



AGENDA

BOARD OF COUNTY COMMISSIONERS

PUBLIC HEARING

Wednesday, May 5, 2021

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
 - B. Postponements
 - C. Adoption of the Agenda
- 3. PUBLIC HEARING –21-A2 Adoption Public Hearing (Page 2)**
- 4. PUBLIC HEARING – 21-B Transmittal Public Hearing (Pages 2-6)**
- 5. REGULAR AGENDA (Page 7-11)**
- 6. COMMENTS (Page 11)**
- 7. ADJOURNMENT (Page 11)**

3. PUBLIC HEARING – Amendment Round 21-A2 Adoption

3.A. County Proposed Amendments

3.A.1. [Fire Rescue Element Updates](#)

Summary: This proposed amendment would revise and update the Fire Rescue Element of the Comprehensive Plan to add background language for In-service Emergency Response staffing.

Staff Assessment. This proposed amendment was requested by the Fire Rescue Department. There are no policy implications and there are no associated ULDC changes resulting from this amendment. This amendment applies throughout **all Commission Districts**.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Evan Rosenberg, seconded by Eric Royal, passed in an 11 to 0 vote at the December 11, 2020 public hearing. There was minimal discussion and no public comment.

BCC Transmittal Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the January 25, 2021 public hearing. There was minimal discussion and no public comment.

State Review Agency Comments: The State Land Planning Agency reviewed this amendment under Round 21-01ESR and issued a letter dated March 5, 2021 stating that the Agency had no comment on the proposed amendment. There were no negative comments received from state agencies.

MOTION: To *adopt an ordinance* for the Fire Rescue Element Updates amendment

4. PUBLIC HEARING – Amendment Round 21-B Transmittal

4.A. Privately Proposed Amendments in the Agricultural Reserve Tier

4.A.1. [All Seasons \(LGA 2021-009\)](#)

Proposed Text Amendment: To amend the Comprehensive Plan to allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facility up to 8 units per acre subject to criteria.

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Institutional & Public Facilities with an underlying Agricultural Reserve (INST/AGR)

Size: 9.73 acres w/offsite preserve **BCC District: Comm. Sachs, District 5**

Location: Northeast corner of Lyons Road and Linton Boulevard

Summary: The applicant proposes a future land use amendment on a 9.73 acre site from Agricultural Reserve (AGR) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) as well as to include a 5.09 acre offsite preserve. The request also includes a text amendment to the Comprehensive Plan to allow the CLR future land use designation in the Agricultural Reserve Tier, specifically for the development of congregate living facilities (CLF) subject to the following criteria:

- Limit the location to sites fronting Lyons Road between Atlantic Ave. and Linton Blvd.;
- Require a minimum of 5 acres;
- Allow up to 8 units per acre (2.39 beds per unit); and
- Require 50% offsite and 10% onsite preserve areas (civic uses) for multiple use projects.

Staff Assessment: Staff concurs that CLF Type 3 facilities provide a variety of services such as independent living, assisted living, and memory care that would not likely develop in the Tier due to the density constraints. Staff supports the concept of the text amendment to allow congregate living facilities in the Agricultural Reserve Tier by allowing the CLR future land use designation, and supports the proposed future land use amendment to INST/CLR on the subject site. The applicant is in discussions with the County to utilize a 5.09 acre County owned parcel as the offsite preserve area and providing land area within the INST/CLR site for a fire rescue station to meet the requirements of the proposed text amendment. Until such time that an offsite preserve area is secured, staff cannot support the text amendment to the Comprehensive Plan.

Staff Recommendation. *Denial*

Planning Commission/LPA Recommendation. *Denial*, motion by Evan Rosenberg, seconded by Barbara Roth, passed in a 10 to 4 vote with Spencer Siegel, Glenn Gromann, Penny Pompei and Angella Vann dissenting at the April 23, 2021 public hearing. The first motion (for Approval) by Spencer Siegel, seconded by Penny Pompei, failed 4 to 10, and a substitute motion to Approve with a condition requiring the preserve to be secured prior to adoption, also failed 4 to 10. Under discussion, Commission members discussed text amendment that would other parcels along Lyons Road to apply for the Congregate Living Residential future land use designation and the benefit of a collocated fire rescue station on the congregate living facility site. Several commissioners expressed support for the request, but concern for lack of a secured preserve at this time. Three members of the public spoke in support, including a representative from the Alliance of Delray.

