



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 25-A2

BCC ADOPTION PUBLIC HEARING, MAY 13, 2025

A. Application Summary

I. General

Project Name:	Conservation Lands FLUA Updates (LGA 2025-001, 2025-002, 2025-003 and 2025-004)
FLUA Summary:	RR-20 on 443.83 <u>101.13</u> acres and RR-10 on 40.82 <u>10.48</u> acres to CON
Acres:	454.65 <u>111.61</u> acres total approximately
Location:	Various - see Exhibit 1
Project Manager:	Sussan Gash, Senior Planner
Applicant/Owner:	Palm Beach County
Staff Recommendation:	Staff recommends <i>approval</i> based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

This is a County initiated amendment to amend the future land use designation of County owned lands at 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~~ 48 County-owned parcels totaling ~~454.65~~ 111.61 acres from Rural Residential, 1 unit per 10 acres (RR-10) on ~~40.82~~ 10.48 acres and Rural Residential, 1 unit per 20 acres (RR-20) on ~~443.83~~ 111.61 acres to Conservation (CON). The parcels are in ~~four~~ two separate locations in north County, including ~~54~~ 10.48 acres located within the 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. ERM requested the removal of the Cypress Creek and the Hungryland Slough FLUA amendments following the transmittal hearing.

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.

III. Hearing History

Local Planning Agency: *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.

Board of County Commissioners Transmittal Public Hearing: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 7 to 0 vote at the February 5, 2025 public hearing. Board discussion included comments regarding the possibility of other government lands also receiving Conservation FLUA, frequency of this type of action and general support for the amendment. There was no public comment.

Receive and File Business Impact Estimate, motion by Commissioner Weiss, seconded by Vice Mayor Baxter, passed in a 7 to 0 vote at the February 5, 2025 public hearing.

State Review Agency Comments: The State Land Planning Agency reviewed this amendment under Round 25-02 ESR and issued a letter dated March 12, 2025 stating that the Agency had no comment on the proposed amendment. In addition, there were no comments from other state reviewing agencies.

Changes Subsequent to Transmittal: The Department of Environmental Resources Management (ERM) has withdrawn LGA 2025-001. Staff finds the formerly proposed FLUA associated with Cypress Creek parcel is no longer required as this land was formerly dedicated to the County for the purpose of preserving high quality habitat as part of the Cypress Creek Natural Area. Also, future implementation of the third-party conservation over the parcel would add further protection of this environmentally sensitive area to restrict use and development. The current Zoning Designation of RVPD is consistent with the current Future Land Use of RR-10. In addition, ERM has withdrawn LGA 2025-002 as ERM became aware that this FLUA action for this particular area of Hungryland is premature given unresolved roadway considerations under Engineering & Public Works. For this reason, they are removing from this round of FLUA amendments and will reconsider in the future. References to this site are shown in ~~strikethrough~~.

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: See Exhibit 3
Existing Land Use: Conservation
Current Zoning: See Exhibit 3
Current Dev. Potential Max: Conservation (County-owned)

Proposed Future Land Use Change

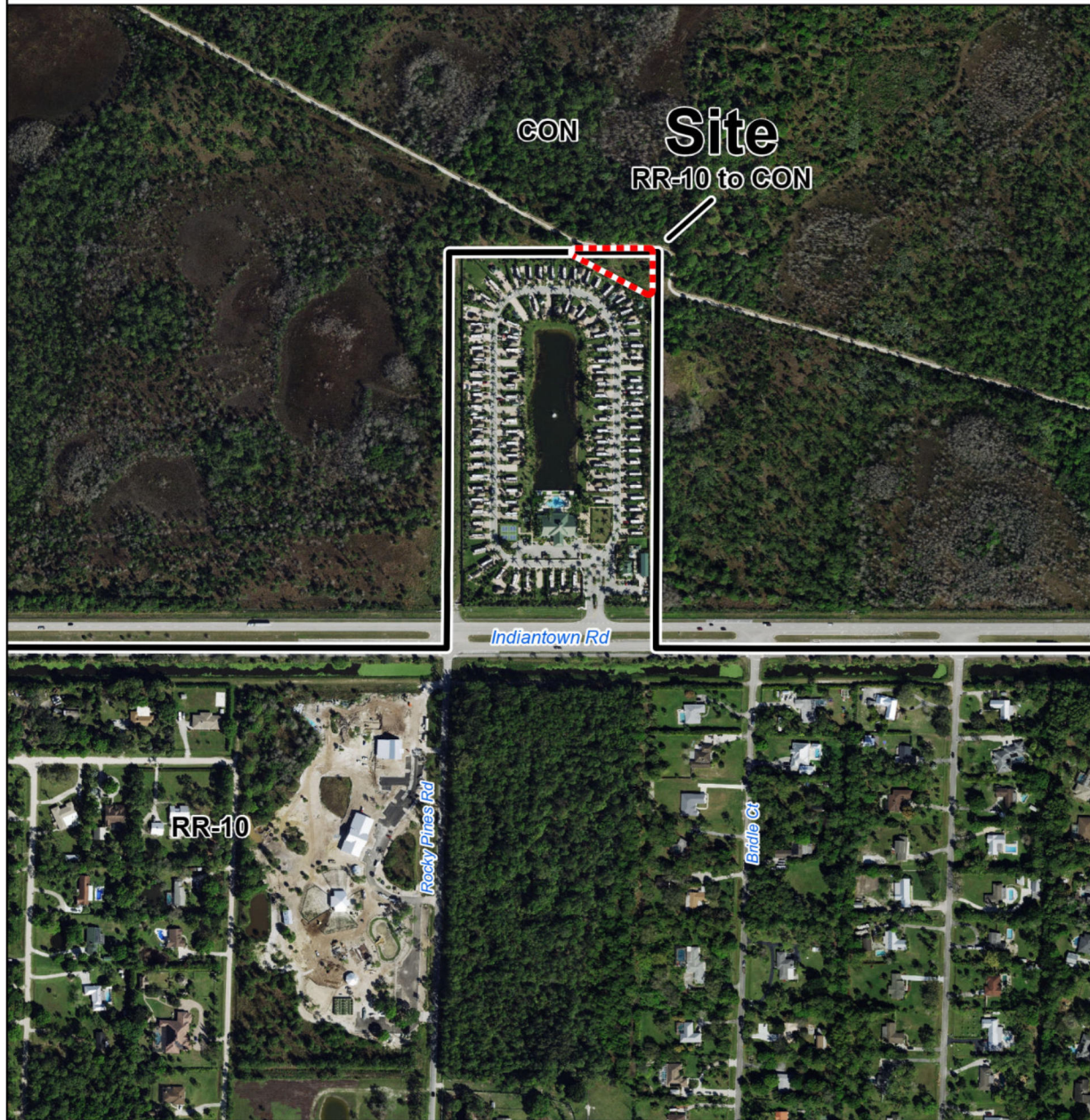
Proposed FLU: Conservation (CON)
Proposed Use: Conservation
Proposed Zoning: Preservation/Conservation (PC)
Dev. Potential Max/Conditioned: Conservation (County-owned)

