

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

MINUTES OF THE JULY 10, 2026 MEETING

On July 10, 2026 at 9:01 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.
Raphael Clemente, Vice Chair, called the meeting to order at 9:01 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	Rossy 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	
	14 members on the Commission	10	5
Notes:	** John Carr arrived at 9:02 AM		

Planning Staff Present: Jeff Gagnon, Melissa Michael, Peta-Gaye Edwards, Sussan Gash, Aaron Cramer, Dorian Bellosa, Kathleen Chang, Khurshid Mohyudid, Bryan Davis and Precious Sermon.

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

B. Pledge of Allegiance

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

John Carr arrives**

D. Postponements & Agenda Approval

Motion to approve the agenda made by Rick Stopek, seconded by Rossy Matos, passed in a 10 to 0 vote.

E. Consideration of Minutes – June 12, 2026

Motion to approve the minutes made by Rossy Matos, seconded by Denise Williams, passed in a 10 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items

B. By the Chair

Raphael Clemente, Vice Chair, inquired about the date for the Northlake Boulevard West TIM amendment to go to Board of County Commissioners (BCC). Staff responded that the item is tentatively scheduled for the BCC Public Hearing on August 26, 2026.

III. REGULAR AGENDA

A. Other Planning Division Items

1. Comprehensive Plan Evaluation and Appraisal Report (EAR)

Sussan Gash, Senior Planner, gave the staff presentation with a staff recommendation of approval.

One member of the public spoke in support.

A motion to approve, made by John Carr, seconded by Aaron Hallyburton, passed in a 10 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

Board member, John Carr, congratulated all the new members to the board.

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 July 14, 2026.

C. Assistant County Attorney

No comment.

D. Planning Director

Jeff Gagnon, Interim Planning Director, informed the Board that the AGR Update public input survey results are linked to the Planning Division page, and results will also be presented at the BCC Public Hearing on July 14, 2026. He also commented that there is at least one item tentatively scheduled for the next Planning Commission meeting on August 14, 2026.

VI. ADJOURN

The Planning Commission meeting adjourned at 9:12 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 10, 2026 meeting of the Planning Commission of Palm Beach County, approved this 14th day of August, 2026.


Jeff Gagnon, Interim Planning Director