



**Palm Beach County Board of County Commissioners  
Public Hearing Results\*  
August 26, 2026**

*\*Please note that this document is not intended to serve as the official minutes of this hearing.*

**1. CALL TO ORDER**

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Proof of Publication – Motion to receive and file

**BCC Action: *Receive and file***, motion by Commissioner Powell, seconded by Vice Mayor Woodward passed in a 7 to 0 vote.

**2. AGENDA APPROVAL**

- A. Additions, Deletions, Substitutions

**BCC Action: *Receive and file***, motion by Commissioner Marino, seconded by Vice Mayor Woodward passed in a 7 to 0 vote.

- B. Postponements

**BCC Action: *Postpone item 5.A.2 Happy Hollow Commerce (LGA 2025-015) to February 3, 2027 BCC Planning public hearing***, motion by Commissioner Marino, seconded by Vice Mayor Woodward passed in a 7 to 0 vote.

- C. Adoption of the Agenda – Motion to adopt the agenda

**BCC Action: *Adopt as amended***, motion by Commissioner Marino, seconded by Vice Mayor Woodward passed in a 7 to 0 vote.

**3. COUNTYWIDE TRANSPORTATION MASTER PLAN**

**Countywide Transportation Master Plan (CTMP) Draft Plan and Recommendations**

**Summary:** The Countywide Transportation Master Plan (CTMP) establishes a 2050 framework for a safer, more connected, multimodal, transportation system. Developed through a four-stage process: Discover, Envision, Strategize and Enact, the CTMP brings together local plans, technical analysis, stakeholder input, and implementation priorities to guide future transportation decisions across the County. The CTMP is a decision-making and coordination tool that helps the County, municipalities and other partners align priorities, policies, and implementation actions. WSP, the County's Consultant for the CTMP, has provided the Executive Summary with links to the full draft document. The project team will provide a recap of the planning process and present the draft recommendations.

**Staff Recommendation: *Adopt a Resolution***

**MOTION 1:** ~~To **adopt** a Resolution approving the Countywide Transportation Master Plan (CTMP).~~

**MOTION 2:** ~~To **adopt** a Resolution encouraging municipalities, stakeholders, interested state agencies, and other taxing authorities to continue to be engaged in a collaborative effort with each other for the successful implementation of the Countywide Transportation Master Plan (CTMP).~~

**MOTION 3:** ~~To direct staff to bring back a negotiated scope of work for additional services with WSP USA Inc. for the implementation of the CTMP for the BCC review and approval at the September 24, 2026 BCC Zoning meeting.~~

*(None of the above staff proposed motions were made.)*

**BCC Action:** Direction to staff to bring the item back for a workshop style meeting with the Board on September 24, 2026 (BCC Zoning meeting). The items that will need to be brought back for Board discussion will include:

- Completed tasks/deliverables from the Scope of Work in the contract.
- Additional tasks not included in the Scope of Work in the contract, with the proposed costs of those tasks.
- Specifics to move a project forward (to receive or adopt) to eventual implementation.
- Identify the pinch points with the worst congestion and provide the projects that will help relieve the congestion. The location of the projects (roads/intersections) including the municipal jurisdiction and areas of benefit/impact. (share examples from each district or that impacts each district).
  - Any funding that has been allocated to the project and what funding assistance is being requested from the County.

**4. AGRICULTURAL RESERVE**

**Agricultural Reserve Board Direction Updates and Discussion**

**Summary:** Staff will provide a follow up presentation responding to Board direction received on the Agricultural Reserve (AGR) during the July 14, 2026 BCC Meeting.

**Staff Recommendation:** Proceed with meetings to develop an AGR project scope.

**MOTION:** Direct staff to proceed with stakeholder meetings to develop a project scope for the AGR for the Board's future consideration.

**BCC Action:** Board Consensus was provided at the August 26, 2026, public hearing to have Commissioner Sachs meet with stakeholders and staff and to provide a summary of meeting results to the BCC for consideration in approximately 90 days. Several members of the public discussed the need for additional support for agriculture from the County in the form of Farmworker housing, agri-tourism, agricultural adaption strategies, nursery landscape co-op, supporting equestrian uses and continued coordination with the Agricultural industry. A moratorium was discussed but not pursued due to potential SB 180 conflicts.

