

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

MINUTES OF THE JUNE 12, 2026 MEETING

On June 12, 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.
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	Vacant		
2	Raphael Clemente – Vice Chair	X	
3	Rossy Matos	X	
3	Jordania Areas	X	
4	Vacant		
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	11	2
Notes:	** Ankur arrived at 9:12 AM		

Planning Staff Present: Jeff Gagnon, Melissa Michael, Peta-Gaye Edwards, Jorge Perez, Aaron Cramer, Dorian Bellosa, Kathleen Chang, Evana Ahmed, and Precious Sermon.

Other County Staff Present: Whitney Carroll (PZB Exec Director), Ramon Trias (Assistant Deputy Development Director), Darren Leiser (County Attorney), Frank Morley (County Attorney), David Ricks (County Engineer, Eng Dept.), Kathleen Farrell (Eng Dept.), Tim Haynes (ERM), and Deborah Drum (ERM).

B. Pledge of Allegiance

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

Motion to approve Vice Chair made by Rick Stopek, seconded by Cedrick Thomas, passed in a 10 to 0 vote.

D. Postponements & Agenda Approval

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

E. Consideration of Minutes – June 12, 2026

Motion to approve the minutes made by Rick Stopek, seconded by Ankur Patel, passed in a 10 to 0 vote.

Ankur Patel arrives**

II. COMMENTS

A. By the Public on Non-Agenda Items

B. By the Chair

III. PUBLIC HEARING

A. Round 26-B2 County Initiated Amendment

1. Northlake Blvd West TIM

Jorge Perez, Senior Planner, gave the staff presentation with a staff recommendation for approval.

Commission discussion included effects on traffic, environment, access, turn lanes, and bottlenecks.

Six members of the public spoke in opposition and one spoke in support.

A motion to initiate, made by Rick Stopek, seconded by Stephen Basore, passed in an 8 to 3 vote with Kara Irwin-Ferris, Gary Brown and Aaron Hallyburton dissenting.

V. UPDATES AND COMMENTS

A. Commission Members

Chair, Brian Stenberg, welcomed Aaron Hallyburton to the board. He thanked the public for attending the meeting.

Board member, Aaron Hallyburton, expressed his excitement at being on the board and provided with a brief personal introduction.

Board member, Ankur Patel, thanked the members of the public in attendance and advised all to also attend the BCC meeting to provide feedback directly to the Board. Mr. Patel also congratulated Mr. Hallyburton on his appointment.

Vice Chair, Rapheal Clemente, stated he will be attending the BCC Public Hearing when the Northlake Blvd West TIM item goes before the Board and will provide comment regarding planning principles and policy.

B. PZ&B Executive Director

Whitney Carroll, PZB Executive Director, welcomed Aaron Hallyburton to the Board. She also announced that Thuy Shutt has resigned from her position, thanked her for her service to the County, and recognized Jeff Gagnon as the Interim Planning Director.

C. Assistant County Attorney

Darren Leiser, Assistant County Attorney, introduced Frank Morley, the new Assistant County Attorney, who will serve as his backup and attend Zoning hearings.

D. Planning Director

Jeff Gagnon, Interim Planning Director, informed the Board that the Northlake TIM Amendment, originally scheduled for the June 17, 2026 BCC Hearing, has been postponed. He announced that the next Planning Commission meeting will be held on July 10, 2026, welcomed the new Board member, and thanked the Board for its service.

VI. ADJOURN

The Planning Commission meeting adjourned at 10:38 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 June 12, 2026 meeting of the Planning Commission of Palm Beach County, approved this 10th day of July, 2026.


Jeff Gagnon, Interim Planning Director