MOTION: To *Deny* the All Seasons amendment

4.A.2. [Sunflower Light Industrial \(LGA 2021-016\)](#)

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Industrial with an underlying Agricultural Reserve (IND/AGR)

Size: 8.19 acres **BCC District: Comm. Sachs, District 5**

Location: West side of State Road 7, approx. 0.27 miles south of Atlantic Avenue

Summary: The amendment is proposing to change the future land use from Agricultural Reserve (AGR) to Industrial (IND) in order to allow the expansion of the landscaper with nursery use on the site and to allow additional industrial uses.

Staff Assessment: The addition of Industrial future land use designations in the Agricultural Reserve Tier was not supported by the Board of County Commissioners at the time the Master Plan was completed. Therefore, there is no policy guidance in the Plan directing the appropriate locations, amounts, and uses for this designation within the Tier. Although the expansion of the landscape service on the site may be appropriate, the lack of details in the zoning application, and the vast array of heavy industrial uses allowed in the Industrial designation render this request inappropriate at this location in the Tier and west of SR-7. Should the Board support

new Industrial future land use opportunities in the Tier, an option would be to direct staff to pursue a County initiated text amendment to establish parameters for new sites, including allowable uses and appropriate locations.

Staff Recommendation. Denial

Planning Commission/LPA Recommendation. Denial. Pursuant to ULDC, the “failure of the LPA to make a recommendation on any Plan Amendment to the BCC prior to the final transmittal hearing of the amendments shall constitute the item being sent to the BCC with an LPA recommendation of denial pursuant to F.S. § 163.3174.” A motion for denial by Barbara Roth, seconded by David Dinin, failed in a 6 to 6 vote at the April 23, 2021 public hearing. An initial motion to approve by Glenn Gromann, seconded by Penny Pompei, failed in a 5 to 7 vote. Prior to the item, Commissioners Lori Vinikoor and Evan Rosenberg abstained from this item. Under discussion, Commission members expressed support for the continuation of the landscape service on the site, but concern regarding the Industrial future land use designation and the intense range of uses allowed particularly west of SR-7. One member of the public representing the Alliance of Delray spoke in support.

MOTION: To *Deny* the Sunflower Light Industrial amendment

4.B. Privately Proposed Amendments

4.B.1. [Harbor Chase \(LGA 2021-011\)](#)

Proposed FLUA Amendment: From Institutional and Public Facilities with an underlying 5 units per acre (INST/5) to Multiple Land Use, with Commercial Low-Office and underlying 5 units per acre (MLU, CL-O/5)

Size: 17.80 acres

BCC District: Comm. McKinlay, District 6

Location: Northwest corner of Lake Worth Road and Blanchette Trail

Summary: The western portion of the site is built with a congregate living facility with 156 beds, and the eastern portion 6.05 acres is vacant. The proposed amendment will change the current development potential for the vacant portion of the site from institutional uses (including hospital) to commercial office uses up to 70,000 square feet. The site’s prior condition of approval limiting the underlying 5 units per acre to congregate living facility beds will be retained.

Staff Assessment: The amendment to the MLU designation with introduction of CL-O underlying on the site is appropriate and consistent with the character of the corridor, compatible with surrounding land uses, and consistent with the applicable policies of the Comprehensive Plan.

Staff Recommendation. Approval with conditions

Planning Commission/LPA Recommendation. Approval with conditions, motion by Barbara Roth, seconded by Glenn Gromann, passed in a 14 to 0 vote at the April 23, 2021 public hearing. There was minimal discussion and no public comment.

