

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

MINUTES OF THE JULY 11, 2025 MEETING

On July 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	Kara Irwin-Ferris	X	
1	John Carr – Chair	X	
2	Varisa Lall Dass – Vice Chair	X	
2	Raphael Clemente	X	
3	Rossy Matos **	X	
3	Richard Dunn		X
4	Glenn Gromann		X
4	Brian Stenberg		X
5	Gary Brown	X	
5	Rick Stopek	X	
6	Ankur Patel		X
6	Stephen Basore		X
7	Denise Williams		X
7	Serge D’Haiti	X	
At Lg.	Selena Samios	X	
	15 members on the Commission	9	6
Notes:	*Arrived at 9:03 AM		

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Dorian Bellosa, Alondra Lopez-Mojica, Peta-Gaye Edwards, Evana Ahmed, Taylor Beebe, Sarah Bishop, Travis Goodson, Inna Stafeychuk, Kathleen Chang, Precious Sermon and Maria Bello.

Other County Staff Present: Darren Leiser (County Attorney), Jerome Smalls (Zoning), Donna Adelsperger (Zoning) and Whitney Carroll (PZB Exec Director).

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 Raphael Clemente, seconded by Serge D'Haiti, passed in an 8 to 0 vote.

E. Consideration of Minutes – May 9, 2025

Motion to approve the minutes made by Rick Stopek, seconded by Serge D'Haiti, passed in an 8 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items

B. By the Chair – John Carr welcomed all new members to the Commission.

III. PUBLIC HEARING

A. Small Scale Amendment

1. Boca Raton Commerce Center III (SCA 2024-008)

Travis Goodson, Principal Planner, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included questions regarding the unit sizes, the County's review of the traffic study, and the existing and proposed landscape buffering. The Commission provided comments regarding the site design, impacts to traffic and public services, and the need for housing.

There was no public comment.

Approval with conditions, motion by Rapheal Clemente, seconded by Rick Stopek, passed in a 6 to 3 vote (with Serge D'Haiti, Rick Stopek and Gary Brown dissenting).

2. Paving Lady (SCA 2025-008)

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

Commission discussion included questions regarding potential hazardous materials that may be stored and the proposed location of the warehouse use on the site.

There was no public comment.

Approval, motion by Serge D'Haiti, seconded by Rick Stopek, passed in a 9 to 0 vote.

B. Round 25-B2 Privately Initiated Amendment

1. AHS Pine Ridge PUD (LGA 2025-013)

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

Under discussion, Commission members discussed alternative WHP requirement scenarios, potential impacts on the current residents that reside in WHP restricted units, financial viability of the project and balancing workforce and market rate units. Commissioners expressed support for allowing market rate units to alleviate the concentration of low income housing and to further the viability of the development.

There was no public comment.

Approve with modifications, motion by Raphael Clemente, seconded by Rossy Matos, passed in an 8 to 1 vote (with Kara Irwin-Ferris dissenting). The modification consisted of a revision to condition of approval #3, to increase number of WHP restricted units from 145 to 153 by adding 4 units in the >100% to 120% AMI range and 4 units in the >120 to 140% AMI range. The remaining number of unrestricted units was decreased by 8 units from 143 to 135 as shown in underline in Exhibit 1.

IV. UPDATES AND COMMENTS

A. Commission Members

Kara Irwin-Ferris introduced herself as a local government Planner representing District 1 and stated she looking forward to serving. Selena Samios introduced herself as the At-Large member and stated that she has spent 9 years on the Village Council of Royal Palm Beach and is currently the Executive Director for the Women's Chamber of Commerce in Palm Beach County. Gray Brown introduced himself as the District 5 representative and also serves on the Sheriff Advisory Board. He stated that he previously worked for Broward School Board as a technologist and was a professor at Nova Southeastern University and is currently retired. Rick Stopek reminded everyone to enjoy the lighter traffic for the next 30 days before school starts. Rossy Matos thanked the staff for their hard work. Varissa Lall Dass thanked the Commission for the Vice Chair appointment. Raphael Clemente mentioned that he is the chair of the West Palm Beach Mobility Coalition WPBGO, which is a Transportation Management Association (TMA) for the urban core in downtown West Palm Beach and asked if the Commission could have a workshop on the Countywide Transportation Master Plan.

B. PZ&B Executive Director

Whitney Carroll, PZB Executive Director, welcomed new commissions and thanked them for their expertise and knowledge.

C. Assistant Land Use Attorney

No comment.

D. Planning Director

Thuy Shutt, Planning Director, provided an update on the progress of the Countywide Transportation Master Plan stating that WSP Consulting firm was approved to lead the project. The Commission members are welcome to participate virtually or in person. There is a link for public participation and the webpages are available.

VI. ADJOURN

The Planning Commission meeting adjourned at 11:15 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 11, 2025 meeting of the Planning Commission of Palm Beach County, approved this 12th day of September, 2025.


Thuy Shutt, AIA, FRA-RA, Planning Director