

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

MINUTES OF THE AUGUST 14, 2026 MEETING

On August 14, 2026 at 9:12 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, Chair, called the meeting to order at 9:12 AM.

District	Name	Present	Absent
1	Kara Irwin-Ferris	X	
1	John Carr	X	
2	Varissa Lall Dass	X	
2	Raphael Clemente – Vice Chair		X
3	Rosy Matos		X
3	Jordania Areas		X
4	Carl Anthony Klepper		X
4	Brian Stenberg – 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.	Aaron Hallyburton		X
	15 members on the Commission.	8	7
Notes:			

Planning Staff Present: Jeff Gagnon, Melissa Michael, Peta-Gaye Edwards, Aaron Cramer, Kathleen Chang, Travis Goodson, Bryan Davis, and Precious Sermon.

Other County Staff Present: Whitney Carroll (PZB Exec Director), Ramon Trias (Assistant Deputy Development Director), Darren Leiser (County Attorney), and Jerome Ottey (Zoning)

B. Pledge of Allegiance

C. Proof of Publication – confirmed by Jeff Gagnon, Interim Planning Director

D. Postponements & Agenda Approval

Postponement of Item IV.A.1 made by Ankur Patel, seconded by Gary Brown, passed in an 8 to 0 vote.

Motion to approve the agenda made by Ankur Patel, seconded by Varissa Lall Dass, passed in an 8 to 0 vote.

E. Consideration of Minutes – July 10, 2026

Motion to approve the minutes made by John Carr, seconded by Gary Brown, passed in an 8 to 0 vote.

II. COMMENTS

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

B. By the Chair – None.

III. PUBLIC HEARING

A. Round 26-B2 County Proposed Text Amendments

1. Compatibility Text

Bryan Davis, Principal Planner, gave the staff presentation with a staff recommendation of approval.

Commission discussion included clarifications that the compatibility requirements apply only to residential-to-residential situations, and the assessment of compatibility and potential mitigation measures contemplated for inclusion in the ULDC.

There was no public comment.

A motion to approve, made by Cedrick Thomas, seconded by Gary Brown, passed in an 8 to 0 vote.

C. Round 27-A County Proposed Text Amendments

1. Liberty Airport Center (LGA 2026-006) FLUA & Text

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

Aaron Cramer, Planner I, gave the staff presentation with a staff recommendation of approval.

Commission discussion included concerns regarding the disposal of electric vehicle batteries and the potential for discharge into the site's

retention pond. Additional concerns were raised regarding whether trip generation associated with the proposed ancillary sales use was adequately reflected in the traffic study, as well as how the applicable traffic requirements would be enforced and monitored. Further discussion focused on clarifying the nature of the proposed business and the language of the amended Condition of Approval associated with Ordinance No. 2008-051.

There was no public comment.

A motion to approve, made by Kara Irwin-Ferris, seconded by Cedrick Thomas, passed in an 8 to 0 vote.

IV. REGULAR AGENDA

A. Privately Proposed Text Initiation

1. Florida Wildlife Rangers Text Initiation

A motion to approve postponement to the October 9, 2026 Planning Commission public hearing, made by Ankur Patel, seconded by John Carr, passed in an 8 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

Board Member, Ankur Patel expressed his appreciation for the staff's efforts and commended staff for their work on the amendments.

Chair, Brian Stenberg thanked staff and commended Bryan Davis for doing a wonderful job explaining the amendments and helping the public and Board members understand the item.

B. PZ&B Executive Director

Whitney Carroll, PZB Executive Director, commented that the Ag Reserve Update will take place downtown at the BCC Public Hearing on August 26, 2026. She thanked the Board for their service.

C. Assistant County Attorney

No comment.

D. Planning Director

Jeff Gagnon, Interim Planning Director, commented that the CTMP will be discussed at the BCC Comprehensive Plan Public Hearing on August 26, 2026, along with the Ag Reserve Update. He thanked the Board for their time and service.

VI. ADJOURN

The Planning Commission meeting adjourned at 10:28 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 August 14, 2026 meeting of the Planning Commission of Palm Beach County, approved this 11th day of September, 2026.


Jeff Gagnon, Interim Planning Director