General Area Information for Site

Tier/Tier Change: Rural Tier - No change
Overlay/Study: None
Annexation Area: None
Comm. District: Mayor Maria G. Marino, District 1

Future Land Use Atlas Amendment

Cypress Creek (LGA 2025-001)



Site Data

Size: 0.34 acres
 Existing Use: Conservation
 Proposed Use: Conservation
 Current FLU: RR-10
 Proposed FLU: CON

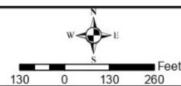
Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
 CON Conservation

Date: 10/23/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-A2
 Note: Map is not official, for presentation purposes only.



Site

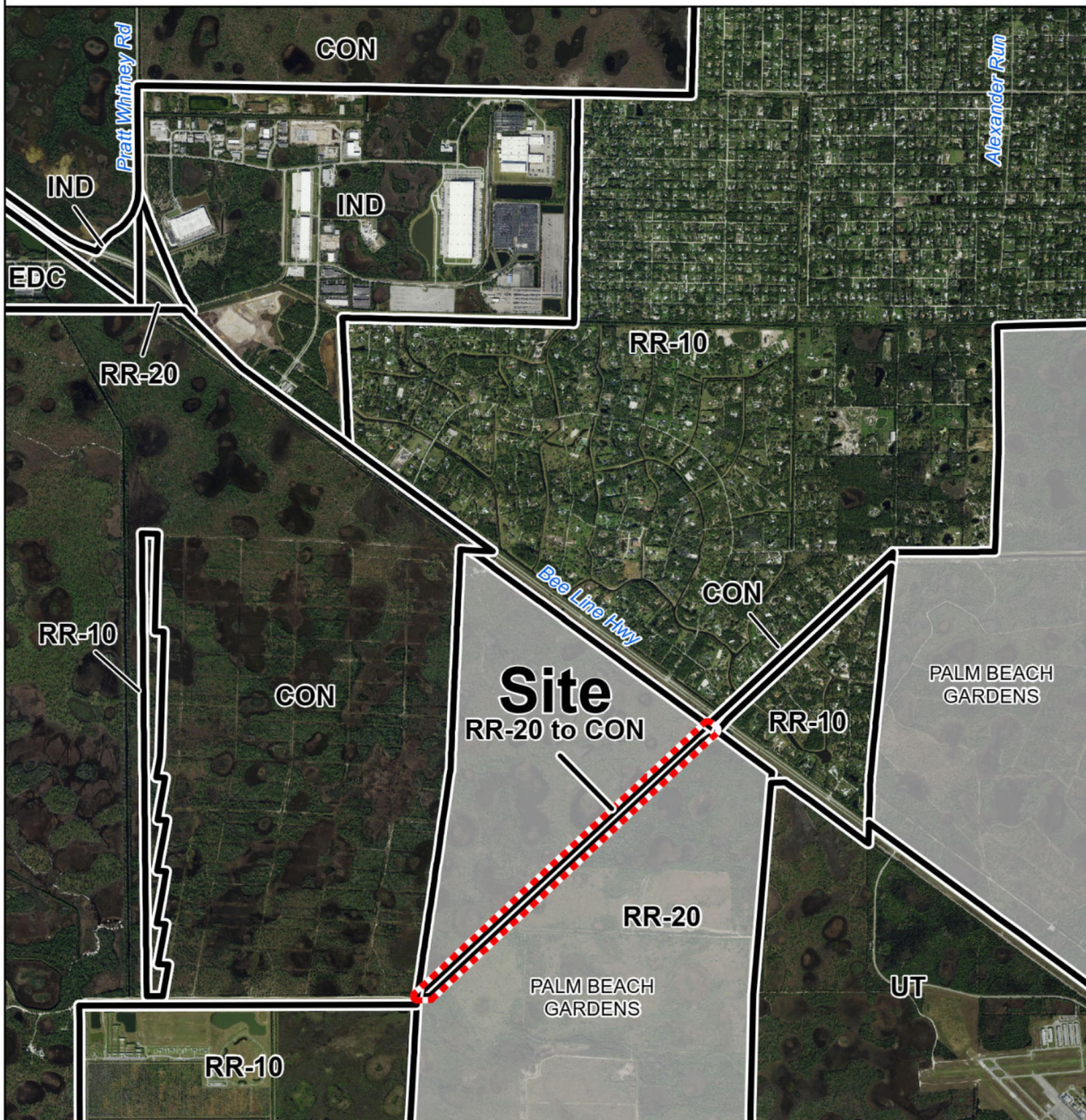


Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



Future Land Use Atlas Amendment

Hungryland Slough (LGA 2025-002)



Site Data

Size: 42.70 acres
 Existing Use: Conservation
 Proposed Use: Conservation
 Current FLU: RR-20
 Proposed FLU: CON

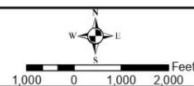
Future Land Use Designations

RR-20	Rural Residential, 1 unit/20 acres	UT	Utilities and Transportation
RR-10	Rural Residential, 1 unit/10 acres		
CON	Conservation		
EDC	Economic Development Center		
IND	Industrial		

Date: 10/23/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-A2
 Note: Map is not official, for presentation purposes only.



