

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

**MINUTES OF THE MARCH 11, 2022 MEETING**

On March 11, 2022 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 Edwin Ferguson called the meeting to order at 9:00 AM.

**A. Roll Call**

Precious Sermon called the roll and confirmed a physical quorum of nine members and four members attending virtually.

**Virtual Participation - A motion to approve** by Lori Vinikoor, seconded by Barbara Roth, passed in a 9 to 0 vote, of the members attending the meeting in person. A physical quorum was present and due to extraordinary circumstances, Planning Commissioners made a finding that four members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	John Carr		X
2	Cara Capp		X
2	Sara Pardue – Virtual	X	
3	Barbara Roth – In person	X	
3	Dagmar Brahs – In person	X	
4	Glenn Gromann – In person	X	
4	Spencer Siegel –Vice Chair – In person	X	
5	Lori Vinikoor – In person	X	
5	Rick Stopek – In person	X	
6	Marcia Hayden – Virtual**	X	
6	Kiley Harper-Larsen – In person	X	
7	Angella Vann – Virtual**	X	
7	Edwin Ferguson – Chair – In person	X	
At Lg.	Eric Royal – Virtual	X	
	9 in person, 4 by WebEx	13	2
Notes:	Appointed commissioners as of May 27, 2021 are fifteen (15). **Angella Vann arrived at 9:03 AM. Marcia Hayden arrived at 9:22 AM.		

Planning Staff Present: Kevin Fischer (Interim Planning Director), Bryan Davis, Stephanie Gregory, Kathleen Chang, Kevin Andrews, Precious Sermon, Scott Cirino, and Jerry Lodge.  
Other County Staff Present: Ramsay Bulkeley (Director of PZB), Darren Leiser, Scott Stone (Assistant County Attorney) and Dominic Sims (Engineering).

- B. **Pledge of Allegiance**
- C. **Proof of Publication.** Confirmed by Kevin Fischer, Interim Planning Director.
- D. **Postponements & Agenda Approval** – No postponements.
- E. **Consideration of Minutes – January 14, 2022**  
**Motion to approve** made by Lori Vinikoor, seconded by Rick Stopek, passed in a 13 to 0 vote.

## II. COMMENTS

- A. **By the Public on Non-Agenda items.**  
Two members of the public expressed concerns with development proposals in the Agricultural Reserve Tier, specifically affecting the Arthur R. Marshall Loxahatchee National Wildlife Refuge. One member stated small changes have degraded the Tier over time.
- B. **By the Chair**  
The Chair welcomed everyone back and was looking forward to a productive meeting. The Chair requested that the Board state their comments within two minutes and ask their questions at the appropriate time of the proceedings.

## III. PUBLIC HEARING

### A. Amendment Round 22-B County Proposed Text and Map Series

#### 1. Commerce Future Land Use Designation

Lisa Amara, Zoning Director, gave the staff presentation with a recommendation to approve with modifications and suggested two separate motions. One motion for the revisions in the Urban/Suburban Tier and the second motion related to the revisions for the Agricultural Reserve Tier.

A motion to accept the modifications as proposed in staff's presentation by Glenn Gromann, seconded by Penny Pompei passed in a 12 to 0 vote. The modifications are shown below:

- Exhibit 1-A: Commercial Recreation ~~type indoor tenants within industrial buildings, including but not limited to, tenants within industrial buildings such as~~ indoor sports, fitness, gymnastics, karate studios, and dance studios;
- Exhibit 1-B: Be accompanied by a concurrent zoning application and site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;

**Planning Commission/LPA Recommendation: *Approval* of the Commerce future land use designation in the Urban/Suburban Tier, motion by Dagmar Brahs, seconded by Glenn Gromann, passed in a 12 to 0 vote at the March 11, 2022 public hearing. *Denial* of the Commerce future land use designation in the Agricultural Reserve Tier, a motion for approval with modifications by Kiley Harper-Larsen, seconded by Glenn Gromann failed in a 6 to 6 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sara Pardue, Marcia Hayden and**

Rick Stopek dissenting) at the March 11, 2022 public hearing. The failure to pass an affirmative vote resulted in a denial. The motion included the reduction of the minimum acreage to 4 acres and a preserve requirement for sites 16 acres and greater.

An initial motion for approval with modifications (to reduce the minimum acreage to 4 acres) by Kiley Harper-Larsen failed for a lack of second. A second motion to approve with a recommendation for preserve requirement for sites 16 acres and greater, by Penny Pompei, seconded by Glenn Gromann, failed in a 5 to 7 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sara Pardue, Kiley Harper-Larsen, Rick Stopek, and Eric Royal dissenting).

Under discussion, Commission members deliberated the acreage needed for industrial uses, the appropriateness of the Commerce FLU on the west side of State Road 7, and tightening of language for the Agricultural Reserve Tier.

One member of the public spoke in support of the new future land use within the Urban/Suburban Tier stating that it is needed and long overdue. Six members of the public including the Representatives of Sierra Club Loxahatchee Group and 1000 Friends of Florida spoke in opposition to the new future land use in the Agricultural Reserve Tier stating the impact of climate change and need to protect agriculture in the Tier. Ten members of the public spoke in support of light industrial uses in the Tier and requested modifications to extend the location criteria west of State Road 7 on Atlantic Avenue, reduce minimum site size to 3 acres, and allow for preserve requirement for sites 50 acres or greater.

## **2. Coastal High Hazard Area (CHHA) Update**

Maria Bello, Principal Planner, gave the staff presentation with a recommendation to approve.

**Planning Commission/LPA Recommendation:** *Approval*, motion by Barbara Roth, seconded by Spencer Siegel, passed in a 12 to 0 vote at the March 11, 2022 public hearing. Under discussion, Commission members asked how these maps correspond with evacuation zones and where to see the location of municipal Coastal High Hazard Areas.

Two members of the public including a representative of the Sierra Club Loxahatchee Group stated that the County's coastal areas are at risk and expressed that the CHHA should reflect all hurricane categories.

## **IV. UPDATES AND COMMENTS**

### **A. Commission Members.**

Barbara Roth expressed that it is an honor to serve on the board. She stated that she learns a lot from the public as well as the board members and values the discussions. Kiley Harper-Larsen echoed Ms. Roth's comments and looks forward to the dialogue by members of the board. Glenn Gromann thanked staff for all that they do. Rick Stopek stated that he also enjoys the discussions and that the public's time is valuable. Spencer Siegel stated that he does not agree on limiting

time board members have to provide comment. Edwin Ferguson confirmed that he is eliminating the two-minute time limit going forward.

**B. PZ&B Executive Director.**

No comment.

**C. Assistant Land Use Attorney.**

No comment.

**D. Planning Director.**

Kevin Fischer, Interim Planning Director, notified Board members that Planning Commission packets are available online in case it is not received through mail.

**VII. ADJOURN**

The Planning Commission meeting adjourned at 12:11 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 March 11, 2022 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_ day of \_\_\_\_\_, 2022.



Kevin Fischer, Interim Planning Director