



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, February 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 25-A Adoption (Page 2)**
- 4. PUBLIC HEARING – Amendment Round 25-A2 Transmittal (Page 2 - 5)**
- 5. REGULAR AGENDA (Pages 5-6)**
- 6. COMMENTS (Page 6)**
- 7. ADJOURNMENT (Page 6)**

3. PUBLIC HEARING – Amendment Round 25-A Adoption

3.A. County Proposed Text Amendment

3.A.1 [Bioscience Research Protection Overlay Revisions](#)

Summary: This proposed text amendment will revise the Comprehensive Plan related to the Bioscience Research Protection Overlay (BRPO). Staff is providing the following options for the Board’s consideration:

- **Option 1-A:** Delete policies related only to the Bioscience Land Protection Advisory Board (BLPAB) within the FLUE and ICE; **or**
- **Option 1-B:** Delete the Overlay in its entirety which includes deleting an Objective and policies within the Future Land Use Element (FLUE); policies within the Intergovernmental Coordination Element (ICE); and revising the Map LU 3.1, Special Planning Areas of the Map Series to delete the Overlay.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval of Option 1-B*, motion by Dagmar Brahs, seconded by Kiley Harper-Larsen, passed in an 11 to 0 vote at the October 11, 2024 public hearing. There was minimal Board discussion and no public comment.

BCC Transmittal: *Transmit Option 1-B and Receive and File the Business Impact Estimate*, motion by Vice Mayor Marino, seconded by Commissioner Woodward, passed in a 5-0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. There was minimal Board discussion. One member of the public spoke regarding the history of the overlay.

State Agencies Review: The State Land Planning Agency reviewed this amendment under Round 24-06ESR and issued a letter dated December 12, 2024 stating that the Agency had no comment on the proposed amendment. In addition, no other state reviewing agencies provided comment on this amendment.

MOTION: To *adopt an Ordinance* for the Bioscience Research Protection Overlay Revisions

4. PUBLIC HEARING – Amendment Round 25-A2 Transmittal

4.A. County Proposed Text Amendment

4.A.1 [Westgate/Belvedere Homes CRA Bonus Density Pool](#)

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 transit-oriented, 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.

This item is postponed to the May BCC Comprehensive Plan public hearing. No action is required of the Board.

4.B County Proposed FLUA Amendment

4.B.1 [Conservation Lands FLUA Updates \(LGA 2025-001 to 2025-004\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 20 acres (RR-20) on 143.83 acres and Rural Residential, 1 unit per 10 acres (RR-10) on 10.82 acres to Conservation

Size: 154.65 acres total **BCC District: Mayor Marino, District 1**

Location: Various

Summary: This is a County initiated amendment to amend the future land use designation of County owned lands the request of the Department of Environmental Resources Management (ERM). This amendment was initiated by the Board of County Commissioners on November 21, 2024. The proposed amendment will change the Future Land Use designation on 52 County-owned parcels totaling 154.65 acres to Conservation (CON). The parcels are in four separate locations in north County, including 54 acres located within the Cypress Creek, Hungryland Slough, and Pine Glades Natural Areas as well as 101 acres within Palm Beach Heights (part of the Pal-Mar Ecosite). ERM is also requesting the rezoning of approximately 1,580 parcels on 13,431 acres of land to the Preservation/Conservation (PC) zoning district.

Staff Assessment: The amendment complies with the requirement of Future land Use Element Policy 2.2.7-b which states that *"the County shall initiate amendments to designate environmentally sensitive lands purchased by the County as Conservation..."* by changing the

future land use designation for the acquired parcels to Conservation. The amendment also complies with several goals, objectives and policies by helping to guarantee the appropriate use of lands with significant native vegetation. The proposed amendment is consistent with the Comprehensive Plan and compatible with surrounding land uses.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Barbara Roth, seconded by Serge D'Haiti, passed in a 12 to 0 vote at the January 10, 2025 public hearing. Commission discussion included questions regarding Martin County's efforts to conserve lands adjacent to Palm Beach County. There was no public comment.

MOTION 1: To *transmit* the Conservation Lands FLUA Updates

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

4.C. Privately Proposed FLUA Amendment

4.C.1 [West End Crossing MUPD \(LGA 2024-002\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low, with an underlying Rural Residential, 1 unit per 2.5 acres (CL/RR-2.5)

Size: 5.93 acres

BCC District: Vice Mayor Baxter, District 6

Location: Southeast corner of Northlake Boulevard and Seminole Pratt Whitney Road

Summary: The 5.93 acre subject site is located at the northern edge of the The Acreage, in the Exurban Tier. The proposed amendment is a request to change the future land use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low with an underlying 1 unit per 2.5 acres (CL/RR-2.5). A concurrent zoning application includes requests for a convenience store with gas and fuel sales (12 positions) and car wash, a restaurant with drive through, and a retail building, totaling almost 11,900 square feet.