MOTION: To *transmit* the Harbor Chase amendment

4.B.2. [Amber Woods \(LGA 2021-012\)](#)

Proposed FLUA Amendment: From Low Residential, 1 unit per acre (LR-1), to Low Residential, 3 units per acre (LR-3)

Size: 36.49 acres

BCC District: Comm. McKinlay, District 6

Location: South side of Lake Worth Road, approx. 0.20 miles east of State Road 7

Summary: The intent of the amendment is to change the future land use designation from Low Residential, 1 unit per acre (LR-1), to Low Residential, 3 units per acre (LR-3). The existing development potential is a base future land use allowing 36 dwelling units or up to 109 units maximizing the density bonus available through the Transfer of Development Rights (TDR) and Workforce Housing Programs (WHP). The change to LR-3 allows a base future land use density of 109 units and the concurrent zoning applications are requesting additional bonus density of 36 units through the TDR Program and additional WHP bonus for a total of 199 units (5.45 units per acre density). The zoning application consists of 133 zero lot line units and 66 townhomes. The applicant proposes 13% (26) workforce housing units.

Staff Assessment: The site is located in the Urban/Suburban Tier within the West Lake Worth Road Neighborhood Plan area fronting on Lake Worth Road. The site is currently single family and surrounded on two sides by Legend Lakes Estates, a low density single family residential neighborhood, and to the west by a commercial shopping plaza.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval*, motion by Penny Pompei, seconded by Glenn Gromann, passed in a 13 to 1 vote with Marcia Hayden dissenting at the April 23, 2021 public hearing. Under discussion, PLC members questioned impacts on public facilities and services, including traffic and school impacts, and commented that the County's requirements for amendments was met. Commissioner members commented on the need for workforce housing, the provision of 13% for-sale workforce onsite, the alignment of the proposed access to a traffic light, and higher density development that has been approved along the corridor. Questions were also expressed regarding the site design including building height, projected home values/sizes, proposed gate, and landscape buffers. Seven members of the public spoke in opposition, including a representative of the Lake Worth Road Coalition, and fifteen comment cards were presented in opposition, citing the impacts on the proposed density, traffic, schools, fire-rescue, and the community's way of life. A packet with 650 signatures was presented and received for the record.

MOTION: To *Transmit* the Amber Woods amendment

4.B.3. [Legend Lakes \(LGA 2021-014\)](#)

Proposed FLUA Amendment: From Low Residential, 1 unit per acre (LR-1), on 4.2 acres and Commercial Low-Office (CL-O) on 9.6 acres to Medium Residential, 5 units per acre (MR-5)

Size: 13.80 total acres **BCC District: Comm. McKinlay, District 6**

Location: East side of State Road 7, approx. 0.42 miles south of Lake Worth Road

Summary: The intent of the amendment is to change 4.2 acres of Low Residential, 1 unit per acre (LR-1), and 9.6 acres of from Commercial Low Office (CL-O) to Medium Residential, 5 units per acre (MR-5) over the entire 13.8 site. This amendment would change the existing development potential of 209,088 sf (.50 FAR) of office and 4 dwelling units, to a base future land use allowing 69 dwelling units. The concurrent zoning application is requesting additional density through the Transfer of Development Rights (TDR) and Workforce Housing Programs (WHP) for an additional 28 and 40 units respectively. The total request is for 137 townhome units with a density of 9.93 units per acre.

Staff Assessment: The site is located in the Urban/Suburban Tier within the West Lake Worth Road Neighborhood Plan area fronting on State Road 7. The site is vacant and surrounded on three sides by Legend Lakes Estates, a low density single family residential neighborhood. Staff recommends a condition of approval for 20% (27) workforce housing to be built onsite, rather than the 17.5% (24 units) proposed by the applicant.

Staff Recommendation. *Approval with Modifications*

Planning Commission/LPA Recommendation. *Denial*, motion by Barbara Roth, seconded by Eric Royal, passed in an 8 to 4 vote with Lori Vinikoor, Evan Rosenberg, Penny Pompei and Glenn Gromann dissenting at the April 23, 2021 public hearing. A prior motion to Approve by Penny Pompei, seconded by Evan Rosenberg, failed 4 to 8. Under discussion, Commission members discussed the proposed density of nearly 10 units per acre being significantly higher than the surrounding neighborhood and other proposed amendment, although the request would result in a reduction in trips as compared to the current 91,000 square feet office approval. Comments and questions were also expressed regarding wetlands and wildlife on the site and the need for workforce housing. The Chief Land Use Attorney clarified that the County was not a party to the restrictive covenant on the property between the property owner and neighboring residents. Seven members of the public spoke in opposition, including a representative of the Lake Worth Road Coalition, and fifteen comment cards were presented in opposition, citing the impacts on the proposed density, traffic, schools, and wildlife and wetlands on the site.

