



**Palm Beach County Board of County Commissioners
Comprehensive Plan Public Hearing Results
July 23, 2018**

2.A. Additions, Deletions, Substitutions, Postponements

3.B.1 Poets Walk (LGA 2017-015)

4.A.5 Rainberry PUD Pod B (LGA 2018-009)

4.A.1 Heathwood Reserve (LGA 2017-014) – 2:00 PM Time Certain

BCC Action: *Approve postponement of all three items*, motion by Comm. Burdick, seconded by Comm. Kerner, passed in a 7 to 0 vote. An initial motion to deny postponement made by Comm. Burdick, seconded by Comm. Berger, failed in a 3 to 4 vote. There was minimal discussion and no public comment.

2.B. Adoption of Agenda

BCC Action: *Motion to reorder* Items under 4.C. to beginning of Transmittal Hearing, motion for approval by Comm. Berger, seconded by Comm. Burdick, passed in a 7 to 0 vote.

3. PUBLIC HEARING – 18-C Adoption

3.A. Future Land Use Amendments outside the Urban Suburban Tier

3.A.1 Central Park Commerce Center II (LGA 2018-027)

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Michael Peragine, seconded by Barbara Roth passed in a 12-0 vote at the April 13th public hearing. One Board member questioned the need for the time extension, and another sought clarification on the data center. There was minimal discussion and no public comment.

BCC Transmittal Action: *Transmit*, motion by Comm. Abrams, seconded by Comm. Valeche, passed in a 7-0 vote at the May 2nd public hearing. There was minimal discussion. Two members of the public spoke in opposition.

BCC Action: *Adopt an ordinance* by Comm. Abrams, seconded by Comm. Bernard, passed in a 7 to 0 vote at the July 23rd public hearing. There was no Board discussion and no members of public spoke.

4. PUBLIC HEARING – 18-D Transmittal

4.A. Future Land Use Amendments in the Urban Suburban Tier

4.A.2. Boca Municipal Golf Course (LGA 2018-022)

Staff Recommendation. *Approval with Conditions (10-25% workforce)*

Planning Commission/LPA Recommendation. *Approval with modified conditions (10% workforce onsite, offsite, or in lieu)*, motion by Neil Merin, seconded by Barbara Roth, passed in a 7-2 vote with David Dinin and Kiley Harper-Larsen opposed at the July 13th public hearing. The modified condition was to establish a minimum of 10% of the units as workforce housing on site, off site, or in lieu payment as supported by the applicant rather than 10-25% recommended by staff. The Board discussion included comments that the subject site was not increasing density, but that it was establishing an alternate density consistent with the surrounding properties, that a requirement for a minimum percentage of workforce housing should be established by policy rather than on an individual basis, and that the traffic analysis for the report should also reflect the actual short term traffic impacts rather than only the long range Policy 3.5-d analysis, indicating that the maximum trip generation of a stadium for the site was misleading. Staff stated that the Policy 3.5-d analysis was based on maximum development potential for “Park” and not the existing use. One member of the public spoke in opposition.

BCC Transmittal Action: *Transmit as recommended by PLC*, motion by Comm. Abrams, seconded by Comm. Kerner, passed in a 6 to 1 vote (with Comm. Burdick dissenting) at the July 23rd public hearing. Board discussion included comments and questions regarding the proposed workforce housing conditions of approval, the ongoing revisions to the workforce housing requirements, the need for workforce housing units, and the costs involved with homeownership. There was one speaker. A representative of the Center for Enterprise Opportunity spoke in support of a workforce housing condition of approval.

4.A.3. Lake Worth Royale (LGA 2018-015)

Staff Recommendation. *Approval with Conditions (25% workforce)*

Planning Commission/LPA Recommendation. *Approval with modified conditions (19% workforce)*, motion by Neil Merin, seconded by Edwin Ferguson, passed in a 7-3 vote with David Dinin, Barbara Roth, and David Freudenberg dissenting at the July 13th public hearing. The modified condition was to establish a minimum of 19% of the units as workforce housing as supported by the applicant rather than a minimum 25% recommended by staff, and to revise the traffic condition of approval to reflect trips rather than square footage/uses. Staff and the applicant support the change to the traffic condition. The Board discussion included questions regarding whether the 25% workforce condition was codified, and comments of concern for the high density, but in support of the daycare opportunity onsite along with the potential for workforce housing for families, and the need to limit trips rather than square footage for Policy 3.5-d consistency. Three members of the public spoke in opposition, including two representatives of the Lake Worth Road Coalition, expressing concerns regarding high density, traffic impacts, and safety issues particularly related to the access limitations.

BCC Transmittal Action: *Transmit as recommended by PLC*, motion by Comm. Abrams, seconded by Comm. Kerner, passed in a 6 to 0 vote (with Comm. Burdick absent) at the July 23rd public hearing. Board discussion included comments regarding the need for workforce housing, questions regarding the applicant’s suggestion to provide workforce units in 2 and 3 bedroom units, and concern regarding the access to the site. The Board directed staff to continue working between transmittal and adoption on connectivity to Polo Road and to continue working with the applicant on the workforce housing condition. Four members of the public spoke in opposition, including three representatives of the Lake

Worth Road Coalition, citing concerns regarding increased traffic, incompatibility, and safety issues due to the lack of a connection to Polo Road.