Site

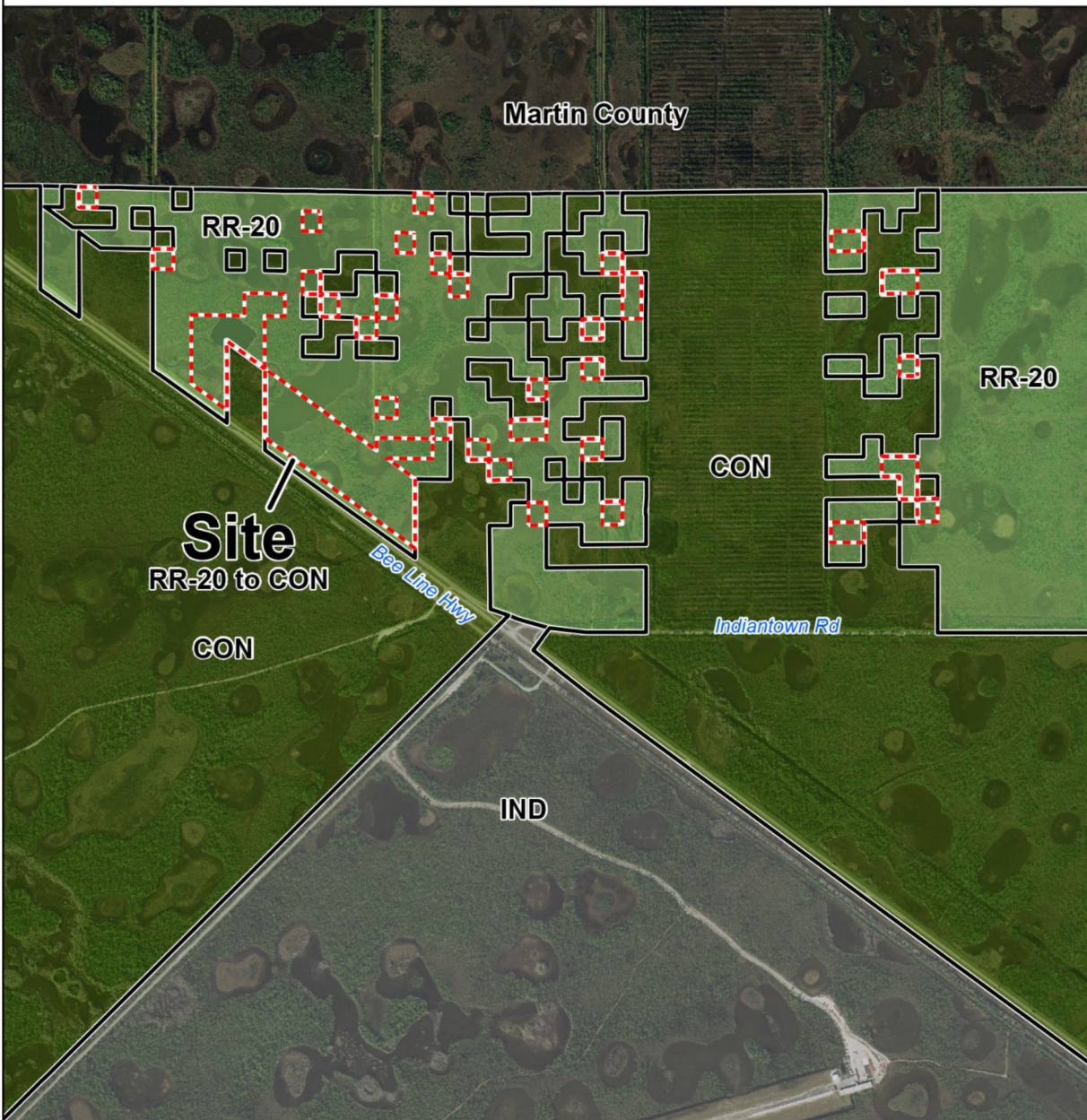


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Future Land Use Atlas Amendment

Palm Beach Heights (LGA 2025-003)



Site Data

Size: 101.13 acres
 Existing Use: Conservation
 Proposed Use: Conservation
 Current FLU: RR-20
 Proposed FLU: CON

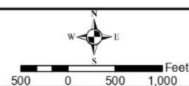
Future Land Use Designations

RR-20 Rural Residential, 1 unit/20 acres
 CON Conservation
 IND Industrial

Date: 10/23/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-A2
 Note: Map is not official, for presentation purposes only.



