



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, November 5, 2025

9:30 a.m.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Invocation and Pledge of Allegiance
 - C. Proof of Publication - Motion to receive and file
- 2. AGENDA APPROVAL**
 - A. Additions, Deletions, Substitutions - Motion to receive and file
 - B. Postponements
 - C. Adoption of the Agenda – Motion to adopt the agenda
- 3. PUBLIC HEARING – Amendment Round 26-A Transmittal (Pages 2-4)**
- 4. REGULAR AGENDA (Page 4- 5)**
- 5. COMMENTS (Page 5)**
- 6. ADJOURNMENT (Page 5)**

3. PUBLIC HEARING – Amendment Round 26-A Transmittal

3.A County Proposed Text Amendments

3.A.1 [Westgate/ Belvedere Homes CRA \(WCRA\) Bonus Density Text](#)

Summary: This County proposed text amendment is requested by the WCRA to increase the number of units available in the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) Density Bonus Pool. The pool units are used to increase residential density in the WCRAO, reducing the need for Future Land Use amendments and thereby expediting redevelopment. The current allotment of 1,300 units does not reflect the current development outlook, which now considers transitoriented, mixed-use development density clusters along Okeechobee Boulevard, and within transitional areas between Okeechobee Boulevard and Westgate Avenue, as well additional housing south of Westgate Avenue. These clusters would include the potential redevelopment of several large sites, including the 47-acre Palm Beach Kennel Club, which is currently contemplating a project with 1,200 residential units. The proposed amendment would increase the number of bonus units available in the WCRAO Density Bonus Pool for a total of 4,300, to support these projects and Agency's next 20-year planning horizon, and assist in addressing the ongoing need for housing production countywide.

Staff Assessment: The development and redevelopment scenario proposed by the Westgate/Belvedere Community Redevelopment Agency (CRA) is in support of County goals, the CRA Redevelopment Plan goals, and the regional and state efforts to encourage redevelopment. The proposed additional density bonus pool units allow higher land use intensity and density resulting in a stronger output of housing units than allowed by the existing future land use. The required additional units will help provide housing for the County's population.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Glenn Gromann, seconded by Barbara Roth, passed in a 12 to 0 vote at the January 10, 2025 public hearing. Commission discussion included comments regarding impact to infrastructure (traffic and drainage), allocation of units for the bonus density throughout the WCRAO and questions about CRA funding and workforce housing requirements. One member of the public, representing Frisbie Group, spoke in support of the amendment and highlighting the benefits to redevelopment.

MOTION 1: To *transmit* the Westgate Bonus Density text amendment

MOTION 2: To *receive and file* the Business Impact Estimate

3.A.2 [Water Supply Facilities Work Plan](#)

Summary: This amendment is proposed to revise the Utility and Capital Improvement Elements and to adopt the County's updated Water Supply Facilities Work Plan by reference into the Comprehensive Plan as required by Section 163.3177(6)(c), Florida Statutes (F.S.).

Staff Assessment: The proposed amendments would adopt the updated County 10 Year Water Supply Facilities Work Plan by reference for consistency with Florida Statutes and the SFWMD's 2024 Lower East Coast Regional Water Supply Plan. The County's updated Water Supply Work Plan meets the minimum 10-year planning requirement linking water supply and land use

planning. The proposed text changes to Capital Improvement Element Table 10-A and Utility Element Tables 6.1 (renamed to Table 3.1-b-1) and 6.2 (renamed to Table 3.1-b-2) fulfill statutory requirements to incorporate water supply projects into the Comprehensive Plan.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Rick Stopek, seconded by Varissa Lall Dass, passed in a 10 to 0 vote at the October 10, 2025 public hearing. There was minimal discussion and no public comment.

MOTION 1: To *transmit* the Water Supply Facilities Work Plan text amendment

MOTION 2: To *receive and file* the Business Impact Estimate

3.A.3 Recreation and Open Space Element (ROSE) Updates

Summary: This proposed County-initiated amendment would revise the Introduction and Administration Element (I&A), Recreation and Open Space Element (ROSE) and the Map Series as summarized below:

- Revise definitions in I&A for Regional, District and Local-Level Park;
- Update history and data related to the County's Park system;
- Add new policy to provide for the creation of a Parks Master Plan;
- Add a new policy to explore future funding sources;
- Update Level of Service (LOS) standards and planning horizon;
- Revise Objectives and policies to clarify the difference between required residential recreation areas and Local-Level Parks;
- Add new policies to enhance methods of access to recreation and open space areas, and encouraging the use of green infrastructure in the Park planning process; and
- Revise Map RO 1.1, Existing and Future Conditions of the Map Series to reflect new data.

Staff Assessment: These proposed text amendments are requested by the Parks and Recreation Department. The most recent update to the ROSE and Map RO 1.1 was in 2012 and several items have been identified as being outdated. In addition, several revisions and new policies are being proposed to both support and reflect the current and future conditions of the County's park system.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Ankur Patel, seconded by Serge D'Haiti, passed in a 10 to 0 vote at the September 12, 2025 public hearing. Commission discussion included questions regarding funding sources, the Parks Master Plan, and the County's relationship with municipal parks. There was no public comment.

