

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

MINUTES OF THE JULY 12, 2024 MEETING

On July 12, 2024 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. Ankur Patel, the Chair called the meeting to order at 9:00 AM.

District	Name	Present	Absent
1	Penny Pompei	X	
1	John Carr – Vice Chair	X	
2	Varisa Lall Dass	X	
2	Michael Cuevas	X	
3	Barbara Roth	X	
3	Dagmar Brahs	X	
4	Glenn Gromann		X
4	Brian Stenberg	X	
5	Sherri Scarborough	X	
5	Rick Stopek	X	
6	Ankur Patel – Chair	X	
6	Kiley Harper-Larsen		X
7	Angella Vann		X
7	Serge D’Haiti	X	
At Lg.	David Serle		X
	15 members of the Commission	11	4
Notes:			

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

Other County Staff Present: Whitney Carroll (PZB Executive Director), Donna Adelsperger (Zoning), Jerome Small (Zoning) & Darren Leiser (County Attorney).

- B. Pledge of Allegiance**
- C. Proof of Publication – Thuy Shutt, Planning Director**
- D. Postponements & Agenda Approval**

Motion to approve the Agenda made by Sherri Scarborough, seconded by Rick Stopek, passed in an 11 to 0 vote.

- E. Consideration of Minutes – June 14, 2024**

Motion to approve the minutes made by Barbara Roth, seconded by Penny Pompei, passed in an 11 to 0 vote.

II. COMMENTS

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

III. PUBLIC HEARING

- A. Small Scale Amendments**

1. Boynton Beach Place (SCA 2023-020)

Peter Germain, Planner I, gave the staff presentation

Commission discussion included comments regarding the positive outreach between the developer and the adjacent community.

Two public members spoke in support, representing the Coalition of Boynton West Residential Associations (COBWRA) and Country Fair HOA, both citing that they are pleased with the agreement reached with the developer and support the project.

A motion to approve with conditions (as proposed by staff), made by Penny Pompei, seconded by Rick Stopek, passed in an 11 to 0 vote.

IV. REGULAR AGENDA

- A. County Proposed Text Initiation**

1. Westgate Belvedere Homes CRA Bonus Density Pool

Denise Pennell, Westgate CRA Project Manager, gave the staff presentation

Commission discussion included comments regarding the extent of future development anticipated within the Westgate CRA area, parking and workforce housing requirements, the proposed redevelopment of the Palm Beach Kennel Club, and the process for approving units from the density pool. The Chair

recommended that staff explore the workforce housing requirements within the CRA and consider traffic impacts resulting from the increase in units.

One member of the public spoke in support, representing the Frisbie Group, citing the need for redevelopment projects within the County and the Westgate CRA area due to the growing population.

A motion to initiate, made by John Carr, seconded by Penny Pompei, passed in an 11 to 0 vote.

B. Privately Proposed Text Initiation

1. Seventh at Haverhill

Maria Bello, Principal Planner, gave the staff presentation

Commission discussion included the need for affordable housing, the concept of residential developers partnering with places of worship or other civic uses, and potential parking issues.

There was no public comment.

A motion to initiate, made by Barbara Roth, seconded by Rick Stopek, passed in an 11 to 0 vote.

IV. UPDATES AND COMMENTS

A. Commission Members

Michael Cuevas stated he was thankful for the opportunity to serve on the Commission. He moved to West Palm Beach in 2010 and got involved in the Downtown Action Commission and is now happy to learn about the Planning Commission and Zoning.

Chair Ankur Patel welcomed new member Michael Cuevas.

B. PZ&B Executive Director – Welcomed new member Michael Cuevas.

C. Assistant Land Use Attorney – None.

D. Planning Director – Thuy Shutt, Planning Director notified the Commission that August PLC may be cancelled.

V. ADJOURN

The Planning Commission meeting adjourned at 10:29 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 July 12, 2024 meeting of the Planning Commission of Palm Beach County, approved this 11th day of October, 2024.



Thuy Shutt, AIA, FRA-RA, Planning Director