MOTION: To *Transmit* the Legend Lakes amendment as *recommended by staff*

4.B.4. [Lantana SR-7 \(LGA 2021-013\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Commercial Low with an underlying 1 unit per 10 acres (CL/RR-10)

Size: 1.03 acres **BCC District: Comm. McKinlay, District 6**

Location: Southwest corner of State Road 7 and Lantana Road

Summary: The amendment consists of a site-specific future land use designation change on 1.03 acres from Rural Residential, 1 unit per 10 acres (RR-10) to Commercial Low (CL) in order to develop commercial uses. The site is located in the Rural Tier and adjacent to the Urban/Suburban Tier to the north and east.

Staff Assessment: The applicant's justification states that changed conditions since the adoption of the 1989 Comprehensive Plan have occurred at the intersection of State Road 7 and Lantana Road due to land use amendments, specifically from Low Residential, 1 unit per acre (LR-1) to Commercial Low and Industrial (IND). However, these amendments are located in the Urban/Suburban Tier with urban densities and intensities surrounding the sites and do not warrant the extension of commercial future land uses into the Rural Tier. In addition, staff has concerns that the approval of this request may encourage additional land use amendments in the Rural Tier, resulting in further conversions from rural residential to commercial.

Staff Recommendation. *Denial*

Planning Commission/LPA Recommendation. *Approval*, motion by Evan Rosenberg, seconded by Barbara Roth, passed in an 8 to 4 vote with Marcia Hayden, Glenn Gromann, Sarah Pardue, and Edwin Ferguson dissenting at the April 23, 2021 public hearing. Under discussion, Commission members discussed the differences between this application and prior amendment requests requests and discussed flooding issues that occur at Lantana Road and State Road 7. There was no public comment.

MOTION: To *deny* the Lantana SR-7 amendment

5. **REGULAR AGENDA**

5.A. **Proposed Amendment Initiation – Village of Palm Springs**

5.A.1. [Kirk Road TIM Initiation](#)

Summary. The item before the Board is to consider the initiation of a proposed amendment to the Comprehensive Plan requested by the Village of Palm Springs. The request is to revise the Transportation Element Policy 1.4-u and the Thoroughfare Identification Map (TIM), TE 14.1, to establish language restricting the number of lanes temporarily to three for Kirk Road between Lake Worth Road and Alameda Drive/Purdy Lane until the parallel segment of Military Trail operates below Level of Service (LOS) E. The TIM identifies the segment of Kirk Road from Lake Worth Road to Alameda Drive/Purdy Lane as an 80 foot right-of-way. The excess right-of-way is to be used for roundabouts, pedestrian/bicycle facilities and/or landscaping/ buffering. The roadway segment is located in **District 3**.

Staff Assessment: The Engineering Department determined that the original version of the proposed amendment restricting Kirk Road to two lanes would have hindered future

transportation network and safety needs, and did not support initiation of that amendment. Subsequent to the January 25, 2021 postponement by the Board, the Village modified the request with Engineering to address these concerns. Staff supports the initiation of this modified version to temporarily restrict the Kirk Road to three lanes between Lake Worth Road and Alameda Drive/Purdy Lane until the parallel segment of Military Trail operates below LOS E.

Planning Commission/LPA Recommendation: *To recommend that the original amendment was not initiated*, motion by Glen Gromann, seconded by Edwin Ferguson, passed in a 9 to 1 vote, with Dagmar Brahs dissenting at the December 11, 2020 meeting. **Please note:** This recommendation is regarding the *original* version of this amendment proposed to add language to limit this segment to two lanes with any additional right-of-way being used for pedestrian/bicycle facilities and landscaping/buffering. Following the BCC postponement at the January 25, 2021 hearing, the Village revised the request.

MOTION/Staff Recommendation: *To initiate* the Kirk Road TIM amendment

5.B. Privately Proposed Amendment Initiation – Agricultural Reserve

Introduction: Staff will present an introduction to the following three items together prior to the applicant individual presentations. The three items are requesting that the Board of County Commissioners initiate privately proposed amendments to Comprehensive Plan policies for the Agricultural Reserve Tier, also considered “Phase I”. If the amendments are initiated, staff will accept the associated Future Land Use Atlas amendments for processing, proceed with the review and analysis of the proposed amendments, prepare a staff report, and return to the Board with the text and future land use amendments through the hearing process as part of “Phase II”.

