



## Palm Beach County Amendment Round 20-A Transmittal Executive Summary - Table of Contents

### A. County Proposed Amendments

#### A.1. [Fire Rescue Element Updates](#)

**Summary:** This proposed amendment would revise the Comprehensive Plan at the request of the Fire Rescue Department as summarized below:

- Revise the Fire Rescue Element to revise the minimum number of employees staffed on an in-service emergency response unit and to update data and references to reflect the latest information
- Revise the Introduction and Administration Element to update definitions to reflect latest terminology and practices
- Revise and update the Existing and Future Fire Station Locations Map FR 1.1

**Staff Assessment.** This proposed amendment was requested by the Fire Rescue Department to revise and update the Comprehensive Plan to reflect current conditions. There are no policy implications and there are no associated ULDC changes resulting from this amendment.

**Staff Recommendation.** *Approval*

**Planning Commission/LPA Recommendation.** *Approval*, motion by Lori Vinikoor, seconded by Cara Capp, passed in a 13-0 vote at the October 11, 2019 public hearing. There was minimal discussion and no public comment.

**BCC Transmittal Action:** *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Kerner, passed in a 7 to 0 vote at the October 28, 2019 public hearing. There was minimal Board discussion and no public comment.

### B. Privately Proposed Amendments

#### B.1. [Windsor Place MLU \(LGA 2018-021\)](#)

**Current FLU:** Multiple Land Use with Commercial High and Low Residential 2 (MLU, CH & LR-2)

**Proposed FLU:** Multiple Land Use with Commercial High and High Residential 8 (MLU, CH & HR-8), including revisions to adopted conditions of approval

**Size:** 40 acres

**BCC District: 3**

**Location:** Northwest corner of Hypoluxo Road and Lyons Road

**Staff Assessment.** Staff supports the concept of the amendment to reduce the approved commercial square footage and to increase the residential density on the site. The application proposes to increase the dwelling units from 184 to 400, for a 216 unit increase, and to decrease the maximum commercial from 132,800 s.f. to 45,000 s.f., a reduction of 87,000 sf. The request is compatible with the surrounding land uses. The applicant has met the justification and Comprehensive Plan requirements for the reduction in intensity and increase in density, but not for the HR-8 future land use designation.

Staff recommends modifications to the request to ensure consistency with the Comprehensive Plan and to ensure that the development of the site is consistent with the application as follows: assigning the Medium Residential, 5 units per acre (MR-5) designation, requiring adoption of the amendment and rezoning concurrently, and a cap of 400 units. In addition, staff recommends conditions of workforce housing and Transfer of Development Rights (TDR) conditions of approval as follows:

- Requiring a minimum of 80 units be provided as workforce units and built onsite (25% of 320 excluding the 80 vested TDR units and excluding their required workforce), and
- Requiring the purchase and construction of the vested TDR units

**Staff Recommendation. *Approve Transmittal with modifications***

**Planning Commission/LPA Recommendation. *Approval of staff recommendation***, motion by Lori Vinikoor, seconded by Barbara Roth, passed in a 13-0 vote at the October 11, 2019 public hearing. Under discussion, individual comments expressed included support for the efforts by the applicant and concerns regarding compatibility with the proposed increase in density. Board members questioned the difference between the applicant's request and staff recommendation, workforce housing calculations, the loss of commercial potential, and whether units could be age restricted. Two members from the public spoke. A representative of Savannah Estates spoke in opposition to the density increase, the impact on schools, and fast food restaurants. A representative of Bellagio spoke in support citing that the amendment would maintain the residential character, reduce commercial and traffic, and provide alternative housing options. Two letters were submitted for the record from COBWRA and Bellagio.

**BCC Transmittal Action: *Transmit staff recommendation***, motion by Vice Mayor Kerner, seconded by Commissioner Valeche, passed in a 7 to 0 vote at the October 28, 2019 public hearing. Under discussion, one Commissioner questioned the applicant regarding the staff proposed conditions of approval. The applicant's representative indicated that the applicant would continue to work with staff between transmittal and adoption. There was no public comment.