



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, August 27, 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-B Adoption (Pages 2-3)**
- 4. PUBLIC HEARING – Amendment Round 25-B2 Transmittal (Pages 3-4)**
- 5. REGULAR AGENDA (Page 5)**
- 6. COMMENTS (Page 6)**
- 7. ADJOURNMENT (Page 6)**

3. PUBLIC HEARING – Amendment Round 25-B Adoption

The State Land Planning Agency reviewed the amendments for adoption under Florida Commerce Round 25-04 ESR and issued a letter dated June 18, 2025 stating that the Agency had no comment on the proposed amendments. In addition, there were no comments from other state reviewing agencies.

3.A County Proposed Text Amendment

3.A.1 [Farmworker Housing Text](#)

Summary: This County proposed text amendment was initiated by the Board of County Commissioners (BCC) at the August 22, 2024, meeting to allow for Board directed Unified Land Development Code (ULDC) revisions to proceed. This amendment proposes to revise policies in several Comprehensive Plan Elements in order to allow for additional opportunities for farmworker housing in the Glades Tier, including to:

- Define farmworker housing in the Introduction and Administration Element (I&A);
- Remove minimum acreage requirements in the Housing Element (HE) for all Tiers except the Agricultural Reserve; and
- Establish criteria in the Future Land Use Element (FLUE) for the provision of farmworker housing that is not located on bona fide agricultural land.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Ankur Patel, seconded by Rick Stopek, passed in a 9 to 0 vote at the May 9, 2025 public hearing. Commission discussion included questions regarding whether housing would be allowed as temporary structures (i.e. mobile homes) that would be at risk from hurricanes, if there is a maximum cap currently in place or proposed for the number of farmworkers on a site, whether a rezoning would be required, the conversion of farmworker housing to other housing, and clarification on what constitutes special needs housing. There was no public comment.

Board of County Commissioners Transmittal Public Hearing: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. Board discussion included inquiries to staff regarding farmworker housing allowances in the Agricultural Reserve Tier and to what extent proposed Florida legislation (SB 700) related to housing for agricultural workers would apply to the proposed text amendment. Comments also included clarification that the proposed amendment would address the provision of farmworker housing offsite from a bona fide agricultural operation as opposed to onsite. There was no public comment.

MOTION: To *adopt an Ordinance* for the Farmworker Housing Text.

3.B Privately Proposed Tier Change

3.B.1 [Palms West Tier Change \(LGA 2025-005\)](#)

Request: Tier Change from Rural Tier to Urban/Suburban Tier
Size: 18.85 acres **BCC District: Vice Mayor Baxter, District 6**
Location: Northside of Southern Boulevard (SR-80), approximately 0.41 miles west of Crestwood Boulevard

Summary: The applicant is requesting a tier change on an 18.85 acre site from the Rural Tier to the Urban/Suburban (U/S) Tier in order to allow for a consistent tier designation over the combined area of land owned by Palms West Hospital. The subject site is located along Southern Boulevard (State Road 80) and bounded by the Urban/Suburban Tier to the south and east and by the Rural Tier to the north and west. The subject site and the main campus hospital are an unincorporated pocket surrounded by the Village of Wellington, Town of Loxahatchee Groves and Village of Royal Palm Beach. The site has an Institutional and Public Facilities (INST) future land use designation and there is no proposed change concurrent with the re-designation. The tier change would result in an increase of maximum development potential on the site from 82,102 square feet (0.10 FAR) of institutional uses to 369,461 square feet (0.45 FAR) of institutional uses due to the higher allowable floor area ratio in the Urban/Suburban Tier. However, the applicant at this time is only proposing additional parking for the expansion of the hospital uses directly to the east.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Ankur Patel, seconded by Serge D'Haiti, passed in a 9 to 0 vote at the March 14, 2025 public hearing. Board discussion included comments regarding community outreach, the potential impact on traffic flow along Southern Boulevard, whether the cap on trip generation reflects the potential, future expansion of the hospital use, as well as highlighting the benefit of having the hospital available to the community. There was no public comment.

Board of County Commissioners Transmittal Public Hearing: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. Board discussion included a clarification that the proposed tier change was not for housing, but for the expansion of the hospital. One member of the public representing the Sierra Club spoke in opposition citing their concern that the property will be used for housing.

MOTION: To *adopt an Ordinance* for the Palms West Tier Change.