4.A.4. Haley Farms Commercial (LGA 2018-023)

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Neil Merin, seconded by Dr. Lori Vinikoor, passed in an 8-0 vote at the June 8th public hearing. The Board questioned usable open space requirement for mixed uses on the site and asked for clarification on the boundaries of the original 2009 amendment. There was no public comment.

BCC Transmittal Action: *Transmit*, motion by Comm. Abrams, seconded by Comm. Bernard, passed in a 7 to 0 vote at the July 23rd public hearing. There was no Board discussion. One member of the public expressed comments regarding loss of open space and increased traffic.

4.A.6. Els Center for Excellence (LGA 2018-026)

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Dr. Lori Vinikoor, seconded by Angella Vann, passed in an 8-0 vote at the June 8th public hearing. One board member questioned traffic impacts along Limestone Creek Road. There was no public comment.

BCC Transmittal Action: *Transmit*, motion by Comm. Abrams, seconded by Comm. Valeche, passed in a 7 to 0 vote at the July 23rd public hearing. There was minimal Board discussion and public comment.

4.A.7. Villages of Windsor CLF (LGA 2018-024)

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Barbara Roth, seconded by Dr. Lori Vinikoor, passed in a 10-0 vote on June 29th hearing. The Board asked staff to clarify the purpose of proposed condition. The condition will ensure congregate living facility beds and density cannot be double counted as density for the remainder of the Planned Development. A representative from COBWRA spoke in support.

BCC Transmittal Action: *Transmit*, motion by Comm. Kerner, seconded by Comm. Berger, passed in a 7 to 0 vote at the July 23rd public hearing. There was minimal Board discussion. A representative from COBWRA spoke in support of the amendment, and a member of the public spoke regarding drainage and access.

4.A.8. Town Commons MLU (LGA 2018-018)

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by David Freudenberg, seconded by Marcia Hayden, passed in a 9-1 vote with Barbara Roth dissenting at the July 13th public hearing. The Board discussion included comments regarding transitional uses and the history of the site. Two representatives from the Villagio HOA and a representative from COBWRA spoke in opposition to the amendment, citing the lack of specificity regarding proposed uses, and that a high intensity

use such as a gas station, convenience store, or fast food use would be inappropriate on the site.

BCC Transmittal Action: *Transmit*, motion by Comm. Abrams, seconded by Comm. Burdick, passed in a 7 to 0 vote at the July 23rd public hearing. The Board discussion included questions regarding options to address the concerns expressed by COBWRA. Staff and the applicant stated that conditions of approval would be developed prior to adoption to ensure that the COBWRA concerns were addressed. Three members of the public spoke on the item. One member of the public expressed concerns with regards to the loss of open space and drainage. Two representatives from COBWRA spoke regarding the need to ensure that the uses on the site were limited in order to be compatible and transitional to the adjacent residential uses.

4.A.9. Boynton Commons (LGA 2018-011)

Staff Recommendation. *Approval with Conditions (as modified by PLC)*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation as modified*, motion by Neil Merin, seconded by Edwin Ferguson, passed in a 10-0 vote at the July 13th public hearing. Staff and the applicant were in agreement with the modification, and the conditions of approval in the report to use trips. The Board discussion included comments regarding ingress/egress on Orchard Grove Trail, and that limiting specific trip generation was more appropriate than limiting specific uses and square footages within the site. Two members of the public, one representative from the Orchard Grove community and one from COBWRA, spoke in opposition of the amendment stating concerns with access, drainage, and uses.

BCC Transmittal Action: *Transmit as modified at the hearing*, motion by Comm. Berger, seconded by Comm. Burdick, passed in a 7 to 0 vote at the July 23rd public hearing. The modification included an additional condition of approval to hold the adoption of the future land use amendment and zoning application concurrently as suggested by the Planning Director to address issues raised by the speakers (added to Exhibit 1). There was minimal board discussion. A representative of COBWRA and a representative of the adjacent neighborhood spoke in opposition to the amendment citing ingress/egress concerns and the lack of commitment by the applicant for a specific site plan and uses.

4.B. County Initiated Text Amendments

4.B.1 Residential Future Land Use Designations

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Barbara Roth, seconded by Neil Merin, passed in a 9-0 vote at the July 13th public hearing. There was minimal discussion. One member of the public spoke in support of the amendment and the continued effort to develop and strengthen the concept further through associated ULDC amendments.

BCC Transmittal Action: *Transmit as modified*, motion by Comm. Burdick, seconded by Comm. Kerner, passed in a 7 to 0 vote at the July 23rd public hearing. The motion included direction to staff to continue working with residents in rural enclaves to return with stronger language at the adoption hearing, similar to the language presented by the Pioneer Road neighborhood at the meeting (see Exhibit 3). Board discussion included support for rural neighborhoods. Ten members of the public, primarily from the Pioneer Road neighborhood, spoke in support of the amendment and the need to protect their rural way of life and requesting stronger language be developed. A packet of petitions in support was submitted to the clerk.

5. REGULAR AGENDA

5.A. Proposed County Initiated Amendments

BCC Transmittal Action: *Approve initiation*, motion by Comm. Berger, seconded by Comm. Burdick, passed in a 7 to 0 vote at the May 2nd public hearing. There was minimal discussion and no public comment.

6. COMMENTS

- A. County Attorney - no comment
- B. Planning Director - no comment
- C. Zoning Director - no comment
- D. Executive Director - no comment
- E. Assistant County Administrator - no comment
- F. Commissioners - no comment

7. ADJOURNMENT

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