

MEETING MINUTES

October 18, 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Deborah Raing Member | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Staff Members Present: |
|--|
| Angella Jones-Vann, AICP Planning & Zoning Administrator |
| Kevie Defranc Planner |
| Alicia Coke-Maloney Sr. Administrative Assistant (Board Secretary) |
| Samuel Thomas Sr. Assistant City Attorney (Board Attorney) |

II. APPROVAL OF THE MINUTES

Ms. Carla Bryant made a motion to **APPROVE** the minutes from September 20, 2022.

Ms. Deborah Raing seconded the motion; the motion **PASSED 5-0**, 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

| Board Members: | Yes | No | Absent | Recused | Non-Voting |
|---------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Patrick Mayfield Member | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Andres Paradelo Member | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

Note: Mr. Peter Pivko arrived at 6:09pm and was not in attendance during Approval of the Minutes.

III. REPORT FROM PLANNING DIVISION STAFF

Ms. Angella Jones-Vann, Planning & Zoning Administrator, reminded the board members that the election of officers is on the agenda.

IV. REMARKS BY THE CHAIRPERSON

Chairperson Mayans thanked the members of the board for their service throughout the previous fiscal year.

V. DECLARATION OF EX-PARTE COMMUNICATION

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

Note: Mr. Pivko arrived at 6:09pm and was not in attendance during Declaration of Ex-Parte Communication.

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. 1928:

Mr. Fernando Mondal Nunez, of Boat Lifts & Docks of South Florida, gave a presentation on behalf of the applicant.

The members of the board requested clarification regarding the boat lift on the north side of the dock; Ms. Kaila McGeldry, of Boat Lifts & Docks of South Florida, responded.

Mr. Kevie Defranc, Planner, gave a presentation on behalf of the City's Planning Division. The members of the Board discussed with Staff the following:

- The required ladder; and

- The placement of the lift(s) and depth of the water.

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

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

1. A ladder, extending from the dock surface to two (2) feet below the mean low waterline, must be provided.
2. Water-resistant reflective numerals corresponding to the street address of the upland property, visible from the waterway, must be provided on the dock.

Ms. Raing seconded the motion. The motion **PASSED 6-0**, 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"/> |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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

VII. OTHER BUSINESS

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. Nomination and Election of Officers (Chairperson and Vice Chairperson)

Ms. Raing nominated Mr. Mayans as Chairperson.

Ms. Bryant seconded the motion; the motion **PASSED 5-0**, as depicted in the table below.

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

Ms. Raing nominated Mr. Pivko as Vice Chairperson.

Ms. Bryant seconded the motion; the motion **PASSED 5-0**, 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"/> |
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| Deborah Raing Member | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

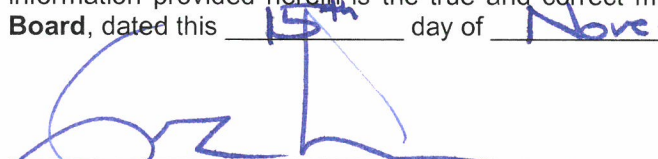
X. ADJOURNMENT

Chairperson Mayans adjourned the meeting at 6:23pm.

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 **October 18, 2022**, meeting of the **Planning Board**, dated this 15th day of November, 2022.



 Chairperson (or designee)