



Palm Beach County Amendment Round 19-A

Transmittal Executive Summary - Table of Contents

A. Future Land Use Amendments in the Urban Suburban Tier

- A.1. [Banyan Ridge \(LGA 2019-001\)](#). This is a privately proposed future land use amendment as summarized below.

Current FLU: Commercial Recreation (CR) on 9.02 acres and Low Residential, 2 units per acre (LR-2) on 1.40 acres

Proposed FLU: High Residential, 12 units per acre (HR-12)

Size: 10.42 acres

BCC District: 2

Location: South side of Belvedere Rd, east of Florida Turnpike at Cleary Rd

Staff Assessment. The site is located in a suburban area in the immediate vicinity of many acres of industrial land and employment centers, and is approved for a corporate center for Florida Public Utilities. Currently the development potential is for either commercial recreation uses under the CR designation, or industrial uses under the PBIA Overlay. The applicant is requesting HR-12 that would allow 125 residential dwelling units, with additional density through the Transfer of Development Rights (TDR) and Workforce Housing (WHP) Programs. The zoning application is for a total of 228 (21.9 units per acre) multifamily units including 28 TDR units and 75 WHP bonus units (60% bonus).

The amendment to allow high density residential is appropriate on the subject site considering its location and surrounding uses. The amendment is compatible with the surrounding land uses, does not negatively impact public facilities, and is consistent with the Comprehensive Plan policies. Staff is proposing conditions of approval to require the purchase of the requested TDRs and that the adoption of the amendment and the zoning application are held concurrently. Staff is recommending a condition of approval requiring 25% of units be provided on site as WHP, rather than the 19% required by the ULDC.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by Lori Vinikoor, seconded by Angella Vann, passed in a 10-0 vote at the October 12, 2018 public hearing. Under discussion, commissioners questioned whether the amendment resulted in the loss of industrial land, and the distribution of workforce housing units. One commissioner questioned details of the zoning application variances. There was no public comment.

BCC Transmittal: *Transmit*, motion by Comm. Burdick, seconded by Comm. Bernard, passed in a 7 to 0 vote at the October 31st public hearing. Board discussion included comments regarding the importance of workforce housing within the project and the County. There was no public comment.

B. County Initiated Future Land Use Amendments in the Glades Tier

- B.1. [Canal Point Corrective \(LGA 2018-007 to 010\)](#).** This is a County proposed future land use amendment to correct future land use designations as summarized below.

Request: Revise the future land use designation to correct errors

Size: 9.04 total acres

BCC District: 6

Location: Unincorporated Canal Point, along Lakeshore and E. Beach Roads.

Staff Assessment. This is a County Initiated Corrective amendment to correct errors on the Future Land Use Atlas for properties located within the unincorporated neighborhood called Canal Point located in the Glades Urban Suburban Tier, immediately north of Pahokee. The amendment proposes to modify the future land use designation for 23 parcels on 9.04 total acres of land for consistency with existing zoning districts and uses. The proposed amendment will resolve current inconsistencies between the adopted zoning and the future land use designations, and will allow current uses to continue as conforming uses. There are no negative issues associated with this amendment, and the amendment is consistent with the Comprehensive Plan. During the course of this amendment all of the property owners were contacted, and to date the County has not received negative feedback from the affected property owners.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Lori Vinikoor, seconded by Angella Vann, passed in a 10-0 vote at the October 12, 2018 public hearing. Under discussion, Commission members questioned the code enforcement issues that would be resolved if the amendment is adopted, and one commissioner requested that staff reach out to the Canal Point Community Development Association and Pahokee Chamber of Commerce prior to the BCC hearing. Staff indicated that they would reach out to the identified groups and provide a second property owner notice prior to the adoption hearing. One member of the public representing a property affected by the amendment spoke in support.

BCC Transmittal: *Transmit*, motion by Comm. Burdick, seconded by Comm. Berger, passed in a 7 to 0 vote at the October 31st public hearing. Under Board discussion the upcoming meeting with area residents was mentioned. A property owner of one of the properties affected by the amendment spoke in support.

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