

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

**MINUTES OF THE APRIL 11, 2025 MEETING**

On April 11, 2025 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**

**A. Roll Call**

Precious Sermon called the roll and confirmed a physical quorum.  
John Carr, Chair, called the meeting to order at 9:00 AM.

District	Name	Present	Absent
1	Vacant		
1	John Carr – Chair	X	
2	Varisa Lall Dass	X	
2	Raphael Clemente	X	
3	Rosy Matos	X	
3	Richard Dunn	X	
4	Glenn Gromann		X
4	Brian Stenberg	X	
5	Vacant		
5	Rick Stopek	X	
6	Ankur Patel		X
6	Vacant		
7	Vacant		
7	Serge D’Haiti	X	
At Lg.	Vacant		
	10 members on the Commission	8	2
Notes:			

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Bryan Davis, Jerry Lodge, Peta-Gaye Edwards, Dorian Bellosa, Alondra Lopez-Mojica, Inna Stafeychuk, Precious Sermon and Bryce Van Horn.

Other County Staff Present: Darren Leiser (County Attorney), Dom Simeus (Traffic), Jerome Ottey (Zoning), Joyce Lawrence (Zoning) and Whitney Carroll (PZB Exec Director).

**B. Pledge of Allegiance**

**C. Proof of Publication** – confirmed by Stephanie Gregory, Principal Planner

**D. Postponements & Agenda Approval** - none

**E. Consideration of Minutes – March 14, 2025**

**Motion to approve the minutes** made by Rick Stopek, seconded by Varisa Lall Dass, passed in an 8 to 0 vote.

**II. COMMENTS**

**A. By the Public on Non-Agenda Items** - None.

**B. By the Chair** – John Carr welcomed Richard Dunn to the Commission and notified the Commission that there a lot of items on the agenda.

**III. PUBLIC HEARING**

**A. Round 25-B Privately Initiated Amendment**

**1. Seventh at Haverhill (LGA 2025-009) and Text**

Maria Bello, Principal Planner, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included access to the site and the condition of Pine Grove Drive, the School District's request for a voluntary contribution to address impacts on the public school system, and the need to enhance existing bus stops for the north and south bound routes serving the site.

There was no public comment.

**A motion to approve**, made by Rick Stopek, seconded by Varissa Lall Dass, passed in an 8 to 0 vote.

**2. Wellington Vista Phase II (LGA 2025-006)**

Inna Stafeychuk, Senior Planner, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding the public use of Corvus Drive (Pineapple Farms Lane), general traffic impacts, and questions about the PBC School District letter requesting a voluntary contribution.

One member of the public spoke in opposition citing that Pineapple Farms Lane is privately owned and maintained by The Fields' HOA and is used by other communities including Wellington Vista.

**A motion to approve**, made by Serge D'Haiti, seconded by Varissa Lall Dass, passed in an 8 to 0 vote.

**3. Park West Commerce North (LGA 2025-010)**

Dorian Bellosa, Planner I, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding traffic concerns along Atlantic Avenue and whether the proposal is compatible with the existing agricultural uses in the area. Two members of the public spoke in opposition, both representing Irish Acres, citing that the site was inappropriate for warehouse uses and the proposed use is out of character with the area.

Two members of the public spoke in support, including the real estate broker of the subject parcel and a representative of the Alliance of Delray Residential Associations, citing the previous requests on the site and how this proposal is more suitable.

**A motion to approve**, made by Rick Stopek, seconded by Varissa Lall Dass, failed in a 3 to 5 vote with Raphael Clemente, Rossy Matos, Brian Stenberg, Rick Stopek and Serge D'Haiti dissenting.

**4. Park West Commerce South (LGA 2025-011)**

Dorian Bellosa, Planner I, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding the realignment of Starkey Road and Persimmon Avenue, adding a condition limiting the site to the proposed use and compatibility to the surrounding area.