Site

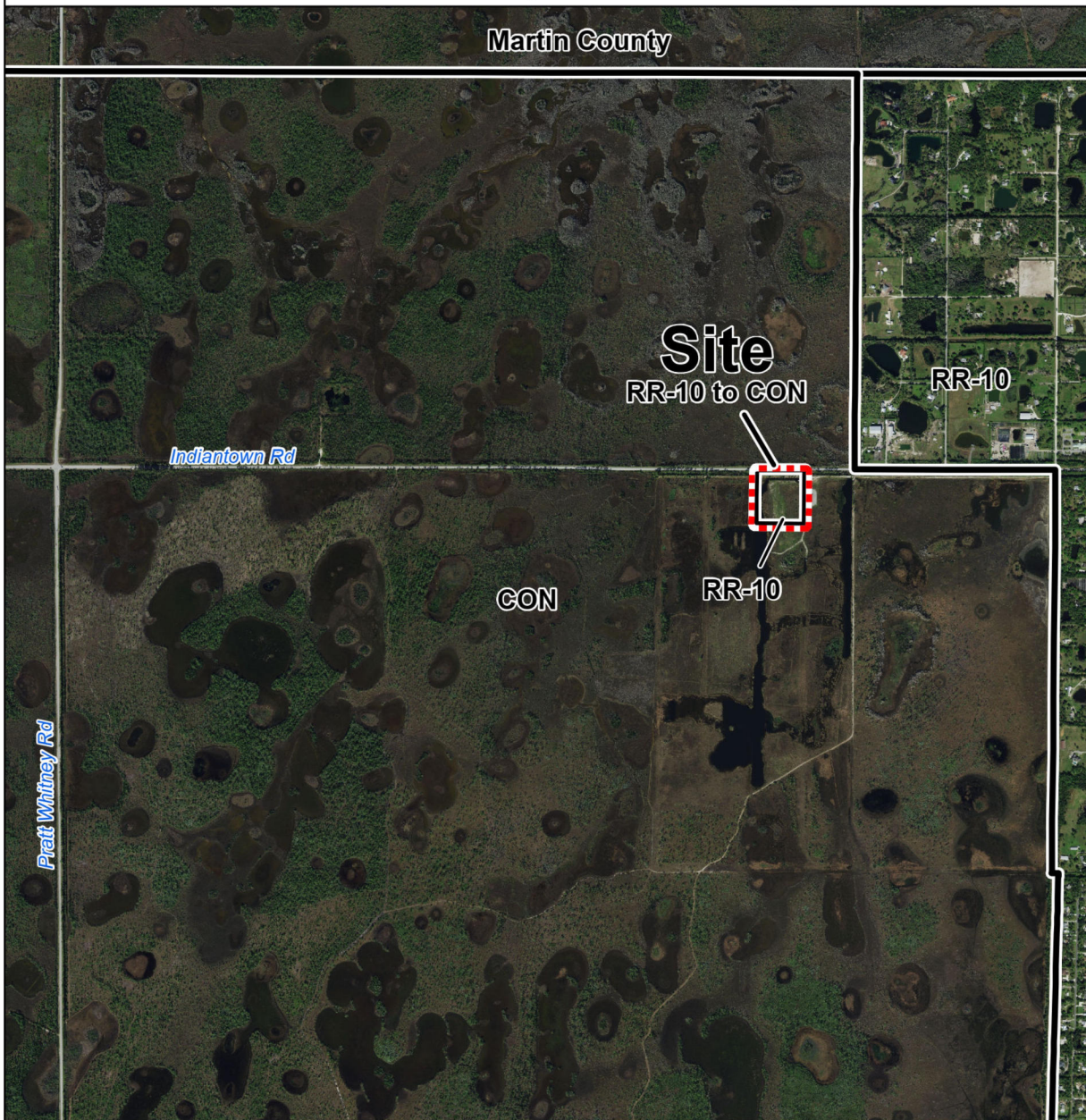


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Future Land Use Atlas Amendment

Pine Glades (LGA 2025-004)



Site Data

Size: 10.48 acres
 Existing Use: Conservation
 Proposed Use: Conservation
 Current FLU: RR-10
 Proposed FLU: CON

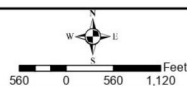
Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
 CON Conservation

Date: 10/23/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-A2
 Note: Map is not official, for presentation purposes only.



Site



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C. Introduction & Review

I. Intent of the Amendment

This is a County initiated amendment to amend the future land use designation on 52 ~~48~~ County owned parcels totaling ~~154.65~~ 111.61 acres to Conservation at the request of the Department of Environmental Resources Management (ERM), as further described below:

- ~~• **Cypress Creek (LGA 2025-001).** This amendment will change the Future Land Use designation on a 0.34-acre parcel from Rural Residential, 1 unit per 10 acres (RR-10) to Conservation (CON), as shown in Exhibit 1-A. The subject parcel is located within the Cypress Creek Natural Area, north side of Indiantown Road, approximately one mile east of Mack Dairy Road, and south of the South Florida Water Management District's Loxahatchee River/Cypress Creek Management Area. The County, through its Department of Environmental Resources Management, acquired title to the subject parcel through a donation in February 2015. The purpose of this acquisition was to preserve high-quality habitats and a portion of the historic Jupiter-Indiantown Trail. The County manages the subject parcel as part of the Cypress Creek Natural Area.~~
- ~~• **Hungryland Slough (LGA 2025-002).** This amendment will change the Future Land Use designation on three parcels totaling 42.70 acres from Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON), as shown in Exhibit 1-B. The subject parcels are canal right-of-way parcels located adjacent to the Hungryland Slough Natural Area, south of Beeline Highway, and approximately three miles north of Northlake Boulevard. The County, through its Department of Environmental Resources Management, acquired title to the subject parcels through a warranty deed in July 2016. Costs related to the acquisition of this parcel were paid from the County's Natural Areas Fund and Engineering's Road Impact Fee Zone 3 Fund. The purpose of this acquisition was to allow for completion of a 10-mile long, multiuse trail connecting Riverbend Park to the J.W. Corbett Wildlife Management Area.~~
- **Palm Beach Heights (LGA 2025-003).** This amendment will change the Future Land Use designation on 47 parcels, totaling 101.13 acres, located north of Indiantown Road and Pine Glades Natural Area, and east of Beeline Highway (SR 710) from Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON), as shown in Exhibit 1-C. The subject parcels are located in an area known as the Palm Beach Heights portion of Palm Beach County (County). The subject parcels do not meet current land development regulations and therefore are not buildable as described in a July 18, 2005 White Paper prepared by County staff. The parcels are considered the product of an illegal subdivision. Unlike some of the Jupiter Farms areas, the owners of the Palm Beach Heights area failed to apply for and obtain an Affidavit of Exemption which could have exempted the area from the subdivision rule. As a result, they cannot meet the requirements listed under Zoning's Potentially Buildable Lot Review. The County, through its Department of Environmental Resources Management, acquired title to two of the subject parcels through the tax deed process in November 2021. Costs related to the acquisition of these parcels were paid from the County's Natural Areas Fund. The remaining 45 parcels were acquired through willing sellers using American Rescue Plan Act (ARPA) funds, which included an allocation for environmentally sensitive lands. The purpose of these acquisitions was to help reduce the number of nongovernment-owned parcels within an area that does not conform with County land development regulations, preserve high-quality freshwater wetlands, transitional and low lying upland habitats, preserve one of the most significant aquifer recharge areas in the County, preserve freshwater flows to the Northwest Fork of

the Loxahatchee River (a Nationally-designated Wild and Scenic River), and eventually create a wildlife and greenway corridor that would connect conservation lands within the Pratt Whitney complex and J.W. Corbett Wildlife Management Area, to conservation lands within the John C. and Mariana Jones/Hungryland Wildlife and Environmental Area. The County manages the subject parcels as part of the nearby Pine Glades Natural Area.

