

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

MINUTES OF THE MAY 9, 2025 MEETING

On May 9, 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	Rossy 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	Stephen Basore*	X	
7	Vacant		
7	Serge D'Haiti	X	
At Lg.	Vacant		
	11 members on the Commission	9	2
Notes:	*Present at 9 AM and came up to the dais at 9:02 AM		

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Dorian Bellosa, Alondra Lopez-Mojica, Khurshid Mohyuddin, Precious Sermon and Bryce Van Horn.

Other County Staff Present: Darren Leiser (County Attorney), Jerome Ottey (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 Serge D'Haiti, seconded by Rick Stopek, passed in a 8 to 0 vote.

E. Consideration of Minutes – April 11, 2025

Motion to approve the minutes made by Serge D'Haiti, seconded by Richard Dunn, passed in a 8 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items – One member of the public spoke on the upcoming Agricultural Reserve Workshop to the Board of County Commissioners and provided a handout to the Commission.

B. By the Chair – John Carr welcomed Stephen Basore to the Commission.

III. PUBLIC HEARING

A. Round 25-B County Initiated Amendment

1. Farmworker Housing Text

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

Commission discussion included questions regarding whether housing would be allowed as temporary structures (i.e. mobile homes) that would be at risk from hurricanes, if there is a maximum cap currently in place or proposed for the number of farmworkers on a site, whether a rezoning would be required, the conversion of farmworker housing to other housing, and clarification on what constitutes special needs housing.

There was no public comment.

A motion to approve, made by Ankur Patel, seconded by Rick Stopek, passed in a 9 to 0 vote.

IV. REGULAR AGENDA

A. Round 26-A County Text Initiation

1. Water Supply Facilities Work Plan Text Initiation

Jeff Gagnon, Deputy Planning Director, gave the staff presentation with a staff recommendation to approve.

Board discussion was minimal and there was no public comment.

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

B. PLC Organizational Item

Rick Stopek nominated Varissa Lall Dass for Vice Chair.

A motion to approve Varissa Lall Dass for Vice Chair, made by Rick Stopek, seconded by Ankur Patel, passed in a 9 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

Stephen Basore said that it is an honor to join the Planning Commission. He is the Chair of the Agricultural Enhancement Council (AEC) and stated his service on the PLC would be helpful to serve and represent the agricultural industry and the AEC.

B. PZ&B Executive Director

Whitney Carroll, PZB Executive Director, welcomed Stephen Basore to the Planning Commission and thanked him for representing the agricultural industry.

C. Assistant Land Use Attorney

No comment.

D. Planning Director

No comment.

VI. ADJOURN

The Planning Commission meeting adjourned at 9:37 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 May 9, 2025 meeting of the Planning Commission of Palm Beach County, approved this 11th day of July, 2025.



Thuy Shutt, AIA, FRA-RA, Planning Director