Staff Assessment: The three privately proposed text amendments are requesting changes to the Comprehensive Plan that represent major departures from nearly all of the fundamental policy concepts directed by the Board of County Commissioners, and adopted into the Comprehensive Plan, including requiring preserve area and limiting development in the Tier. Staff recommends that the Board deny initiation. If the County were to consider fundamental policy changes to the Tier, a more appropriate route is through a workshop, study, or consultant led comprehensive effort to address the Tier as a whole.

Planning Commission Discussion: The three Agricultural Reserve text amendment initiation requests were presented by staff together, with agent presentation, PLC votes, and public comment taken on individual items. The bulk of the PLC discussion occurred following the first item (Reserve at Atlantic) with the Commission indicating that their comments applied to the other two. Under discussion, Commission members discussed background on farming and changes to the industry that have impacted demand for farms in the Agricultural Reserve, as well as the need for additional housing opportunities. Commission members expressed concerns regarding the proposed policy implications of the amendments including the reduction or elimination of preserves, and increases in density and intensity, as well as the need to look at any changes at a more holistic level and tier-wide. In addition to the individual motions/votes for each item, a motion to request that *“the Board of County Commissioners shall give direction of the staff in regards to appropriate potential amendments or status quo decision as it relates to the Agricultural Reserve”*, was made by Kiley-Harper Larsen seconded by Glenn Gromann, passed in a 13 to 0 vote.

5.B.1. [Privately Proposed Amendment Initiation – Reserve at Atlantic](#)

Proposed Text Amendment: To add a new Agricultural Reserve Planned Development (AGR-PDD) option called Essential Housing Residential option that allows a residential density up to 8 units per acre in the AGR future land use designation, smaller AGR-PDD size while providing a 60% preserve area, limited to Atlantic Avenue.

Associated FLUA Amendment: To change the Agricultural Reserve (AGR) future land use designation on 5+/- acres to Industrial (IND) and 35+/- acres to remain Agricultural Reserve (AGR) with density up to 8 units per acre for 520 multifamily units with a 25% workforce requirement. The 39.77 acre site is located on the southeast corner of Atlantic Avenue and Half Mile Road. This site is located in **District 5**.

Staff Assessment: See **Introduction** for summary.

Staff Recommendation: To *deny* the request for initiation.

Planning Commission/LPA Recommendation. *To deny initiation*, motion made by Kiley Harper-Larsen, seconded by Barbara Roth, passed in an 11 to 2 vote at the April 9, 2021 public hearing. A prior motion to approve initiation, motion by Glenn Gromann, seconded by Penny Pompei, failed in a 2 to 11 vote. Five members of the public spoke in person, with 3 in support and 2 representing the Delray Alliance and the Sierra Club speaking in opposition. Approximately 25 cards in support were read into the record, including one video comment. See **Introduction** for discussion summary.

MOTION: To *deny initiation* of the proposed amendment

5.B.2. [Privately Proposed Amendment Initiation – Boynton Parc Plaza](#)

Proposed Text Amendment: To allow the Multiple Land Use future land use designation with Industrial and High Residential 8 units per acre (MLU, IND/8) in the Agricultural Reserve Tier with no preserve requirement, to add policy language for a Workplace, Employment & Economic Development in the Agricultural Reserve Tier, and adding a requirement for workforce housing.

Associated FLUA Amendment: To change the AGR future land use designation to Multiple Land Use with underlying Industrial and 8 units per acre (MLU, IND/8). The 47.21 acre site is located on the north side of Boynton Beach Boulevard, west of the Florida Turnpike. The site is proposed to include 300,000 square feet of industrial uses, and up to 376 multifamily units (8 units per acre clustered). This site is located in **District 5**.

Staff Assessment: See **Introduction** for summary.

Staff Recommendation: To *deny* the request for initiation.