- **Pine Glades (LGA 2025-004).** This amendment will change the Future Land Use designation on the 10.48 acre subject parcel from Rural Residential, 1 unit per 10 acres (RR-10) to Conservation (CON), as shown in Exhibit 1-D. The subject parcel is located within the Pine Glades Natural Area, south side of Indiantown Road, 1.6 miles east of Pratt Whitney Road, and south of the State of Florida's John C. and Mariana Jones/Hungryland Wildlife Environmental Area. The County, through its Department of Environmental Resources Management, acquired title to the subject parcel through a warranty deed in March 2005. Costs related to the acquisition of this parcel were paid from the County's Natural Areas Fund. The purpose of this acquisition was to preserve high-quality freshwater wetlands, transitional and low lying upland habitats. The County manages the subject parcel as part of the Pine Glades Natural Area.

II. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 details the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

A. Proposed Amendment

This amendment, consisting of ~~52~~ 48 parcels, proposes to amend the Future Land Use for a total of ~~154.65~~ 111.61 acres, from RR-10 and RR-20 to Conservation (CON). The addition of lands to the Conservation future land use designation is part of an ongoing program to save native communities and ecosystems as required by the Comprehensive Plan.

B. Appropriateness of the Amendment

The proposed future land use amendment supports and is consistent with several Comprehensive Plan policies including:

- Conservation Element Goal 2, "Protection of Native Communities and Ecosystems" which states that it is the County's goal *"...to conserve, appropriately use, and protect the natural functions of native communities and ecosystems."*
- Conservation Element Objective 2.1, which directs the County to *"...preserve and protect native communities and ecosystems to ensure that representative communities remain intact..."* with priority given to lands with significant native vegetation.
- Conservation Element Policy 2.2-f, which requires the County to *"support wetland creation, restoration, enhancement, and preservation"*. The subject parcels contain environmentally significant wetland, upland and scrub habitats which benefit and support the surrounding ecosystems.

- Conservation Element Policy 2.3-b regarding the Loxahatchee Slough and River Corridor, which requires the County to *“continue to designate as Conservation on the County's Land Use Plan Map any acquired conservation areas within the area defined as the "Corridor" by the South Florida Water Management District, as well as all slough and river natural areas acquired or managed by the County”*. This will further Policy 2.3-f to re-establish the historic hydrologic connections within the Loxahatchee River watershed.

Assessment and Recommendation. 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...”* and will reflect the County’s purchase of environmentally sensitive parcels by changing the Future Land use designation to Conservation. This land use change will guarantee the appropriate use of lands with significant native vegetation, protect the natural functions of the native communities and ecosystems, ensure that representative communities remain intact and help to create conservation greenway/wildlife corridors that will link conservation areas. The proposed amendment is consistent with the Comprehensive Plan and compatible with surrounding land uses.

Staff recommends ***approval*** based upon the findings within this report.

Exhibits	Page
1. Future Land Use Map & Property Control Numbers	E-1
2. Consistency with the Comprehensive Plan	E-6
3. Future Land Use and Zoning Table	E-10
4. Correspondence	E-12
5. Business Impact Estimate	E-13

Exhibit 1-A – This exhibit has been withdrawn

Amendment No:	Cypress Creek (LGA 2025-001)
FLUA Page No:	6
Amendment:	From Rural Residential, 1 unit per 10 acres (RR-10) to Conservation (CON)
Location:	North of Indiantown Road, approximately one mile west of Jupiter Farms Road
Size:	0.34 acres approximately
Property No:	00-41-40-35-02-001-0000

Conditions: None



Exhibit 1-B – *This exhibit has been withdrawn*

Amendment No:	Hungryland Slough (LGA 2025-002)
FLUA Page No:	22 and 17
Amendment:	From Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON)
Location:	South of Bee Line Highway, approximately 1.5 miles west of Seminole Pratt Whitney Road
Size:	42.70 acres approximately
Property No:	00-41-41-32-00-000-5020; 00-41-41-28-00-000-5030; 00-41-41-33-00-000-3020