Staff Assessment: The site meets the commercial location criteria for the Tier in order for an applicant to request a FLUA amendment. However, the applicant has not provided adequate justification to change the land use on this site nor is the proposal compatible with the surrounding uses. Although the site may be suitable for some neighborhood-serving nonresidential uses, the proposed high traffic generating use of a convenience store with gas sales and car wash as well as a restaurant with drive through located directly adjacent to existing residential is not consistent with Tier policies that requires that the County to protect and maintain the semi-rural residential, equestrian, and agricultural communities by ensuring development is compatible with the scale, mass, intensity of use, height, and character of the community. The applicant has not provided adequate justification and staff does not concur that this amendment is suitable, appropriate, or compatible.

In addition, the site is within the Acreage Neighborhood Plan (ANP) and does not meet the minimum size recommendations and includes a use (gas station) that is recommended to be prohibited. The site is also within the Western Northlake Corridor Land Use Study (WNCLUS) and is not consistent with the recommendations related to commercial as the existing commercial approvals already exceed the commercial demand findings of the Study. In conclusion, the proposed amendment is therefore inconsistent with the Comprehensive Plan.

Staff Recommendation: *Denial*

Planning Commission/LPA Recommendation: *Deny*, motion by Rick Stopek, seconded by Glenn Gromann, passed in an 8 to 4 vote (with Varisa Lall Dass, Angella Vann, Michael Cuevas, and John Carr dissenting) at the January 10, 2025 public hearing. Commission discussion included comments that generally Commercial Low for some types of neighborhood commercial may be suitable. However the discussion focused on a lack of need for more gas stations, roadway capacity at the intersection, the recommendations of Acreage Neighborhood Plan, conflicts with the resident's desires, incompatibility of the types of proposed uses adjacent to residential, and potential contamination to groundwater and adjacent drainage system. Two members of the public spoke in opposition, citing enough commercial to serve residents, inconsistency with the Acreage Neighborhood Plan, lack of infrastructure and environmental impacts.

MOTION: To *deny* the West End Crossing amendment

5. REGULAR AGENDA

5.A County Proposed Text Initiation

5.A.1 [Resiliency Element Initiation](#)

Summary: The Palm Beach County Office of Resilience (OOR) is requesting to establish a Resiliency Element within the Comprehensive Plan and may result in revised definitions and policies in other Comprehensive Plan elements if needed for consistency. The Resiliency Element will address adaptation strategies that protect the County from climate-related impacts; mitigation strategies that reduce County greenhouse gas emissions; sustainability development initiatives that reduce environmental impact from the built environment and promote resource conservation; social equity strategies to ensure community involvement in resilience planning and equitable resilience outcomes; and collaborative resilience planning to engage with regional partners and leverage data and resources.

Staff Assessment: The initiation process allows the Board to consider the proposed changes to the Comprehensive Plan. The complete staff report for the amendment would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action.

Staff Recommendation: *To Initiate*

Planning Commission/LPA Recommendation: *Initiate*, motion by Ankur Patel, seconded by Glenn Gromann passed in a 10 to 2 vote (with Penny Pompei and Brian Stenberg dissenting) at the January 10, 2025 meeting. Commission discussion included questions on clarifying social equity strategies, what potential economic impacts could result from Element policies and reasoning as to why the Element is being proposed. There was no public comment.

MOTION: *To initiate* the Resiliency Element amendment

5.B Other Planning Division Items

5.B.1 [Urban Land Institute Southeast Florida/Caribbean \(ULI SEFL\) PBC Density Contract](#)

Summary: The Planning Division is engaging the Urban Land Institute Southeast Florida/Caribbean (ULI SEFL) for a project to review two key density programs, the Transfer of Development Rights (TDR) Program and Workforce Housing Program (WHP), and provide recommendations for streamlining the programs.

Established in 1936, the Urban Land Institute is a nonprofit education and research institute with almost 45,000 members across the globe dedicated to advancing and transforming communities worldwide. The ULI SEFL is a nonprofit organization consisting of multidisciplinary real estate development and land use professionals who volunteer their time to advance the ULI mission throughout Southeast Florida and the Caribbean region. The ULI SEFL will be providing their expertise at no cost to the County through their Leadership Projects. Leadership Projects (LP) are pro-bono advisory service projects that seek to provide solutions to tangible land use and real estate challenges faced by local non-profit organizations and public entities. Projects are completed by teams of LP participants during a six-month program and will also requires a contract that includes an overview, deliverables, and schedule for each project.

The contract is exempted from the PBC Purchasing Code and has been reviewed and approved by the Purchasing Department, the County Attorney's Office, and the ULI SEFL.

MOTION: To *receive and file* the Urban Land Institute Southeast Florida/Caribbean PBC Density Contract.

6. COMMENTS

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

7. 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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