

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

MINUTES OF THE SEPTEMBER 12, 2025 MEETING

On September 12, 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	Kara Irwin-Ferris	X	
1	John Carr – Chair	X	
2	Varisa Lall Dass – Vice Chair		X
2	Raphael Clemente		X
3	Rossy Matos	X	
3	Richard Dunn		X
4	Glenn Gromann		X
4	Brian Stenberg	X	
5	Gary Brown	X	
5	Rick Stopek		X
6	Ankur Patel	X	
6	Stephen Basore	X	
7	Denise Williams	X	
7	Serge D’Haiti *	X	
At Lg.	Selena Samios	X	
	15 members on the Commission	10	5
Notes:	* Serge D’Haiti arrived at 9:05 AM		

Planning Staff Present: Thuy Shutt, Jeff Gagnon, Stephanie Gregory, Peta-Gaye Edwards, Evana Ahmed, Jerry Lodge, Sarah Bishop, Bryce Van Horn, Kathleen Chang, Precious Sermon, and Bryan Davis.

Other County Staff Present: Darren Leiser (County Attorney), Jerome Ottey (Zoning) and Moshin Rahman (Traffic), Jennifer Cirillo, Bob Hamilton, and Daniel Duenas (Parks & Recreation).

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 Selena Samios, seconded by Denise Williams, passed in a 9 to 0 vote.

E. Consideration of Minutes – July 11, 2025

Motion to approve the minutes made by Kara Irwin-Ferris, seconded by Ankur Patel, passed in a 9 to 0 vote.

II. COMMENTS

A. By the Public on Non-Agenda Items

B. By the Chair – John Carr welcomed all new members to the Commission.

III. PUBLIC HEARING

A. Round 26-A County Proposed Text Amendment

1. Recreation and Open Space Element Revisions

Bob Hamilton, Parks & Rec Division Director, gave the staff presentation with a staff recommendation for approval.

Commission discussion included questions regarding funding sources, the Parks Master Plan, and the County's relationship with municipal parks.

There was no public comment.

Approval motion by Ankur Patel, seconded by Serge D'Haiti, passed in a 10 to 0 vote.

B. Round 26-A Privately Proposed FLUA Amendment

1. Nova Life RV Park (LGA 2025-014)

Sarah Bishop, Planner I, gave the staff presentation with a staff recommendation for approval with conditions.

The Commission expressed support for the proposed use at this site to increase recreational opportunities in the Glades region. Commission discussion included questions regarding whether the development will connect to sewer, the anticipated number of RV spaces and amenities, if reservations for large groups or events would be available, and future expansion possibilities.

There was no public comment.

Approval with conditions, motion by Rossy Matos, seconded by Denise William, passed in a 9 to 1 vote (with Serge D'Haiti dissenting).

IV. UPDATES AND COMMENTS

A. Commission Members

Ankur Patel welcomed all new members and stated that he is very excited to get the input and ideas from others. Denise William introduced herself as a native of West Palm Beach, a local business owner in Commissioner Powell's District 7. She stated that she is grateful to have an opportunity to serve. Selena Samios and Serge D'Haiti welcomed all new members. Stephen Basore introduced himself and stated that he is a fourth generation farmer as a lettuce grower and serves as chair of the PBC Food Bank the Agricultural Enhancement Council. Gary Brown said that this is his second meeting and is retired from the Broward County School Board as an IT Administrator and is currently a part-time estate agent and President of his HOA. Kara Irwin-Ferris introduced herself as a North County representative and has worked as a local Planner for the past 20 years. Brian Stenberg expressed appreciation to staff for their hard work and diligence in supporting the County and representing it well.

B. PZ&B Executive Director

No comment.

C. Assistant Land Use Attorney

No comment.

D. Planning Director

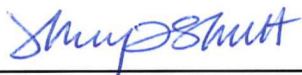
Thuy Shutt, Planning Director, provided an update on the progress of the Countywide Transportation Master Plan, stating that WSP Consulting will be having several meetings in different locations within 39 municipalities. She encourages the Board members to share information with friends and families to complete the survey at www.pbcmoves.com. The survey will be helpful for the consultants to collect the data for making the Master Plan.

VI. ADJOURN

The Planning Commission meeting adjourned at 9:44 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 September 12, 2025 meeting of the Planning Commission of Palm Beach County, approved this 10th day of October, 2025.



Thuy Shutt, AIA, FRA-RA, Planning Director