

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

MINUTES OF THE SEPTEMBER 11, 2026 MEETING

On September 11, 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

Peta-Gaye Gordon called the roll and confirmed a physical quorum.
Brian Stenberg, 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	
	15 members on the Commission.	9	6
Notes:			

Planning Staff Present: Jeff Gagnon, Melissa Michael, Peta-Gaye Gordon, Aaron Cramer, Dorian Bellosa, and Bryan Davis.

Other County Staff Present: Whitney Carroll (PZB Exec Director), Ramon Trias (Assistant Deputy Development Director), Darren Leiser (County Attorney), Jerome Ottey (Zoning), Alex Biray (Zoning), Dom Simeus (Traffic), and Alberto Lopez Tagle (Traffic).

B. Pledge of Allegiance

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

D. Postponements & Agenda Approval

Motion to approve the agenda made by Rick Stopek, seconded by Raphael Clemente, passed in an 9 to 0 vote.

E. Consideration of Minutes – August 14, 2026

Motion to approve the minutes made by Rick Stopek, seconded by Ankur Patel, passed in an 9 to 0 vote.

II. COMMENTS

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

B. By the Chair – The Chair acknowledged the 25th anniversary of the tragic events of September 11, 2001 and asked that everyone take a moment of silence throughout the day in remembrance.

III. PUBLIC HEARING

A. Small Scale Amendments

1. Cobblestone Square (SCA 2026-004)

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

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

Commission discussion included comments regarding traffic along Maine Street. There was also discussion on how traffic is calculated regarding the future land use and if there was coordination with the School District of Palm Beach County. There was no public comment.

A motion to approve, made by Ankur Patel, seconded by Kara Irwin-Ferris, passed in a 9 to 0 vote.

IV. UPDATES AND COMMENTS

A. Commission Members

Commissioner Patel expressed his appreciation for the staff's efforts and commented that a reevaluation of the County's current traffic analysis may be warranted given new modes of transportation. He also thanked the Chair for recognizing September 11, 2001.

Commissioner Hallyburton seconded the Board's recognition of September 11, 2001. He also commented that the trip generation for Cobblestone Square (SCA 2026-004) appears low.

Commissioner Gary Brown thanked staff and commended Engineering staff, Dom Simeus, for his thorough explanation of the traffic analysis.

Commissioner Raphael Clemente asked if staff could present a traffic analysis and ITE standards workshop to the Planning Commission.

B. PZ&B Executive Director

Whitney Carroll, PZ&B Executive Director, noted the Commission's traffic comments and proposed that a workshop be presented addressing future land use specific traffic topics. The PZ&B Executive Director also reminded the Commission that the Countywide Transportation Master Plan (CTMP) will be presented to the Board of County Commissioners (BCC) at the September 24, 2026 Zoning BCC hearing. Finally, the PZ&B Executive Director introduced the Planning Zoning & Building Department's new mascot, the PZ Bee to the Commission.

C. Assistant County Attorney

No comment.

D. Planning Director

Jeff Gagnon, Interim Planning Director, commented that the next scheduled Planning Commission will be October 9, 2026.

V. ADJOURN

The Planning Commission meeting adjourned at 9:52 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 11, 2026 meeting of the Planning Commission of Palm Beach County, approved this 9th day of October, 2026.


Jeff Gagnon, Interim Planning Director