## 5. PUBLIC HEARING

### 5.A Privately Proposed Amendments Round 26-B2 Transmittal

#### 5.A.1 [West Boynton Ranches \(LGA 2025-012\)](#)

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Essential Housing with underlying Agricultural Reserve (EH/AGR) with conditions  
**Size:** 32.35 acres                      **BCC District:** Commissioner Sachs, District 5  
**Location:** South side of Boynton Beach Boulevard, approximately 0.25 miles west of Lyons Road

**Summary:** The applicant is proposing a Future Land Use (FLU) amendment on two parcels, one comprised of a proposed development area with contiguous preserve, and the other as a proposed offsite preserve area, that together total 32.35 acres, for a change from the Agricultural Reserve (AGR) to Essential Housing with an underlying Agricultural Reserve (EH/AGR) FLU designation. The EH FLU designation was adopted on August 25, 2022 to allow for a new, higher density FLU option in order to facilitate workforce housing in the Agricultural Reserve Tier. The applicant is proposing the maximum 8 units per acre, or ~~259~~ 198 dwelling units with 25% (65) required as on-site workforce housing. The concurrent zoning application is proposing to locate the majority of the required 60% preserve area contiguous to the development area with a smaller offsite preserve.

**Staff Assessment:** The vast majority of the built and approved residential units within the Tier are single family or zero lot line developments. The proposed amendment would further the intent of the EH provisions by providing housing diversity within the Tier by allowing multi-family development, consistent with the Master Plan recommendations. In addition, the site's location is consistent with the Board's direction to focus higher densities on major corridors in proximity to the two existing mixed-use centers. The proposed amendment is consistent with the EH FLU criteria in the Comprehensive Plan, allowing for a higher-density residential development with a significant workforce housing requirement, and is compatible with adjacent uses. Staff is recommending conditions of approval to limit the site to a maximum of ~~259~~ 198 units with a 25% workforce housing requirement and requiring the consideration of the adoption of the FLUA and zoning application at the same hearing.

**Staff Recommendation:** *Approval with conditions*

**MOTION:** To *transmit* the West Boynton Ranches FLUA amendment.

**BCC Action:** *Transmit with Modifications*, motion by Commissioner Marino, seconded by Vice Mayor Woodward, passed in a 5 to 2 vote (with Mayor Baxter and Commissioner Sachs dissenting) at the August 26, 2026 public hearing. The modification consisted of a revision to condition number one (1) limiting the maximum number of dwelling units to 198 units instead of the staff recommended limit of 259 units, as shown in strike out and underline in Exhibit 1-A. The Board discussion included inquiries and comments related to concessions the applicant agreed to with community representatives and adjacent property owners, specifically related to an existing tree farm use, preserving and relocating existing access through the site for adjacent properties, protection of farming activities, balancing community desires and agriculture, and reducing density. Further, the Board discussion focused on the provision of workforce housing, the applicant's proposal to limit the maximum density, the appropriateness of considering

specific unreviewed site plan changes and issues related to the proposed concurrent Zoning application, and the timing of the proposed amendment. Two members of the public, members of the Sierra Club, spoke in opposition citing concern over the appropriateness of the proposed non-contiguous preserve area, citing the lack of additional bus routes on Boynton Beach Boulevard, travel time and distance to Tri-Rail, and the Planning Commission recommendation of denial. Four members of the public spoke in support, including an adjacent property owner, representatives of COBWRA, and Velencia Reserve, citing support for Essential Housing, concessions or changes proposed by the applicant related to access, density and height. In addition, eighteen additional items of correspondence were received (see Exhibit 12).

**Planning Commission/LPA Recommendation: *Denial***, a motion to approve with conditions by Rick Stopek, seconded by Serge D'Haiti, failed in a 2 to 6 vote (with Varisa Lall Dass, Raphael Clemente, Rossy Matos, Brian Stenberg, Rick Stopek and Serge D'Haiti dissenting) at the April 11, 2025 public hearing. Commission discussion included comments regarding reducing the maximum density, compatibility, alternative development layout, traffic concerns, and balancing the need for workforce housing and the existing community desires and character. Comments were generally supportive of workforce housing but not at the proposed higher density on the subject site. One member of the public spoke in support of the proposed amendment citing the need for workforce housing that would support employees of the area. Twelve members of the public, including a representative from COBWRA, were generally supportive of workforce housing but spoke in opposition citing that the density is too high, height as out of character, incompatibility with the adjacent and surrounding residential area, traffic congestion impacts on emergency response, loss of agricultural land, and delayed improvements to surrounding roadways. Two residents of adjacent five-acre parcels also cited concerns related to agreements for maintaining existing historical access through the subject site, drainage within the access, and utility easements. Speakers were supportive of a reduction to the maximum density and additional buffering.