Conditions: None

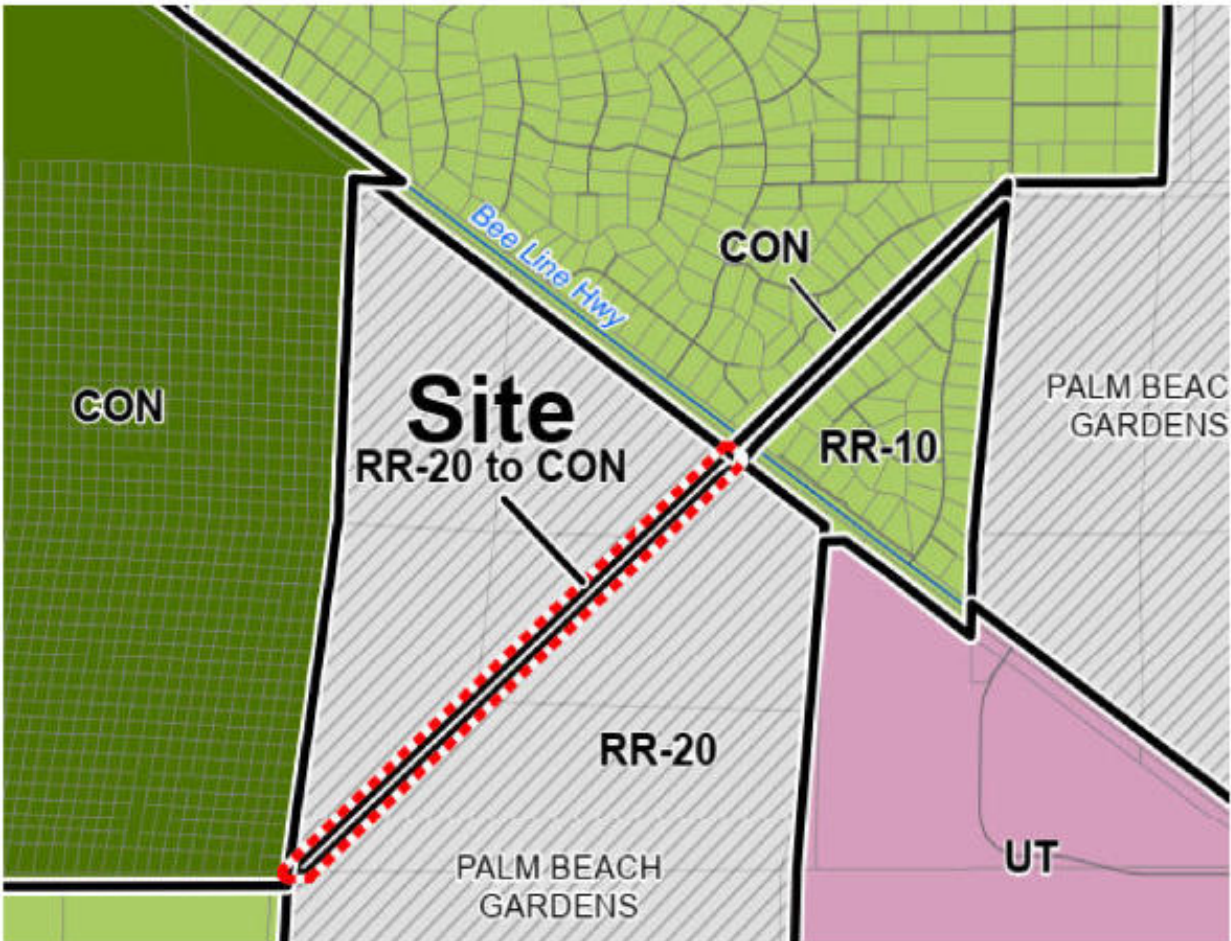
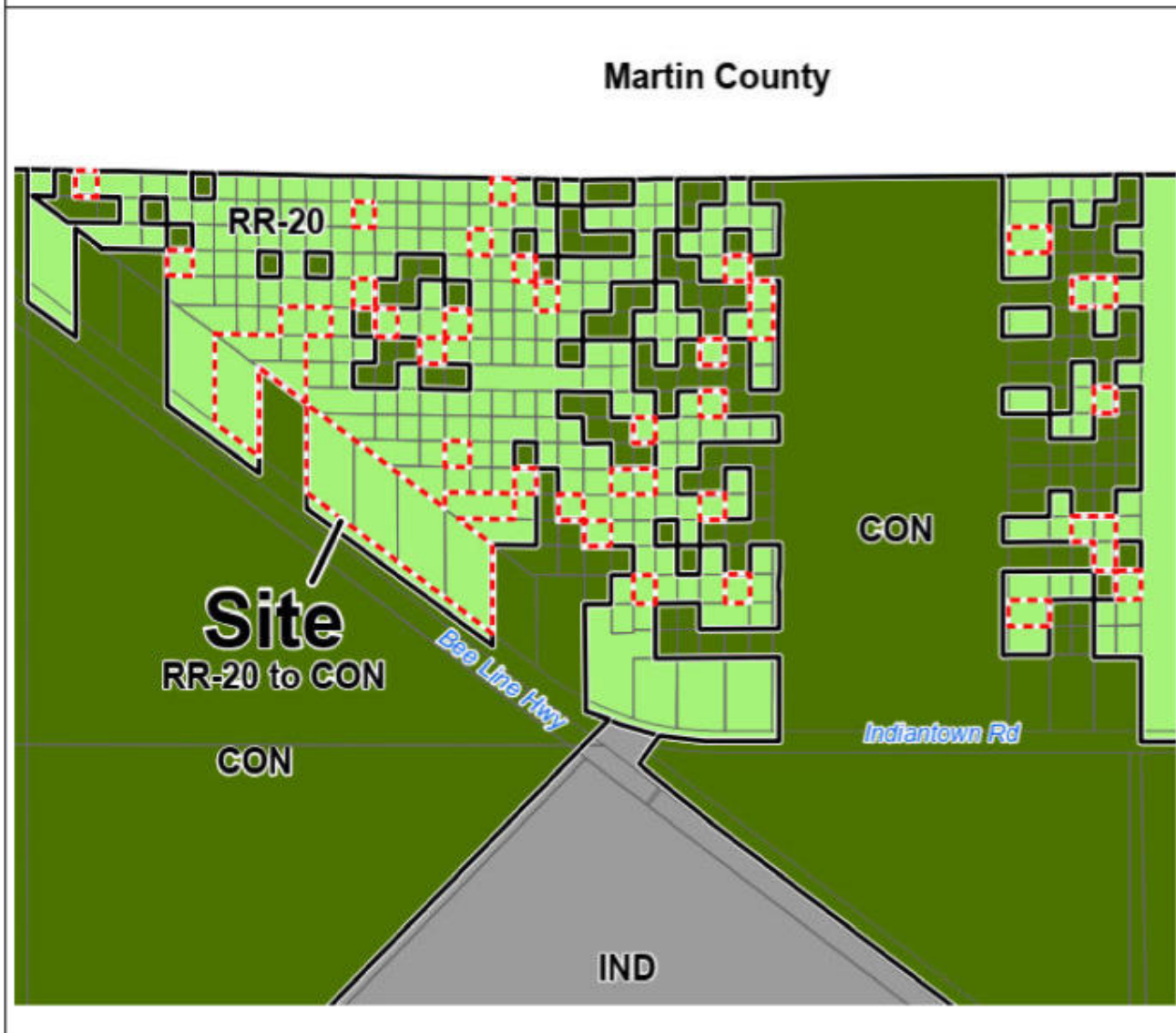


