

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

**MINUTES OF THE JANUARY 10, 2025 MEETING**

On January 10, 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**

Jeff Gagnon, 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	Penny Pompei	X	
1	John Carr – Chair	X	
2	Varisa Lall Dass	X	
2	Michael Cuevas	X	
3	Barbara Roth	X	
3	Vacant		
4	Glenn Gromann	X	
4	Brian Stenberg	X	
5	Sherri Scarborough – Vice Chair	X	
5	Rick Stopek	X	
6	Ankur Patel	X	
6	Vacant		
7	Angella Vann	X	
7	Serge D’Haiti	X	
At Lg.	Vacant		
	12 members on the Commission		
Notes:			

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Kathleen Chang, Jerry Lodge, Peta-Gaye Edwards, Dorian Bellosa, Alondra Lopez-Mojica, Sussan Gash, Bryce Van Horn and David Wiloch.

Other County Staff Present: Darren Leiser (County Attorney), Dom Simeus (Traffic), Jerome Ottey (Zoning), Lisa Amara (Zoning Director), Deb Drum (ERM), Timothy Haynes (ERM), Allison Spall (ERM), Patrick Wille (ERM), Megan Houston (OOR) and Stessy Cocerez (OOC).

**B. Pledge of Allegiance**

**C. Proof of Publication** – confirmed by Thuy Shutt, Planning Director

**D. Postponements & Agenda Approval**

**Motion to approve the agenda** made by Barbara Roth, seconded by Sherri Scarborough, passed in a 12 to 0 vote.

**E. Consideration of Minutes – November 08, 2024**

**Motion to approve the minutes** made by Penny Pompei, seconded by Glenn Gromann, passed in a 12 to 0 vote.

## **II. COMMENTS**

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

**B. By the Chair** – John Carr wished everyone a Happy New Year and thanked Serge D’Hatiti for attending the Planning workshop in Jupiter.

## **III. PUBLIC HEARING**

**A. Round 25-A2 County Initiated Amendments**

**1. Conservation Lands FLUA Updates (LGA 2025-001 to 2025-004)**

Timothy Haynes, Principal Planner, Department of Environmental Resources Management, gave the staff presentation with a staff recommendation for approval.

Commission discussion included questions regarding Martin County’s efforts to conserve lands adjacent to Palm Beach County.

There was no public comment.

**A motion to approve**, made by Barbara Roth, seconded by Serge D’Haiti, passed in a 12 to 0 vote.

**2. Westgate Bonus Density Pool Text**

Denise Pennell, Director of Planning & Development of the Westgate CRA, gave the staff presentation with a staff recommendation for approval.

Commission discussion included comments regarding impact to infrastructure (traffic and drainage), allocation of units for the bonus density throughout the WCRAO and questions about CRA funding and workforce housing requirements.

One member of the public, representing Frisbie Group, spoke in support of the amendment and highlighting the benefits to redevelopment.

**A motion to approve**, made by Glenn Gromann, seconded by Barbara Roth, passed in a 12 to 0 vote.

**B. Round 25-A2 Privately Initiated Amendment**

**1. West End Crossing (LGA 2024-002)**

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

Commission discussion included comments that generally the Commercial Low future land use for some types of neighborhood commercial may be suitable. However the discussion focused on a lack of need for more gas stations, roadway capacity at the intersection, the recommendations of Acreage Neighborhood Plan, conflicts with the resident's desires, incompatibility of the types of proposed uses adjacent to residential, and potential contamination to groundwater and adjacent drainage system.

Two members of the public spoke in opposition, citing enough commercial to serve residents, inconsistency with the Acreage Neighborhood Plan, lack of infrastructure and environmental impacts.

**A motion to deny**, made by Rick Stopek, seconded by Glenn Gromann, passed in an 8 to 4 vote (with Varisa Lall Dass, Angella Vann, Michael Cuevas, and John Carr dissenting).

**IV. REGULAR AGENDA**

**A. County Proposed Text Initiation**

**1. Resiliency Element Text Initiation**

Stessy Corecez, Resilience & Sustainability Analyst, PBC Office of Resilience, gave the staff presentation with a staff recommendation for initiation.

Commission discussion included questions on clarifying the social equity strategy, what potential economic impacts could result from Element policies and reasoning as to why the Element is being proposed.

There was no public comment.

**A motion to initiate**, made by Ankur Patel, seconded by Glenn Gromann passed in a 10 to 2 vote (with Penny Pompei and Brian Stenberg dissenting).

**B. Other Planning Division Items**

**1. Planning Commission Annual Report**

Stephanie Gregory, Principal Planner, gave the staff summary report with a staff recommendation for approval.

There was minimal Board discussion and no public comment.

**A motion to approve**, made by Serge D'Haiti, seconded by Sherri Scarborough, passed in a 12 to 0 vote.

## **V. UPDATES AND COMMENTS**

### **A. Commission Members**

Ankur Patel commented that areas with major infrastructure changes should result in a discussion as to the appropriate uses. Rick Stopek added to Ankur Patel's comments by emphasizing the suitability of community oriented uses such as a child-care facility or fire station on such sites. Serge D'Haiti announced that he recently earned his doctorate degree. Angella Vann commented on the Planning Commission's role in reviewing land use amendments as opposed to the zoning application and suggested that the neighborhood plans referenced in the earlier discussed items should be updated. Barbara Roth thanked staff and appreciated the annual PLC report as a way to see what ultimately gets adopted. Michael Cuevas asked for clarification on the Planning Commission's role in reviewing land use amendments that have a concurrent zoning application. Varissa Lall Dass agreed with Michael Cuevas and echoed comments made by Ankur Patel. Penny Pompei thanked staff for the hard work and effort in putting the packets together every month. Glenn Gromann thanked staff and the Planning Commission for all of their efforts.

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

None.

### **C. Assistant Land Use Attorney**

No comment.

### **D. Planning Director**

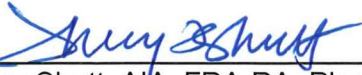
Thuy Shutt explained that staff meets with applicants during pre-application meetings to discuss options and what to expect. She continued to state that there is currently a disconnect between roadway and land use planning. However, there is an effort in the county to correct that with the Countywide Master Transportation Plan through an RFP, which will address land use based transportation, working alongside its 39 municipalities within the next one to two years

## **VI. ADJOURN**

The Planning Commission meeting adjourned at 11:14 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 January 10, 2025 meeting of the Planning Commission of Palm Beach County, approved this 14th day of March, 2025.



\_\_\_\_\_  
Thuy Shutt, AIA, FRA-RA, Planning Director