**Board of County Commissioners Transmittal Public Hearing: *Postpone***, granting a request by the applicant for postponement to next Round BCC Transmittal Public Hearing (Round 25-B2, August 27, 2025), motion by Commissioner Flores, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. One member of the public spoke in opposition to the postponement citing that the project could not be improved. Two members of the public, one representing the Coalition of Boynton West Residential Associations (COBWRA) and one as the COBWRA delegate representing Valencia Reserve, spoke in support of the postponement citing support for additional time and continued discussions with the applicant. *Subsequent to the BCC granting the applicant's request for a postponement to a subsequent Round, the applicant requested and was granted, several administrative postponements of the application to subsequent rounds.*

**April 29, 2026: *Postpone***, granting a request by the applicant for postponement to the May 28 BCC Zoning Public Hearing, motion by Vice Mayor Woodward, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Sachs absent) at the April 29, 2026 public hearing. Six members of the public spoke in support of the postponement.

**May 28, 2026: *Postpone***, granting a request by the applicant for postponement to the next Comprehensive Plan Amendment Round BCC Transmittal Public Hearing (Round 26-B2, August 26, 2026), motion by Vice Mayor Woodward, seconded by Commissioner Marino, passed in a 6 to 0 vote (with Commissioner Weiss absent) at the May 28, 2026 BCC Zoning Public Hearing. Three members of the public spoke in support of the postponement citing

opportunity for more time for community and applicant discussion. One member of public spoke in opposition of the postponement.

#### 5.A.2 [Happy Hollow Commerce \(LGA 2025-015\)](#)

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)

**Size:** 5.24 acres                      **BCC District:** Commissioner Sachs, District 5

**Location:** South side of Happy Hollow Road, approximately 0.44 miles west of Smith Sundry Road

**Summary:** The applicant is proposing a Future Land Use (FLU) amendment from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR). The 5.24-acre subject site is located in the Agricultural Reserve (AGR) Tier, on the south side of Happy Hollow Road, approximately 0.44 miles west of Smith Sundry Road. The Lake Worth Drainage District Whitworth E-1 Canal is adjacent to the west, with State Road 7 located just beyond it. Currently, the site can be utilized for agricultural uses up to 34,238 square feet (0.15 FAR) of agricultural uses. Under the CMR designation the maximum development potential would allow up to 79,889 square feet of light industrial uses (0.35 FAR). The site currently supports a wholesale nursery and a collocated landscape service.

**Staff Assessment:** The CMR designation established in 2022 affords opportunities for low trip generating light industrial and/or employment uses, balancing the overarching objectives of the AGR while responding to increased residential growth and the corresponding needs of support services. Although this site is eligible to apply for the CMR designation, the applicant has failed to demonstrate that the proposed use is not regional in nature and that the proposed development is intended to serve primarily residents and farm workers in the AGR, as directed by the objective of the Tier for non-residential uses.

**Staff Recommendation:** *Denial*

**Planning Commission/LPA Recommendation:** *Denial*, a motion to deny, made by Stephen Basore, seconded by Cedrick Thomas, passed in a 10 to 1 vote (with Selena Samios dissenting) at the April 10, 2026 public hearing. An initial motion to approve with conditions, made by Selena Samios and seconded by Rick Stopek, failed in a 1 to 10 vote (with John Carr, Kara Irwin-Ferris, Varisa Lall Dass, Brian Stenberg, Rick Stopek, Cary Brown, Ankur Patel, Stephen Basore, Denise William, Cedrick Thomas dissenting). Commission discussion included comments regarding compatibility of the proposed use, and the need to support local businesses. Five members of the public, including representatives of the Coalition of Boynton West Residential Association (COBWRA), the Sierra Club Loxahatchee Group, spoke in opposition citing concerns regarding intensity, incompatibility with surrounding uses, traffic and noise impacts, loss of agricultural land, and whether the use would support the local residents and businesses of the Tier. A member of the public, serving as the real estate broker of the subject site, spoke in support citing the proposed development will support the need of the residents and workers within the Tier.

*Conditions of Approval 2, 5, and 6 as underlined in Exhibit 1, were added after the public hearing to ensure consistency with the required policies of the Comprehensive Plan.*

**MOTION:** To *not transmit* the Happy Hollow Commerce FLUA amendment.

**BCC Action:** *Postpone to February 3, 2027*, motion by Commissioner Marino, seconded by Vice Mayor Woodward, passed in a 7 to 0 vote at the August 26, 2026 public hearing. During discussion, five members of the public, including a representative of Coalition of Boynton West Residential Associations (COBWRA), spoke in support of the postponement of the item and four members of the public spoke in opposition of the postponement.

