

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

MINUTES OF THE MAY 08, 2026 MEETING

On May 08, 2026 at 9:19 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.
Varisa Lall Dass, Chair, called the meeting to order at 9:19 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** By phone	X	
At Lg.	Vacant		
	14 members on the Commission	8	6
Notes:	** Cedrick Thomas connected by phone at 9:19 AM		

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

Other County Staff Present: Cindy Hoskin (PZB Deputy Exec Director), Ramon Trias (Assistant Deputy Development Director), Darren Leiser (County Attorney), Dom Simeus (Traffic), Jerome Ottey (Zoning), and Nancy Frontany Bou (Zoning).

B. Pledge of Allegiance

C. Proof of Publication – confirmed by Thuy Shutt, Planning Director

Telephonic Participation - A motion to approve by Brian Stenberg, seconded by Denise Williams, passed in an 8 to 0 vote, with seven Commissioners attending the meeting in person. A physical quorum was present and due to extraordinary circumstances, Planning Commissioners made a finding that Cedrick Thomas could attend telephonically.

D. Postponements & Agenda Approval

Motion to approve the agenda made by Brian Stenberg, seconded by Rick Stopek, passed in an 8 to 0 vote.

E. Consideration of Minutes – May 8, 2026

Motion to approve the minutes made by Kara Irwin-Ferris, seconded by Denise Williams, passed in an 8 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items – One member of the public spoke regarding zoning regulations for Affordable Housing and compared the housing density and design to Japanese housing design.

B. By the Chair – None.

III. PUBLIC HEARING

A. Small Scale Amendments

1. [Bulk Candy Store \(SCA 2026-001\)](#)

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

Cameron Baker, Agent from Schmidt Nichols, gave a brief presentation.

Commission discussion

There was no public comment.

A motion to approve with conditions, made by Rick Stopek, seconded by Brian Stenberg, passed in an 8 to 0 vote.

V. UPDATES AND COMMENTS

A. Commission Members

No comment.

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 9:41 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 8, 2026 meeting of the Planning Commission of Palm Beach County, approved this 12th day of June, 2026.

 Jeff Gayron
Thuy Shutt, AIA, FRA-RA, Planning Director