4. PUBLIC HEARING – Amendment Round 25-B2 Transmittal

4.A Privately Proposed FLUA Amendment

4.A.1 [AHS Pine Ridge PUD \(LGA 2025-013\)](#)

Proposed FLUA Amendment: To modify conditions of approval in Ordinance 2020-023

Size: 11.18 acres

BCC District: Commissioner Weiss, District 2

Location: Southeast corner of Wallis Road and 1st Street

Summary: This amendment proposes to modify a workforce housing condition of approval for a built project, Pine Ridge. In 2020, the Board adopted a future land use designation change on the site from Medium Residential, 5 units per acre (MR-5) to High Residential, 12 units per acre (HR-12), and received an 80% density bonus through the Workforce Housing Program (WHP), for a total of 288 units. As proposed by the applicant, 100% of the units were restricted as workforce. The WHP provision that allowed for the density bonus required that the income categories of the units serve to mitigate existing concentrations of Very Low and Low income households in the area. Accordingly, the ordinance included conditions of approval limiting the number of units in the Low (60-80 % of Area Median Income (AMI)) income category to 4 units, with the balance of the units for households making 80% to 140% of AMI. The project began leasing in early 2023, and has experienced challenges in renting the units. The applicant reports turning away significant numbers of households in the Low income category, and has no ability to rent units to households making under 60% or above 140% of AMI.

Staff Assessment: The amendment proposes to modify the condition to designate 145 units, or 50%, to the Low and Moderate-1 income categories, and reassign 143 units to market rate units. If the project were seeking development approval today, the project would qualify for an 80% density bonus without the mitigation requirement, and would typically be conditioned to provide 25% of units as workforce housing. The proposed amendment will better align income categories of the restricted units with the income demographics of prospective tenants, helping to improve the financial stability of the project while still furthering County workforce housing goals.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with modifications*, motion by Raphael Clemente, seconded by Rossy Matos, passed in an 8 to 1 vote (with Kara Irwin-Ferris dissenting). The modification consisted of a revision to condition of approval #3, to increase number of WHP restricted units from 145 to 153 by adding 4 units in the >100% to 120% AMI range and 4 units in the >120 to 140% AMI range. The remaining number of unrestricted units was decreased by 8 units from 143 to 135 as shown in underline in Exhibit 1. Under discussion, Commission members discussed alternative WHP requirement scenarios, potential impacts on the current residents that reside in WHP restricted units, financial viability of the project and balancing workforce and market rate units. Commissioners expressed support for allowing market rate units to alleviate the concentration of low income housing and to further the viability of the development. There was no public comment.

MOTION: To *transmit* the AHS Pine Ridge PUD FLUA amendment.

5. REGULAR AGENDA

5.A Voluntary Annexations in the Unincorporated Protection Area (UPA)

5.A.1 [Voluntary annexations into the City of Belle Glade \(City\) for four properties within the Unincorporated Protection Area \(UPA\) - Race Trac Inc \(2025-04-005\) and Palm Beach Farm Bureau \(2025-04-004\)](#)

Summary: The City of Belle Glade is processing two voluntary annexations consisting of four properties totaling 11.06 acres. These parcels are located within an area of the County known as the Unincorporated Protection Area (UPA). The UPA is defined as all unincorporated lands located outside the urban service area established in the Palm Beach County Comprehensive Plan. Pursuant to the requirements in the Palm Beach County Charter establishing an exclusive method for voluntary annexation outside the urban service area, **these annexations in the UPA require approval by an affirmative vote of at least FIVE members of the Board of County Commissioners (BCC).** The annexations have been processed through the County's review departments, including Fire-Rescue, Engineering, Planning, Zoning, Building, Environmental Resources Management, Parks and Recreation, Water Utilities, County Attorney, Property and Real Estate Management and the Office of Financial Management and Budget Departments. The proposed annexations meet the criteria and requirements of Chapter 171, Florida Statutes (F.S.), and are consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan. The Planning Division has not received any negative comments from the departmental review.

Because the approval of the BCC by a super majority vote is required for voluntary annexations within the UPA of the County, the City is requesting the Board's consent prior to its second reading and adoption of the annexation ordinances. The City's first reading of the annexation ordinances was on July 21, 2025. The proposed annexations meet the requirements of Chapter 171, F.S., for annexation and is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which supports municipal efforts to secure boundary changes that maintain cost-effective service delivery.

Staff Recommendation: *Approval*

MOTION 1: *To approve* a voluntary annexation into the City of Belle Glade for Palm Beach Farm Bureau (2025-04-004) within the Unincorporated Protection Area, generally located on the northwest corner of Hooker Highway and Livestock Market Road.

MOTION 2: *To approve* a voluntary annexation into the City of Belle Glade for Race Trac Inc (2025-04-005) within the Unincorporated Protection Area, generally located on the northeast corner of US Highway 441 and US Highway 98.

5.B BCC Direction Follow Up

5.B.1 Heritage Farms Tract 72 Comprehensive Plan Text Initiation

On August 19, 2025, Vice Mayor Baxter requested the Board to initiate a Comprehensive Plan text amendment to exempt Tract 72 of the Heritage Farms unrecorded subdivision from the lot combination requirements. Desiring additional information, the Board directed staff to come back at the August 27, 2025, Comprehensive Plan hearing to provide more background on the proposed initiation. Staff will provide a presentation with the history of the Tract and the related Comprehensive Plan policies.

6. COMMENTS

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