Exhibit 1-C

Amendment No:	Palm Beach Heights (LGA 2025-003)
FLUA Page No:	3
Amendment:	From Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON)
Location:	North of Indiantown Road and east of Bee Line Highway
Size:	101.13 acres approximately
Property No:	See next page
Conditions: None	



00-40-40-33-00-000-7170	00-40-40-33-00-000-7150	00-40-40-33-00-000-5140
00-40-40-32-00-000-1170	00-40-40-32-00-000-3190	00-40-40-32-00-000-5220
00-40-40-33-00-000-3230	00-40-40-32-00-000-1460	00-40-40-32-00-000-3500
00-40-40-32-00-000-2010	00-40-40-33-00-000-1150	00-40-40-32-00-000-1050
00-40-40-33-00-000-3200	00-40-40-32-00-000-3030	00-40-40-32-00-000-1710
00-40-40-33-00-000-1270	00-40-40-33-00-000-7100	00-40-40-33-00-000-3800
00-40-40-33-00-000-1090	00-40-40-33-00-000-7030	00-40-40-32-00-000-5010
00-40-40-33-00-000-5090	00-40-40-33-00-000-3280	00-40-40-33-00-000-5100
00-40-40-33-00-000-1100	00-40-40-33-00-000-7230	00-40-40-32-00-000-1860
00-40-40-33-00-000-5110	00-40-40-32-00-000-1420	00-40-40-32-00-000-5200
00-40-40-33-00-000-3190	00-40-40-32-00-000-3510	00-40-40-32-00-000-1830
00-40-40-32-00-000-3300	00-40-40-32-00-000-2130	
00-40-40-33-00-000-7220	00-40-40-32-00-000-1550	
00-40-40-33-00-000-3250	00-40-40-32-00-000-3150	
00-40-40-32-00-000-1750	00-40-40-32-00-000-2150	
00-40-40-32-00-000-1210	00-40-40-32-00-000-2140	
00-40-40-32-00-000-1280	00-40-40-32-00-000-3070	
00-40-40-32-00-000-5240	00-40-40-33-00-000-5030	

Exhibit 1-D

Amendment No:	Pine Glades (LGA 2025-004)
FLUA Page No:	5
Amendment:	From Rural Residential, 1 unit per 10 acres (RR-10) to Conservation (CON)
Location:	Southside of Indiantown Road, approximately 1.75 miles east of Pratt Whitney Road
Size:	10.48 acres approximately
Property No:	00-41-41-05-00-000-1330
Conditions: None	



Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** This policy states that *"Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

Staff Analysis: This policy is the umbrella policy over the entire amendment analysis and many of the items are addressed specifically elsewhere in this report as identified above. This amendment is proposed to reflect the County's acquisition of property for conservation purposes and, therefore, has met the justification requirements.

2. **County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

1. **Livable Communities.** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

2. **Growth Management.** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*
10. **Linear Open Space and Park Systems.** *Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches and conservation areas.*
12. **Environmental Integrity.** *Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress upon these fragile areas.*

Staff Analysis: This amendment fosters the preservation of natural areas through the assignment of the Conservation future land use designation which furthers the above referenced directions.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “*Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....*”

1. **Future Land Use Element, Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*
 1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
 2. *Providing for affordable housing and employment opportunities;*
 3. *Providing for open space and recreational opportunities;*
 4. *Protecting historic, and cultural resources;*
 5. *Preserving and enhancing natural resources and environmental systems; and,*
 6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: This amendment reflects the identification, preservation and enhancement of natural resources and environmental systems, and provides open space and recreational opportunities; it is therefore consistent with this policy.

2. **Future Land Use Element, Policy 2.2.7-b:** *The County shall initiate amendments to designate environmentally sensitive lands purchased by the County as Conservation. The County shall also coordinate with municipalities to designate County acquired environmentally sensitive lands within incorporated areas as Conservation.*

Staff Analysis: This amendment is consistent with and mandated by Future Land Use Element Policy 2.2.7-b and will accurately reflect the use of these sites as county-owned Conservation lands.

3. **Conservation Element Goal 2, “Protection of Native Communities and Ecosystems”** and the Conservation Element, Objective 2.1, which directs the County to “...preserve and protect native communities and ecosystems to ensure that representative communities remain intact. Priority shall be given to lands with significant native vegetation.”

Staff Analysis: The proposed amendment is consistent with the stated goal and objective which directs the County to conserve/preserve and protect native communities and ecosystems for public benefit.

4. **Conservation Element Policy 2.2-f**, which directs the County to “*support wetland creation, restoration, enhancement, and preservation...*”.

Staff Analysis: The acquisition and preservation of the subject parcels, which contain environmentally sensitive wetland and upland habitats, is consistent with this policy.

5. **Conservation Element, Goal 5** (Linked Open Space Network - Conservation Greenways/Wildlife Corridors), **Objective 5.1** (Greenways and Corridors) and its associated policies.

Staff Analysis: The acquisition, preservation of county-owned conservation lands and modification of the Future Land Use designation on those parcels to Conservation, will support Conservation Element Objective 5.1. This objective directs the County to “...*create Conservation Greenway/Wildlife Corridors linking Conservation Areas and lands with significant native vegetation...*”. The recently acquired parcels will help support nearby natural areas/conservation areas, along with the listed species that utilize those areas. The parcels, in combination with other publicly-owned conservation lands, will be managed as part of a linked open space network to assure the survival of species that would be jeopardized by isolation.

6. **Future Land Use Element OBJECTIVE 5.6** The Greenways and Linked Open Space System (GLOSS) Objective contains policies that identify and encourage the creation of an interconnected system of trails, natural/Conservation areas and multipurpose open spaces that will bridge designated conservation lands with recreational opportunities and other publicly owned open spaces via the continued acquisition of lands and intergovernmental coordination.

