



Palm Beach County Board of County Commissioners
Comprehensive Plan Public Hearing Results
January 31, 2018

2.A. Additions, Deletions, Substitutions, Postponements

3.B.1 [Clint Moore CLF / Allegro at Boca Raton \(LGA 2017-007\).](#)

3.B.2 [Poets Walk \(LGA 2017-015\).](#)

3.B.3 [RaceTrac Boynton & Acme Dairy \(LGA 2018-006\).](#)

3.C.1 [Resort Lifestyle Communities \(LGA 2018-007\).](#)

BCC Action: Postpone, motion by Commissioner Berger, seconded by Commissioner Burdick passed in a 7-0 vote at the January 31, 2018 public hearing. A separate motion by Comm. Berger, seconded by Comm. Abrams, to initiate an amendment to examine adding the Congregate Living Residential future land use designation passed in a 7-0 vote. Staff indicated that preliminary information would be presented for direction in March at the zoning hearing, and that the transmittal would be held on May 2nd. There was minimal discussion and no public comment.

3. PUBLIC HEARING –Round 18-B Transmittal

3.A. Proposed County Initiated Amendments

3.A.1 [Housing Element Update.](#) This proposed amendment would revise and update the Housing Element of the Comprehensive Plan including policies and data and revise when appropriate any reference of Department of Economic Sustainability (DES) to Housing and Economic Sustainability (HES).

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Michael Peragine, seconded by Angella Vann passed in an 11-0 vote. There was minimal Board discussion and no public comment.

BCC Action: *Approval*, motion by Commissioner Berger, seconded by Commissioner Burdick passed in a 7-0 vote at the January 31, 2018 public hearing. There was minimal Board discussion and no members of the public spoke.

3.B. Privately Proposed Amendments in the Agricultural Reserve Tier

3.C. Future Land Use Amendments in the Urban Suburban Tier

3.C.2 [West Central Transportation Facility \(LGA 2018-003\).](#) This is a future land use (FLU) amendment proposed by the School District of Palm Beach County as summarized below.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Denial*, motion by Kiley Harper-Larsen, seconded by George Humphries, passed in a 6-3 vote (with David Freudenberg, Richard Ryles, and Edwin Ferguson dissenting). Board discussion centered on the number of similar facilities throughout the County, the number of buses proposed, the buses with diesel exhaust systems with lower emissions, that the use is more industrial rather than institutional, and the possibility of finding a more suitable site further west that would be closer to the communities this facility is intended to serve. Twenty-four members of the public spoke in opposition stating concerns regarding potential negative impacts to the Golden Lakes community and the Hippocrates Institute, including traffic impacts, potential harmful pollutants, increased noise and lighting, and that the need for the site is stemming from growth to the west.

BCC Action: *Approve Transmittal*, motion by Comm. Valeche, seconded by Comm. Abrams passed in a 6-1 vote (with Comm. Burdick opposed) at the January 31th public hearing. The Board discussion included comments regarding the shortened trips with this additional location, new buses with reduced emissions, relocation of the site to the south, compatibility, timing of busses exiting and entering the site, and the importance of adequate landscaping and buffering to be established during the zoning process. Sixteen members of the public spoke in opposition stating concerns regarding potential negative impacts to the Golden Lakes community and the Hippocrates Institute, including traffic impacts, potential harmful pollutants, and increased noise and lighting.

4. PUBLIC HEARING - ADOPTION

- 4.A. [Annual Capital Improvement Element Tables](#). This proposed amendment is to update the Comprehensive Plan to reflect the annual Capital Improvement Program including the 5 Year Road Program and capital improvements identified by the School District.

Staff Assessment. The Planning Commission and BCC Transmittal Hearings not required for this item. Annual table updates only require one public hearing.

Staff Recommendation. To ***adopt an ordinance*** for the CIE Annual Update

BCC Action: *Approval*, motion by Comm. Berger, seconded by Comm. Kerner passed in an 7-0 vote at the January 31st public hearing. There was minimal Board discussion and no members of the public spoke. Ordinance. 2018-001.

5. REGULAR AGENDA

- 5.A. [Proposed County Initiated Amendments](#). The item before the Board is to consider the initiation of proposed County Initiated amendments to the Comprehensive Plan. The amendments consist of five text amendments proposed by staff to update and revise future land use designations, including location criteria, uses allowed, and the processes to increase density/intensity.

Staff Recommendation. *To initiate the amendments*

Planning Commission/LPA Recommendation. *To recommend initiation as modified*, motion by Lori Vinikoor, seconded by Richard Ryles passed in a 9-0 vote on January 12th. The Board expressed support for the proposed amendments, and included in the motion

a recommendation that the Board of County Commissioners add an amendment to evaluate new CLF facilities in the Ag Reserve Tier.

BCC Action: There were two motions on this item.

- **For the 60th Street North TIM. *To not initiate, with direction to staff to continue working with ITID and the community on local transportation issues***, motion by Commissioner McKinlay, seconded by Commissioner Kerner passed in a 7-0 vote at the January 31, 2018 public hearing. The Board discussed the need to address roadway impacts of planned and proposed developments in the area. Staff indicated that an update and initiation could be brought back to the Board at the May 2nd meeting. Two representatives of Indian Trails Improvement District spoke in opposition to initiating the item at this time, citing a need to examine the transportation issues on a broader scale in the area prior to proceeding with amendments to this segment.
- **For the remainder of the Items. *Initiate as proposed by staff, with direction to examine uses allowed in AGR PUD Preserves***, motion by Commissioner Berger, seconded by Commissioner Bernard passed in a 6-1 vote (with Commissioner Abrams opposed) at the January 31, 2018 public hearing. Under discussion, one Commissioner requested that the examination of uses allowed in AGR PUD Preserves stemming from discussion at the January 25th Zoning hearing, and another stated that the effort needs to include outreach to interested parties. Staff stated that preliminary information would be gathered and presented for Board direction at the May 2nd hearing prior to formal initiation of the specific amendments to the Plan. The president of COBWRA spoke in opposition to privately proposed text amendments. Two Commissioners and staff clarified that the Board previously took action to require private text amendments be presented to the Board for initiation prior to processing.

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