

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

MINUTES OF THE MARCH 14, 2025 MEETING

On March 14, 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 | 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: | *Arrived at 9:06am – Varissa Lall Dass | | |

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Kathleen Chang, Jerry Lodge, Peta-Gaye Edwards, Dorian Bellosa, Alondra Lopez-Mojica, Precious Sermon and Travis Goodson.

Other County Staff Present: Scott Stone (County Attorney), Dom Simeus (Traffic), Jerome Ottey (Zoning) and Whitney Carrol (PZB Exec Director).

B. Pledge of Allegiance

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

D. Postponements & Agenda Approval

Thuy Shutt announced that Item III.A.1 Farmworker Housing Text was administratively postponed to allow for further research.

Motion to approve the agenda as amended made by Rick Stopek, seconded by Ankur Patel, passed in an 8 to 0 vote.

E. Consideration of Minutes – January 10, 2025

Motion to approve the minutes made by Sherri Scarborough, seconded by Rick Stopek, 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 all new members.

III. PUBLIC HEARING

A. Round 25-B County Initiated Amendment

1. Farmworker Housing Text

This item was administratively postponed.

B. Round 25-B Privately Initiated Amendment

1. Palms West Tier Change (LGA 2025-005)

Alondra Lopez-Mojica, Planner I, gave the staff presentation with a staff recommendation for approval with conditions.

Board discussion included comments regarding community outreach, the potential impact on traffic flow along Southern Boulevard, whether the cap on trip generation reflects the potential, future expansion of the hospital use, as well as highlighting the benefit of having the hospital available to the community.

There was no public comment.

A motion to approve, made by Ankur Patel, seconded by Serge D'Haiti, passed in a 9 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

Rosy Matos introduced herself and stated that she is happy to be on the Planning Commission to serve. Raphael Clemente expressed that it is a pleasure to be serving on the board as an urban planner with over 25 years of experience. Varisa

Lall Dass added that Raphael Clemente was the Executive Director of West Palm Beach Downtown Development Authority and has a wealth of knowledge about planning. Ankur Patel commented that the Farmworker Housing Text amendment should consider federal laws that are changing which may affect the amendment.

B. PZ&B Executive Director

Whitney Carroll, PZB Executive Director welcomed Raphael Clemente & Rossy Matos to the Planning Commission.

C. Assistant Land Use Attorney

Scott Stone, County Attorney welcomed new members.

D. Planning Director

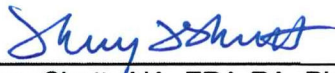
Thuy Shutt expressed that she was excited to see new commission members and welcomed them to the Commission.

VI. ADJOURN

The Planning Commission meeting adjourned at 9:24 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 March 14, 2025 meeting of the Planning Commission of Palm Beach County, approved this 11th day of April, 2025.



Thuy Shutt, AIA, FRA-RA, Planning Director