

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

MINUTES OF THE APRIL 10, 2026 MEETING

On April 10, 2026 at 9:03 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.
Brian Stenberg, Vice Chair, called the meeting to order at 9:03 AM.

District	Name	Present	Absent
1	Kara Irwin-Ferris	X	
1	John Carr	X	
2	Varisa Lall Dass – Chair*	X	
2	Raphael Clemente**	X	
3	Rosy Matos		X
3	Jordania Areas		X
4	Carl Anthony Klepper		X
4	Brian Stenberg – Vice Chair	X	
5	Gary Brown	X	
5	Rick Stopek	X	
6	Ankur Patel	X	
6	Stephen Basore	X	
7	Denise Williams	X	
7	Cedrick Thomas	X	
At Lg.	Selena Samios	X	
	15 members on the Commission	12	3
Notes:	* Varisa Lall Dass arrived at 9:03 AM ** Raphael Clemente left at 10:56 AM		

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Melissa Michael, Peta-Gaye Edwards, Bryan Davis, Aaron Cramer, Dorian Bellosa, Imene Haddad, Kathleen Chang, and Precious Sermon.

Other County Staff Present: Whitney Carroll (PZB Executive Director), Ramon Trias (Deputy Executive Director), Darren Leiser (County Attorney), Moshuir Ahmed (Traffic), Jerome Ottey (Zoning), and Wendy Hernandez (Zoning).

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 Rick Stopek, seconded by Brian Stenberg, passed in a 12 to 0 vote, approving the agenda with no postponements, as the agent for the Happy Hollow Commerce amendment withdrew the postponement request.

E. Consideration of Minutes – October 10, 2025

Motion to approve the minutes made by Rick Stopek, seconded by Brian Stenberg, passed in a 12 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. [East Coast MUPD \(SCA 2025-016\)](#)

Jordan Sperling, Agent from Schmidt Nichols, gave a brief presentation.

Dorian Bellosa, Planner I, gave the staff presentation with a staff recommendation for approval with conditions.

Commission discussion included comments regarding the hours of operation due to close proximity to residential areas and how the proposed traffic condition by staff will be implemented.

There was no public comment.

A motion to approve with conditions, made by John Carr, seconded by Raphael Clemente, passed in a 12 to 0 vote.

B. Large Scale Amendments

1. [Happy Hollow Commerce \(LGA 2025-015\)](#)

Brian Terry, Agent from Insite Studio, Inc., gave a brief presentation.

Imene Haddad, Senior Planner, gave the staff presentation with a staff recommendation for denial.

Commission discussion included comments regarding the compatibility of the proposed use, and the need to support local businesses. Five members

of the public, including representatives of the Coalition of Boynton West Residential Association (COBWRA), the Sierra Club Loxahatchee Group, spoke in opposition citing concerns regarding intensity, incompatibility with surrounding uses, traffic and noise impacts, loss of agricultural land, and whether the use would support the local residents and businesses of the Tier. A member of the public, serving as the real estate broker of the subject site, spoke in support citing the proposed development will support the need of the residents and workers within the Tier.

A motion to deny, made by Stephen Basore, seconded by Cedrick Thomas, passed in a 10 to 1 vote (with Selena Samios dissenting). An initial motion to approve with conditions, made by Selena Samios, seconded by Rick Stopek, failed in a 1 to 10 vote (with John Carr, Kara Irwin-Ferris, Varisa Lall Dass, Brian Stenberg, Rick Stopek, Gary Brown, Ankur Patel, Stephen Basore, Denise Williams, Cedrick Thomas dissenting).

IV. REGULAR AGENDA

A. Privately Proposed Text Initiation

1. [Liberty Airport Center Text Initiation](#)

Josh Nichols, Agent from Schmidt Nichols, gave a brief presentation.

Aaron Cramer, Planner I, gave the staff presentation with a staff recommendation to initiate.

There was minimal discussion regarding clarification of the applicant's intended use.

There was no public comment.

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

B. Other Planning Division Items

1. [Planning Commission Annual Report](#)

Planning Director, Thuy Shutt presented the Annual Report to the Board for discussion.

V. UPDATES AND COMMENTS

A. Commission Members

Brian Stenberg congratulated Selena Samios on her election as Councilwoman for the Village of Royal Palm Beach. Ankur Patel thanked staff and noted that he did not receive his mailed materials. Varisa thanked everyone.

B. PZ&B Executive Director

No comment.

C. Assistant County Attorney

No comment.

D. Planning Director

No comment.

VI. ADJOURN

The Planning Commission meeting adjourned at 11:47 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 April 10, 2026 meeting of the Planning Commission of Palm Beach County, approved this 8th day of May, 2026.



Thuy Shutt, AIA, FRA-RA, Planning Director