Two members of the public spoke in support, including a representative of the Alliance of Delray Residential Associations, citing support of the proposed use and its consistency with the Comprehensive Plan policies.

**A motion to approve**, made by Richard Dunn, seconded by Rossy Matos, passed in a 6 to 2 vote with Rick Stopek and Serge D'Haiti dissenting.

**5. West Boynton Ranches (LGA 2025-012)**

Bryce Van Horn, Senior Planner, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding reducing the maximum density, compatibility, alternative development layout, traffic concerns, and balancing the need for workforce housing and the existing community desires and character. Comments were generally supportive of workforce housing but not at the proposed higher density on the subject site.

One member of the public spoke in support of the proposed amendment citing the need for workforce housing that would support employees of the area.

Twelve members of the public, including a representative from COBWRA, were generally supportive of workforce housing but spoke in opposition citing that the density is too high, height as out of character, incompatibility with the adjacent and surrounding residential area, traffic congestion impacts on emergency response, loss of agricultural land, and delayed improvements to surrounding roadways. Two residents of adjacent five-acre parcels also cited concerns related to agreements for maintaining existing historical access through the subject site, drainage within the access, and utility easements. Speakers were supportive of a reduction to the maximum density and additional buffering.

**A motion to approve**, made by Rick Stopek, seconded by Serge D'Haiti, failed in a 2 to 6 vote with Varissa Lall Dass, Raphael Clemente, Rossy Matos, Brian Stenberg, Rick Stopek and Serge D'Haiti dissenting.

#### **IV. REGULAR AGENDA**

##### **IV. Comprehensive Plan Private Text Initiation**

###### **1. La Reina Plaza MUPD Text Initiation**

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

Board discussion included comments regarding compatibility with surrounding uses and need for the proposed use in the area. Board also asked for clarification concerning the current use of the parcel and how a tractor use is incompatible within the Ag Reserve.

Three members of the public spoke in opposition, including a representative of the Alliance of Delray Residential Associations as well as the President of Tierra Del Ray HOA, citing concerns about the proposed commercial nature of the use and the importance of maintaining the commercial cap and location criteria in the Tier.

**A motion to deny initiation**, made by Rick Stopek, seconded by Serge D'Haiti, passed in a 6 to 2 vote with John Carr and Varissa Lall Dass dissenting.

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

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

John Carr, Chair thanked Rick Stopek for stepping in as an interim Vice Chair to help with comment cards and welcomed the new Board member of Richard Dunn. Richard Dunn stated that he appreciates the Planning Commissioners for their time

and service, impressed with the staff reports for those six projects, and stated that he was a long-time Planner and is now retired. Raphael Clemente complimented Richard Dunn for surviving all those years as a planner. Varissa Lall Dass commented on the number of projects in the Agricultural Reserve. Rick Stopek wished everyone a Happy Easter and Passover. Serge D'Haiti said that he has learned a lot about the Ag Reserve and has seen the passion of the citizens for the AGR, and echoed the importance of preserving natural land. Brian Stenberg appreciated the Planning staff's good work, and thanked the former Planning Commissioners in the audience for taking the time to come to the meeting today. John Carr, Chair also thanked Precious Sermon for all the delicious treats.

**B. PZ&B Executive Director**

Whitney Carroll, PZB Executive Director, welcomed Richard Dunn to the Planning Commission, and informed the Board that the AGR workshop will be held on May 13<sup>th</sup> BCC Public Hearing.

**C. Assistant Land Use Attorney**

No comment.

**D. Planning Director**

Thuy Shutt welcomed Richard Dunn to the Planning Commission. She provided an update on the progress of the Countywide Transportation Master Plan as staff is working closely with the municipalities.

**VI. ADJOURN**

The Planning Commission meeting adjourned at 2:22 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 April 11, 2025 meeting of the Planning Commission of Palm Beach County, approved this 9th day of May, 2025.

  
Thuy Shutt, AIA, FRA-RA, Planning Director