

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

**MINUTES OF THE AUGUST 12, 2022 MEETING**

On August 12, 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 eleven members and three members attending virtually.

**Virtual Participation - A motion to approve** by Lori Vinikoor, seconded by Barbara Roth, passed in an 11 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 members could attend virtually.

District	Name	Present	Absent
1	Penny Pompei – In person	X	
1	John Carr – In person**	X	
2	Cara Capp – Webex	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		X
7	Angella Vann – In person	X	
7	Edwin Ferguson – Chair – In person	X	
At Lg.	David Serle – In person	X	
	11 in person, 3 by WebEx	14	1
Notes:	**Marcia Hayden arrived 9:07 am on Webex; Spencer Siegel arrived 9:09 in person. John Carr arrived 9:10 in person. Angella Van left the meeting at 12:31 pm. Penny Pompei left the meeting at 1:06 pm		

Planning Staff Present: Kevin Fischer (Planning Director), Jeff Gagnon (Deputy Planning Director), Stephanie Gregory, Kathleen Chang, Precious Sermon, Jerry Lodge, Adrian Sandlin, Nora Accord, Bryan Davis, Nicole Delsoin, and Kevin Andrews.

Other County Staff Present: Ramsay Bulkeley (Executive Director of PZB), Whitney Carroll (Deputy Director of PZB), Darren Leiser (Assistant County Attorney), Dominic Sims (Engineering), Isami Ayala-Collazo (Facilities), Motasem Al-Turk (Traffic Division), David Ricks (Engineering), Jonathon Brown (DHES), Sherry Howard (DHES), Patrick Rutter (Assistant County Administrator), and Paul Linton (Water Resources Manager)

**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 Rick Stopek, seconded by Barbara Roth, passed in an 11 to 0 vote.

**II. COMMENTS**

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

No comment.

**B. By the Chair**

Edwin Ferguson (Chair) welcomed David Serle to the Planning Commission. He also encouraged those in audience and watching online to vote.

**III. REGULAR AGENDA**

**A. Amendment Round 23-B Text Initiation**

**1. Erickson Boynton Beach Text Initiation**

Stephanie Gregory, Principal Planner, gave the staff presentation with a recommendation to initiate.

Commission members asked questions regarding the proximity of fire rescue services to the site and how the maximum number of congregate living facility (CLF) beds are calculated. One member of the public spoke in support citing the lower traffic generation of the CLF use in comparison to multifamily. Two members of the public spoke in opposition citing the need for a holistic plan for the Agricultural Reserve instead of site by site amendments.

**A motion to initiate** made by Lori Vinikoor, seconded by Barbara Roth, passed in a 13 to 1 vote (with Cara Capp dissenting).

#### **IV. PUBLIC HEARING**

##### **A. Privately Proposed Future Land Use, Text and Map Series Amendment**

###### **1. Indian Trails Grove Agricultural Reserve Exchange (LGA 2022-021)**

Bryan Davis, Principal Planner, gave the staff presentation with a recommendation to deny.

Under discussion, Commission members asked questions regarding the proposed water resources project, including how the proposal improves regional water quality, the feasibility of the project, estimated construction and maintenance costs, and alternative sites that could achieve a regional water benefit. The Commission also discussed the broader policy implications to the Comprehensive Plan and the proposed workforce housing percentages and income ranges. Four members of the public spoke in support citing the water resource benefit provided by the project to assist in solving regional water issues. Eleven members of the public spoke in opposition including the representatives from the Coalition of Boynton West Residential Associations (COBWRA), Sierra Club Loxahatchee Group, Everglades Law Center, and 1,000 Friends of Florida, citing fundamental changes to the Agricultural Reserve, loss of farmland, and equestrian concerns around Sunshine Meadows.

**Denial**, a motion for approval by Glenn Gromman, seconded by Spencer Siegel, failed in a 4 to 8 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sarah Pardue, Marcia Hayden, Rick Stopek, David Serle and Cara Capp dissenting).

#### **V. UPDATES AND COMMENTS**

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

Edwin Ferguson, Chair, welcomed new Commissioner David Serle and thanked everyone for a good meeting.

David Serle thanked the Chair and announced it is a privilege and honor to serve on the Board.

##### **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 previous questions from members regarding how the County utilizes the workforce housing in-lieu funds will be addressed at a future meeting.

#### **VII. ADJOURN**

The Planning Commission meeting adjourned at 1:27 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 August 12, 2022 meeting of the Planning Commission of Palm Beach County, approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

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