Planning Commission/LPA Recommendation. *To deny initiation*, motion by Evan Rosenberg, seconded by Dagmar Brahs, passed in a 13 to 0 vote at the April 9, 2021 public hearing. Three members of the public spoke, including one in support, a representative from the Coalition of Boynton West Residential Associations in opposition, and a representative from the Sierra Club in opposition. One card in support was read into the record. See **Introduction** for discussion summary.

MOTION: To *deny initiation* of the proposed amendment

5.B.3. [Privately Proposed Amendment Initiation – Ag Reserve Multiple Land Use - Jade](#)

Proposed Text Amendment: To allow the Multiple Land Use future land use designation with Commercial Low and Medium Residential 5 units per acre (MLU, CL/5) in the Agricultural Reserve Tier, to allow additional commercial and residential mixed use centers exempt from the commercial cap, allow Transfer of Density Rights and Workforce Housing Program bonus density, with reduced preserve area acreage, addition of new preserve area uses, and units above mixed use to be exempt from density.

Associated FLUA Amendment: To change the Agricultural Reserve (AGR) future land use designation to Multiple Land Use (Commercial Low and Medium Residential 5) with density bonuses available through the Transfer of Development Rights and Workforce Housing Programs, for 432 dwelling units, 261,360 square feet of commercial uses including retail, restaurant, grocer, office, theater, hotel, light industrial and fitness center. The 39.29 acre site is located at the southeast corner of Boynton Beach Boulevard and Acme Dairy Road. The site is located in **District 5**.

Staff Assessment: See **Introduction** for summary.

Staff Recommendation: To **deny** the request for initiation.

Planning Commission/LPA Recommendation. **To deny initiation**, motion by Kiley-Harper Larsen, seconded by Angela Vann, passed in a 13 to 0 vote at the April 9, 2021 public hearing. Three members of the public spoke, including one in support, a representative from the Coalition of Boynton West Residential Associations in opposition, and a representative from the Sierra Club in opposition. An additional person spoke and 8 cards were read into the record in support of the application with several appearing to represent the applicant's family. See **Introduction** for discussion summary.

MOTION: To **deny initiation** of the proposed amendment

5.C. Appeal

5.C.1. [Appeal of Local Planning Agency decision regarding a Planning Division Comprehensive Plan Interpretation](#)

Summary: The item is to consider an appeal of a Comprehensive Plan determination issued by the Planning Director in a letter dated January 25, 2021. The Planning Director's letter states that canal rights-of-way owned by a public agency and utilized for right-of-way purposes are not eligible to be Preserve Areas for an Agricultural Reserve Planned Development (AGR-PDD) for acreage calculations or for density purposes. On February 23, 2021, the appellant requested an appeal to the Local Planning Agency/Planning Commission (LPA/PLC) pursuant to the process established in the Introduction and Administration Element of the Comprehensive Plan. The Comprehensive Plan states that the "determination of the LPA may be appealed to the BCC by the petitioner, staff, or any aggrieved or adversely affected party as defined by Florida Statutes, Section 163.3215(2)" and that the BCC may accept, reject or modify any action taken by the LPA. Staff is appealing the LPA/PLC decision to the BCC as this agenda item.

Planning Commission/LPA Recommendation. *To grant the Appeal of Planning Division Administrative Determination*, motion by Glenn Gromann, seconded by Evan Rosenberg, passed in a 6 to 4 vote with Barbara Roth, Angella Van, Dagmar Brahs and Cara Capp dissenting at the April 9, 2021 public hearing. A previous motion to accept the Planning Division administrative determination failed in a 4 to 6 vote, motion by Barbara Roth, seconded by Angella Vann with Glenn Gromann, Evan Rosenberg, Penny Pompei, Lori Vinikoor, Kiley Harper-Larsen and Eric Royal dissenting. Under discussion, Commission members asked questions regarding terms such as 'right of way' and 'open space, and expressed comments regarding canals and infrastructure improvements. Representatives from the Sierra Club and the Coalition of Boynton West Residential Associations (COBWRA) spoke in support of the Planning Director's determination, and one member of the public spoke in favor of the initiation.

Staff Recommendation/MOTION: *To reject the Planning Commission decision granting the Lake Worth Drainage District Appeal*

6. COMMENTS

- A. County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Assistant 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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