## **5.B County Proposed Amendments Round 26-B2 Transmittal**

### **5.B.1 Northlake Boulevard West TIM**

**Summary:** On March 10, 2026, the Board of County Commissioners (BCC) directed staff to bring this amendment back for review. This proposed amendment would modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, as summarized below:

- To widen the roadway right-of-way segment between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and N. State Road 7, from 120 feet to 142 feet.

**Staff Assessment:** This County initiated amendment will allow the future widening of Northlake Boulevard along this segment to 8 lanes. The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening of Northlake Boulevard to 8 lanes is necessary to accommodate the projected future vehicular traffic demand. Northlake Boulevard is the major east-west route, along with Southern Boulevard, and Okeechobee Boulevard, that connects the Central Western Communities with eastern parts of the County and provides access to Florida's Turnpike and I-95. Future implementation of this proposed amendment may require utilization of property currently managed by the County's Environmental Resources Management Department (ERM).

**Staff Recommendation:** *To transmit*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Rick Stopek, seconded by Stephen Basore, passed in a 8 to 3 vote (with Kara Irwin-Ferris, Gary Brown, and Aaron Hallyburton dissenting) at the June 12, 2026 public hearing. Commission discussion included effects on traffic, environment, access, turn lanes, and bottlenecks. Six members of the public, including the representatives of the City of Palm Beach Gardens, Carleton Oaks HOA, Ibis HOA, spoke in opposition citing impacts of widening on environment, adjacent properties, noise, access, deceleration/turn lanes. City's representative submitted a letter of objection, and reminded that the City had previously opposed the amendment in 2021, and 2023, and passed resolutions to object.

**MOTION:** To *transmit* the Northlake Boulevard West TIM Text amendment.

**BCC Action:** *Deny*, motion by Commissioner Sachs, seconded by Commissioner Weiss passed in a 5-1 vote (with Mayor Baxter dissenting and Commissioner Powell absent) at the August 26, 2026 public hearing. Board discussion focused on Environmental issues, right of way expense and Eminent Domain possibilities. David Ricks, County Engineer, responded to Commission questions by stating that studies would have to be done to determine the impact of the proposed amendment. Four (4) members of the public spoke in opposition, including the Mayor of Palm Beach Gardens representing the City, a representative of the North County Neighborhood Coalition, and a member of the Carlton Oaks HOA. Public comment included the

proposed amendment being premature, upcoming roads (Avenir, SR7) improving traffic flow, focusing on the movement of vehicles rather than numbers, and that 8 lanes need to be constructed all the way east to the Beeline Highway.

### 5.B.2 [Compatibility Text](#)

**Summary:** The item before the Board is a set of proposed revisions to the Comprehensive Plan related to Compatibility due to recently enacted law. The proposal consists of changes to the Plan as summarized below:

- Revisions to the Future Land Use Element to establish new policy and factors that ensure compatibility between residential uses.

**Staff Assessment:** The proposed modifications to the County's Comprehensive Plan will address the recent statutory changes (HB 399) and provide additional guidance and considerations for compatibility determinations for development proposals contemplating residential uses near and adjacent to existing residential uses.

**Staff Recommendation:** *To transmit*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Cedric Thomas, seconded by Gary Brown, passed in an 8 to 0 vote at the August 14, 2026 public hearing. Commission discussion included clarifications that the compatibility requirements apply only to residential-to-residential situations, and the assessment of compatibility and potential mitigation measures contemplated for inclusion in the ULDC. There was no public comment.

**MOTION:** To *transmit* the Compatibility Text amendment.

**BCC Action:** *Transmit*, motion by Commissioner Marino, seconded by Commissioner Weiss, passed in a 7 to 0 vote at the August 26, 2026 public hearing. There was no Board discussion. There was no public comment.

## 5.C Privately Proposed Amendments Round 27-A Transmittal

### 5.C.1 [Liberty Airport Center \(LGA 2026-006\) FLUA and Text](#)

**Summary:** The applicant is proposing a Future Land Use (FLU) amendment on the 68.01 acre subject site to revise a previous condition of approval from Ordinance No. 2008-051. The current condition of approval limits allowable uses on the subject site to light industrial uses, the proposed revision would allow "equivalent traffic generating uses". Additionally, the applicant proposes a text amendment to Future Land Use Element Policy 2.2.4-e Additional Allowable Uses in Industrial Designations. This change would allow vehicular based commercial uses in the Economic Development Center (EDC) future land use designation and remove the restriction of 'commercial uses as accessory' countywide in the EDC designation.

