

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

**MINUTES OF THE JUNE 10, 2022 MEETING**

On June 10, 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 two 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 two members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	John Carr – In person	X	
2	Cara Capp		X
2	Sara Pardue – Webex	X	
3	Barbara Roth – In person	X	
3	Dagmar Brahs – In person	X	
4	Glenn Gromann		X
4	Spencer Siegel –Vice Chair		X
5	Lori Vinikoor – In person	X	
5	Rick Stopek – In person	X	
6	Marcia Hayden – Webex**	X	
6	Kiley Harper-Larsen- In person**	X	
7	Angella Vann – In person	X	
7	Edwin Ferguson – Chair – In person	X	
At Lg.	Vacant		
	9 in person, 2 by WebEx	11	3
Notes:	**Marcia Hayden arrived 9:03 am on Webex; Kiley Harper-Larsen arrived 9:09 in person.		

Planning Staff Present: Kevin Fischer (Planning Director), Stephanie Gregory, Kathleen Chang, Precious Sermon, Bryce Van Horn, Michael Howe, Scott Cirino, and Kevin Andrews.

Other County Staff Present: Whitney Carroll (Deputy Director of PZB), Darren Leiser (Assistant County Attorney), Scott Stone (Assistant County Attorney), Dominic Sims (Engineering), Donna Adelsperger (Zoning) and Jordan Jafar (Zoning).

**B. Pledge of Allegiance**

**C. Proof of Publication.** Confirmed by Kevin Fischer, Planning Director.

**D. Postponements & Agenda Approval** – No postponements.

**E. Consideration of Minutes – May 13, 2022**

**Motion to approve the Minutes** made by Penny Pompei, seconded by Angella Vann, passed in a 9 to 0 vote.

**II. COMMENTS**

**A. By the Public on Non-Agenda items.**

No comment.

**B. By the Chair**

Edwin Ferguson (Chair) encouraged those watching the meeting to vote. He also provided locations and contact numbers for the Supervisor of Elections offices in Palm Beach County in order to register to vote.

**III. PUBLIC HEARING**

**A. Privately Proposed Large Scale Future Land Use Amendment**

**1. Thomas Packing Plant II (LGA 2022-016)**

Bryce Van Horn, Senior Planner, gave the staff presentation with a recommendation to approve with modifications.

Commission members expressed support for the amendment but recognized the challenges in providing onsite workforce housing units due to the product type that is proposed. Commission members asked questions regarding access points and other traffic management considerations such as signalization and median breaks, and questions related to the provision of workforce housing offsite.

There was no public comment.

**A motion for approval with modifications** made by Lori Vinikoor, seconded by Dagmar Brahs, passed in an 11 to 0 vote. The modification consisted of deleting the onsite requirement proposed by staff for the 10% workforce housing condition of approval.

**IV. UPDATES AND COMMENTS**

**A. Commission Members.**

Edwin Ferguson (Chair) reminded Commission members of the order of proceeding for meetings and thanked Commissioners for following the guidelines.

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

No comment.

**C. Assistant Land Use Attorney.**

No comment.

**D. Planning Director.**

Kevin Fischer, Planning Director, notified Commission members that the July Planning Commission meeting is cancelled.

**VII. ADJOURN**

The Planning Commission meeting adjourned at 9:44 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 June 10, 2022 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_ day of \_\_\_\_\_, 2022.



\_\_\_\_\_  
Kevin Fischer, Planning Director