APPROVAL** to the City Commission, **subject to the following conditions:**

1. The special use approval contained herein shall be limited to the operation of a wine store within Retail Bay #3131 and shall consist of only the sale of wine for consumption off premise, with the exception of tastings which may be permitted on the premise in accordance with Florida Statutes. The sale of retail goods associated with a wine store shall also be permitted.
2. In addition to any applicable State or Federal regulations associated with the proposed use, the issuance and operation of an alcohol license for the wine store shall be in compliance with all applicable provisions of the City’s Code of Ordinances, specifically those contained within Chapter 6 (Alcoholic Beverages).

Mr. Andres Paradelo seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

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Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. CODE REVISION CASES

1. Code Revision Case No. 22-03:

Mr. Eric Schneider, Principal Planner, gave a presentation on behalf of the City’s Planning Division. There was no additional presentation by the applicant.

Mr. Pivko complimented the progression of the project.

Mr. Corrente made a motion to recommend **APPROVAL** to the City Commission.

Mr. Paradelo seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

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Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. OTHER BUSINESS

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. Planning Board Orientation of the New Review Process / Procedures for Mixed-Use Districts:

Ms. Angella Jones-Vann, Planning & Zoning Administrator, gave a presentation on the following:

- New review process / procedures for mixed-use districts;
- Expanded role of the Planning Board; and
- Quasi-judicial proceedings.

Mr. Samuel Thomas, Senior Assistant City Attorney, provided additional detail and answered questions from the Board, specifically pertaining to ex-parte communication, and the quasi-judicial hearing process.

Mr. Richard Greene, Development Services Director, provided examples of quasi-judicial cases.

Members of the Board discussed the following with Staff:

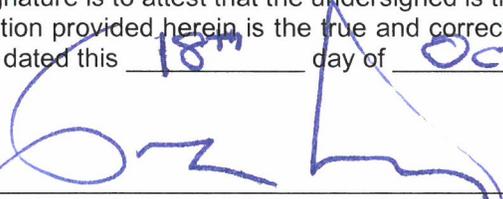
- Need to separate quasi-judicial matters from the rest of the agenda;
- Notification to the public;
- Compliance with State Statutes; and
- Benefits of the revised process.

X. ADJOURNMENT

Chairperson Mayans adjourned the meeting at 7:07pm.

Please be advised the minutes are not verbatim. A recording of the meeting may be requested through the City of West Palm Beach City Clerk’s office at 822-1210. There is a fee.

This signature is to attest that the undersigned is the Chairperson, or designee, of the **Planning Board** and that the information provided herein is the true and correct minutes for the **September 20, 2022**, meeting of the **Planning Board**, dated this 18th day of October, 2022.



Chairperson (or designee)