


## July 17, 2024 BCC Workshops Video Link with Time Counters


<https://discover.pbcgov.org/countycommissioners/Pages/bcc-meeting-videos.aspx?videoid=bcc/2024/20240717-bcc-zoning-hearing-pm-1>

1. Part I – Traffic Concurrency and Development Order Monitoring Workshop starts at 2:12:00

WORKSHOP ITEMS	
#. Workshop Items	Countywide
<b>Part I - Traffic Concurrency and Development Order Monitoring Workshop</b>	
<b>BACKGROUND</b>	
<ul style="list-style-type: none"><li>✓ 1990 – County adopted countywide Traffic Performance Standards for County and State Roads, requiring traffic improvements to be provided concurrent with impacts of development</li><li>✓ 2011 and 2013 - Amendments to Section 163.3180, F.S., allowed Prop Share to be used to meet traffic concurrency requirements and local governments were prohibited from denying development approvals based solely on traffic concurrency as long as Prop Share is paid.</li></ul>	
<b>SUMMARY</b>	
<ul style="list-style-type: none"><li>✓ Presentation will provide following overview:<ul style="list-style-type: none"><li>- Concurrency and county and legislative actions that have shaped the County's current Traffic Concurrency systems and implications on development review and implementation processes</li><li>- Application of Comp Plan FLUE Policy 3.5-d</li><li>- How Prop Share legislation impacts zoning process and County's ability to provide necessary road improvements</li><li>- An overview of the Development Order monitoring process</li></ul></li></ul>	
<b>BOARD DIRECTION</b>	
<ul style="list-style-type: none"><li>✓ Staff to receive BCC direction after presentation</li></ul>	




**Palm Beach County**  
**Traffic Concurrency**  
**and Development Order**  
**Monitoring Workshop**



July 17, 2024

2. Part II - Impact, Multimodal, and Mobility Fee Workshop starts at **2:39:12**

WORKSHOP ITEMS	
#. Workshop Items	Countywide
<b>Part II - Impact, Multimodal, and Mobility Fee Workshop</b>	
<ul style="list-style-type: none"><li>✓ Benesch, the County's Mobility Consultant, will provide the BCC an overview of the County's current Road Impact Fee program and alternative funding programs.</li></ul>	
<b>SUMMARY</b>	
<ul style="list-style-type: none"><li>✓ The workshop is responding to ongoing changes to our impact fee program as a result of state legislative actions and increase in the number of local municipalities adopting mobility fees.</li><li>✓ The presentation will give an overview of impact fees and alternative mobility funding systems including mobility fees and multimodal fees.</li><li>✓ Staff will provide an explanation of differences and similarities between these three funding systems.</li></ul>	
<b>BOARD DIRECTION</b>	
<ul style="list-style-type: none"><li>✓ Staff will seek Board direction on its preferred funding system.</li></ul>	

- Commissioner Weiss Motion to bring back the RFP September 1, 2024, seconded by Commissioner Bernard at **4:36:20**
- Commissioner Bernard offered an amended Motion that was accepted by Commissioner Weiss to bring back the RFP at the September meeting for the full Board to consider at **4:47:47**, amended second by Commissioner Bernard
- Motion passed 4-0 at **4:48:18** with Mayor Sachs and Commissioners Barnett and Baxter absent (*see Item 10 on Page 2 of 2 of the attached July 17, 2024 BCC Public Hearing Result List*)



PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING  
RESULT LIST

July 17, 2024

Agenda & Application #'s	Applicant & Request	Vote
CONSENT AGENDA - ZONING APPLICATIONS		
1. Z-2024-00162 NorWest Pointe  Control#: 2023-00047	CH76 Investment LLC Z: to allow a rezoning from the Commercial Neighborhood (CN) Zoning District on 0.27 acres and Residential High Density (RH) Zoning District on 0.27 acres to the Residential Multifamily (RM) Zoning District on 0.54 acres. Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0
2. DOA-2023-01761 Adolph & Rose Levis JCC  Control#: 1984-00139	Jewish Community Facilities Corporation DOA: to modify the overall Master Plan and to modify Conditions of Approval on 115.62 acres Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.  DOA: to reconfigure the Site Plan to add and delete uses and to modify Conditions of Approval on 40.22 acres Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.	6-0-0
3. DOA-2023-00520 Windsor Place MXPD  Control#: 2003-00079	Hatzlacha-WP Holdings, LLC DOA: to modify the overall Master Plan and Site Plan for the Commercial Pod to add a building, reduce square footage, reconfigure the site layout, and modify uses and Conditions of Approval on 40.0 acres. Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.  DOA: to modify the Class A Conditional Use Type I Restaurant with drive-through to reduce square footage, relocate to a single building, and modify Conditions of Approval on 40.0 acres. Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.	6-0-0
CONSENT AGENDA - OTHER COUNTY DEPARTMENT ITEMS		
4. TITLE: Amendments to Declarations of Restrictive Covenant for Workforce Housing Program Rental Units Planning Division MOTION:	To authorize the Mayor to execute amendments to Declarations of Restrictive Covenants for the Workforce Housing Program. Board Decision: Approved by a vote of 6-0-0.	6-0-0
5. TITLE: Resolution Authorizing Replacement of Master Declaration of Restrictive Covenants for Wagner Homes Subdivision, Planning Division MOTION:	To authorize replacement of the Master Declaration of Restrictive Covenants for rental workforce housing units for the Wagner Homes Subdivision, with a Master Declaration of Restrictive Covenants for for-sale workforce housing units. Board Decision: Adopted a Resolution approving by a vote of 6-0-0.	6-0-0
REGULAR AGENDA - ULDC REVISIONS		
6. PPR-2024-00290	PK Beach Sound LLC PPR: a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) as summarized below. • To establish a Type 2 Waiver process for applicants to request a reduction in front setback and the additional height setback in order to allow for redevelopment of Multifamily residential properties abutting the Atlantic Ocean Board Decision: Approved First Reading and Adopted an Ordinance amending the ULDC by a vote of 6-0-0.	6-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
7. LGA-2024-00005  Spring Haven MUPD  Control#: 1973-00033	WPB Apts Holdings, LLC - Arnold Marcus, WPB Lodge No. 1352, Benevolent & Protective Order of Elks of USA, Inc. - Carol Blair, WPB Apts Holdings, LLC - Jonathan Marcus LGA: To change a future land use designation from Institutional with an underlying 5 units per acre (INST/MR-5) to Institutional with an underlying 8 units per acre (INST/HR-8) with conditions Board Decision: Adopted an Ordinance approving a Large Scale Future Land Use Amendment by a vote of 6-0-0.	6-0-0



PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING  
RESULT LIST

July 17, 2024

Agenda & Application #'s	Applicant & Request	Vote
8. ABN/PDD/CA-2023-00832  Control#: 1973-00033	West Palm Beach Lodge # 1352  ABN: to abandon a Special Exception for a Fraternal Organization approved by Resolution R-73-401 on 11.22 acres <b>Board Decision:</b> Adopted a Resolution approving a Development Order Abandonment by a vote of 6-0-0.  PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 11.22 acres <b>Board Decision:</b> Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.  CA: to allow a combined density increase through the Workforce Housing Program (WHP) (+71) and Transfer of Development Rights (TDR) (+34) in excess of 2 units per acre (a combined total increase of 105 WHP and TDR units) 11.22 acres <b>Board Decision:</b> Adopted a Resolution approving a Class A Conditional Use by a vote of 6-0-0.	   6-0-0   6-0-0   6-0-0
9. ABN/PDD/CA-2023-00996 Cypress Creek PUD  Control#: 1977-00052	Alex Martin, True Shot, True Shot LLC  ABN: to abandon Special Exception to allow a Golf Course, Clubhouse and accessory facilities on 130.30 acres <b>Board Decision:</b> Approved a Development Order Abandonment (with conditions) by a vote of 6-0-0.  PDD: To allow a rezoning from the Agricultural Residential (AR) Zoning District in part on 121.09 acres and the Single Family Residential (RS) Zoning District in part on 1.47 acres to the Planned Unit Development (PUD) Zoning District on 122.56 acres <b>Board Decision:</b> Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.  CA: to allow Type 2 Excavation with removal of more than ten percent of the extracted material from the site on 122.56 acres <b>Board Decision:</b> Adopted an Resolution approving a Class A Conditional Use by a vote of 6-0-0.	   6-0-0   6-0-0   6-0-0

REGULAR AGENDA - OTHER COUNTY DEPARTMENT ITEMS

10.	TITLE: Traffic and Mobility Workshop  <b>Board Motion:</b> Request for Proposal at September meeting for a full Board to be able to review and vote on by a vote of 4-0-0.	   4-0-0
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END OF RESULT LIST