MOTION 1: To *transmit* the Recreation and Open Space Element Updates text amendment

MOTION 2: To *receive and file* the Business Impact Estimate

3.B Privately Proposed FLUA Amendment

3.B.1 [Nova Life RV Park \(LGA 2025-014\)](#)

Proposed FLUA Amendment: From High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) with conditions

Size: 14.99 acres **BCC District: Vice Mayor Baxter, District 6**

Location: West side of State Road 715, approximately 1.29 miles north of Hooker Highway

Summary: The 14.99 acre subject site is located adjacent to Lake Okeechobee in the Glades Urban/Suburban Tier, on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway. The amendment proposes to change the future land use designation from High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) in order allow for a campground (recreational vehicle park) with up to 89 recreational vehicle spaces (6 sites per acre) and accessory uses as allowed within the Unified Land Development Code.

Staff Assessment: The CR future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with existing recreational uses were assigned the CR FLU at the adoption of the 1989 Plan and FLUE Policy 2.2.3-a allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant has provided adequate justification that the campground at this location will provide a complementary use adjacent to several recreational opportunities including Lake Okeechobee, state designated hiking trails as well as the County operated Paul Rardin Park. In order to ensure compatibility, staff is recommending a conditions of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Rossy Matos, seconded by Denise Williams, passed in a 9 to 1 vote (with Commissioner Serge D'Haiti dissenting) at the September 12, 2025, public hearing. The Commission expressed support for the proposed use at this site to increase recreational opportunities in the Glades region. Commission discussion included questions regarding whether the development will connect to sewer, the anticipated number of RV spaces and amenities, if reservations for large groups or events would be available, and future expansion possibilities. There was no public comment.

MOTION: To *transmit* the Nova Life RV Park FLUA amendment

4. REGULAR AGENDA

4.A Privately Proposed Text Initiation

This item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, known as “Phase I”. If the amendment is initiated, staff will accept the text amendment, and return to the Board through the public hearing process as part of “Phase II”.

4.A.1 Eternal Light Expanded Civic Comprehensive Plan Text Initiation

Summary: The item before the Board is to consider the initiation of a privately proposed text amendment to the Comprehensive Plan. The text amendment proposes to allow for a reduction in the required preserve area of a 60/40 PUD from 60% to 50% if the development includes an expanded civic area (10% of gross development acreage).

Staff Assessment: While the amendment represents an opportunity to support and allow for the expansion of an existing institutional use and could increase additional civic site opportunities in the Tier, the proposed amendment represents a policy change from what the Board adopted in 1995 and further reinforced in 2001 following the recommendations of the Agricultural Reserve Master Plan for the 60/40 PUD. In proposing this policy change, it would allow for a reduction in preserve area that has already been set aside and does not further the existing objective of the Tier that the Agricultural Reserve be “*preserved primarily for agricultural use.*”

Staff Recommendation: *To not initiate*

Planning Commission/LPA Recommendation: *Initiate*, motion by Rick Stopek, seconded by Raphael Clemente passed in a 7 to 3 vote (with Kara Irwin-Ferris, Selena Samios, and Gary Brown dissenting) at the October 11, 2025, meeting. Commission discussion included questions related to the long-term expansion plans of the cemetery, the ownership status of the preserves, the process for exchanging preserve areas, and whether the request could be applied to other 60/40 AGR-PUDs. Some Commission members cited the request as a chipping away of preserve area and a potential precedent for future requests. However, the commission broadly supported the initiation citing minimal impact to infrastructure. Commission members expressed that the request is a viable exception to the current policies, and is applicable to only the cemetery. Four members of the public spoke in support, citing the need for expansion of cemetery as well as a need for a place of worship to serve the growing population. One member spoke on behalf of the Coalition of Boynton West Residential Association (COBWRA) indicating that the Coalition was not taking a position in opposition, however cited concerns for future requests that may be similar.

MOTION: To *not initiate* the Eternal Light Expanded Civic Text

4.B Other Planning Division Items

4.B.1 Countywide Transportation Master Plan (CTMP) Project Progress Report

Summary: The Countywide Transportation Master Plan (CTMP) project started on July 1, 2025, and is transitioning from Stage 1 – *Discover* to Stage 2 - *Envision*, the second of four planned stages for the project. WSP, the County’s Consultant for the CTMP, will be providing a progress report for the period of July 1, 2025 to date. The report will consist of the milestones that have been accomplished, the current activities, and the next steps that are planned for the project. The WSP team will be available at the meeting to answer any questions.

MOTION: This is informational. No motion required.

4.B.2 Additional Planning Services for the CTMP Contract

Summary: On September 25, 2025, the BCC directed staff to review the current WSP USA Inc’s Countywide Transportation Master Plan (CTMP) contract to see if it could be expanded to include zoning and land use recommendations that would support internal trip capture and reduce trip miles and optimize and incentivize multimodal transportation options, where appropriate within unincorporated Palm Beach County. Staff will be presenting the feasibility of the contract amendment, the estimated costs, and potential impacts on the timeline of the CTMP project for the Board’s consideration.

MOTION: To direct staff to bring back a negotiated cost for the additional Scope of Work/Services and an amendment to the contract with WSP USA Inc. for the development of the CTMP for the Board’s consideration at the soonest available date.

5. COMMENTS

- A. Assistant County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Deputy County Administrator
- F. Board Direction
- G. Commissioners

6. ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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