**Staff Assessment:** The proposed amendment introduces additional allowable uses within the EDC FLU designation and the subject site. Maintaining the primary light industrial function of EDC designated areas is essential to preserving the County's supply of industrial land and avoiding the conversion of those areas to other uses that could result from establishing this precedent. Thus, staff is recommending a modification to the applicant's text amendment request by limiting vehicular based commercial uses of an industrial nature that have impacts

similar to industrial uses at 15% of the Gross Floor Area within the EDC designation. This limitation would provide the requested operational flexibility while ensuring that the site continues to function predominantly as an employment-generating light industrial development consistent with the purpose and intent of the EDC FLU designation.

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by Kara Irwin-Ferris, seconded by Cedrick Thomas, passed in a 8 to 0 vote at the August 14, 2026 public hearing. Commission discussion included concerns regarding the disposal of electric vehicle batteries and the potential for discharge into the site's retention pond. Additional concerns were raised regarding whether trip generation associated with the proposed ancillary sales use was adequately reflected in the traffic study, as well as how the applicable traffic requirements would be enforced and monitored. Further discussion focused on clarifying the nature of the proposed business and the language of the amended Condition of Approval associated with Ordinance No. 2008-051. There was no public comment.

**MOTION:** To *transmit* the Liberty Airport Center FLUA and Text amendment.

**BCC Action: *Transmit***, motion by Commissioner Weiss, seconded by Commissioner Marino, passed in a 5 to 1 vote (with Commissioner Flores dissenting and Commissioner Sachs absent) at the August 26, 2026 public hearing. Board discussion included concern about the proliferation of auto repair shops throughout the county and regarding potential employee parking on site. Further discussion included clarification regarding the amount of land proposed for vehicular repair and maintenance uses in relation to the county proposed maximum percentage for such uses within the EDC designation. There was no public comment.

## **5.D Other Planning Division Items**

### **5.D.1 State Road 80 ISBA**

**Summary:** In accordance with Palm Beach County policy to promote interlocal agreements with municipalities to address service delivery issues, Palm Beach County and the Village of Wellington staff jointly prepared an Interlocal Service Boundary Agreement (ISBA).

**MOTION 1:** To *adopt* a resolution of the Board of County Commissioners of Palm Beach County, Florida, approving a Release of Declaration of Restrictive Covenants on Annexation and Land Use. Said declaration was recorded in book 17900 page 0257, as modified by that Notice of Partial Release of Restrictive Covenant on Annexation and Land Use recorded in book 19351, page 983 both in the official records of Palm Beach County Florida; and providing an effective date. Requires a minimum of five (5) votes for approval.

**MOTION 2:** To *adopt* an ordinance adopting an Interlocal Service Boundary Agreement (ISBA) with the Village of Wellington. The ISBA would coordinate future annexations, future land use, public facilities/ services in advance of annexation.

**MOTION 3:** To *approve* an agreement between Palm Beach County and the developer of Artistry Lakes providing for a financial contribution to the County's workforce housing fund.

**MOTION 4:** To *initiate* an amendment to modify the Intergovernmental Coordination Element to add language to refer to the subject Interlocal Service Boundary Agreement (ISBA).

**BCC Action: *Deny***, motion by Commissioner Flores, second by Commissioner Sachs passed in a 7-0 vote at the August 26, 2026 public hearing. Board discussion focused on the loss of Workforce Housing units, the loss of an existing restrictive covenant, and a lack of resident support for the proposed ISBA agreement with Wellington. Seven (7) members of the public spoke in opposition and two (2) members of the public spoke in support.

## 6. REGULAR AGENDA

### 6.A. Comprehensive Plan Evaluation and Appraisal Report (EAR)

**Summary:** Pursuant to Florida Statutes s.163.3191, the County is initiating the Evaluation and Appraisal process of the Comprehensive Plan which is required every seven years. This process is an assessment of the changes to the Florida Statutes since the last EAR in 2019 and the amendments that may be required to address consistency with the statutes. The Evaluation and Appraisal is due to the Florida Department of Commerce by November 1, 2026. Any amendments will be required to be adopted within the following 12 months.

**Staff Assessment:** Staff has determined that amendments will be necessary in order to be consistent with statutory requirements.

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by John Carr, seconded by Aaron Hallyburton, passed in a 10-0 vote at the July 10, 2026 public hearing. There was minimal discussion and one member of the public spoke in support and asked for clarification regarding the origin of the statutory changes to the Planning Horizons.

**MOTION:** To ***transmit*** the Evaluation and Appraisal Report and notification letter to the State Land Planning Agency.

**BCC Action: *Transmit***, motion by Commissioner Marino, seconded by Commissioner Weiss, passed in a 7 to 0 vote at the August 26, 2026, public hearing. There was no Board discussion and no public comment.

## 7. COMMENTS

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

## **8. 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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