Staff Analysis: The proposed amendment will further the goal to add lands for Conservation purposes and provide lands available to expand existing trail networks or for new trails.

C. Compatibility

The County-owned properties within the amendment are adjacent to, or near, other County and other Government owned conservation lands within the Loxahatchee River Watershed and Pine Glades Natural area system, which will be retained as natural lands and, therefore, there are no compatibility issues with this amendment.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The subject request is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The subject site is not located within the boundaries of a Neighborhood Plan or Planning Area Special Study.

E. Public Facilities and Services Impacts

The County-owned property within the amendment site will be retained as conservation lands, therefore, there will be no impacts to public facilities and/or services.

F. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

1. **Intergovernmental Coordination:** Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on December 20, 2024. Any correspondence received throughout the public hearing process will be added to Exhibit 4.

Exhibit 3

Future Land Use and Zoning

PCN	ACRES	FLU	ZONING
00414035020010000	0.34299099356	RR-10	RVPD
Cypress Creek Total	0.34		
00414132000005020	17.55883388960	RR-20	AR
00414128000005030	8.26278693367	RR-20	AR
00414133000003020	16.87725433450	RR-20	AR
Hungryland Total	42.70		
00404033000007170	1.39871609160	RR-20	AR
00404032000001170	1.14427664053	RR-20	AR
00404033000003230	1.34645711605	RR-20	AR
00404032000002010	1.28881548234	RR-20	AR
00404033000003200	1.34887649139	RR-20	AR
00404033000001270	2.10194967720	RR-20	AR
00404033000001090	1.29322522299	RR-20	AR
00404033000005090	1.14821120267	RR-20	AR
00404033000001100	1.29322383822	RR-20	AR
00404033000005110	1.29324681252	RR-20	AR
00404033000003190	1.31221013679	RR-20	AR
00404032000003300	1.32942975540	RR-20	AR
00404033000007220	1.29324797852	RR-20	AR
00404033000003250	1.31221738665	RR-20	AR
00404032000001750	1.12762966752	RR-20	AR
00404032000001210	1.28881459174	RR-20	AR
00404032000001280	1.47293435648	RR-20	AR
00404032000005240	1.32577714118	RR-20	AR
00404033000007150	1.31223912148	RR-20	AR
00404032000003190	7.91279660422	RR-20	AR
00404032000001460	1.30774532289	RR-20	AR
00404033000001150	1.14818351998	RR-20	AR
00404032000003030	1.16610045573	RR-20	AR
00404033000007100	1.14820649950	RR-20	AR
00404033000007030	1.14821339405	RR-20	AR
00404033000003280	1.31221466987	RR-20	AR
00404033000007230	1.47798748427	RR-20	AR
00404032000001420	1.47293715005	RR-20	AR
00404032000003510	2.38685149637	RR-20	AR
00404032000002130	8.47868067516	RR-20	AR
00404032000001550	1.30768569669	RR-20	AR
00404032000003150	2.51753304177	RR-20	AR
00404032000002150	8.47868543754	RR-20	AR
00404032000002140	7.91343462011	RR-20	AR
00404032000003070	1.47281579240	RR-20	AR
00404033000005030	1.47823265860	RR-20	AR
00404033000005140	2.14617313688	RR-20	AR

PCN	ACRES	FLU	ZONING
00404032000005220	1.14406405833	RR-20	AR
00404032000003500	1.30764152347	RR-20	AR
00404032000001050	1.14427490365	RR-20	AR
00404032000001710	1.28881548235	RR-20	AR
00404033000003800	1.14819285673	RR-20	AR
00404032000005010	3.47755638821	RR-20	AR
00404033000005100	1.14820808781	RR-20	AR
00404032000001860	1.14428112550	RR-20	AR
00404032000005200	8.47868371107	RR-20	AR
00404032000001830	1.14427664051	RR-20	AR
Palm Beach Heights Total	101.13		
00414105000001330	10.4751371091	RR-10	AR
Pine Glades Total	10.48		
ALL TOTAL	154.65		

Exhibit 4
Correspondence

Exhibit 5
Business Impact Estimate

BUSINESS IMPACT ESTIMATE

Meeting Date: 2/5/2025 - BCC Comprehensive Plan Public Hearing

Proposed Ordinance Title/Reference:

THE FUTURE LAND USE ATLAS (FLUA) FOR THE COUNTY INITIATED SITE SPECIFIC AMENDMENT **CYPRESS CREEK (LGA 2025-001)**, MODIFYING PAGE 6 OF THE FLUA FOR APPROXIMATELY 0.34 ACRES OF LAND, GENERALLY LOCATED NORTH OF INDIANTOWN ROAD, APPORXIMATELY 1 MILE WEST OF JUPITER FARMS ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO CONSERVATION (CON);

THE FUTURE LAND USE ATLAS (FLUA) FOR THE COUNTY INITIATED SITE SPECIFIC AMENDMENT **HUNGRYLAND SLOUGH (LGA 2025-002)**, MODIFYING PAGES 22 AND 17 OF THE FLUA FOR APPROXIMATELY 42.70 ACRES OF LAND, GENERALLY LOCATED SOUTH OF BEE LINE HIGHWAY, APPROXIMATELY 1.5 MILES WEST OF SEMINOLE PRATT WHITNEY ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL, 1 UNIT PER 20 ACRES (RR-20) TO CONSERVATION (CON);

THE FUTURE LAND USE ATLAS (FLUA) FOR THE COUNTY INITIATED SITE SPECIFIC AMENDMENT **PALM BEACH HEIGHTS (LGA 2025-003)**, MODIFYING PAGE 3 OF THE FLUA FOR APPROXIMATELY 101.13 ACRES OF LAND, GENERALLY LOCATED NORTH OF INDIANTOWN ROAD AND EAST OF BEE LINE HIGHWAY, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL, 1 UNIT PER 20 ACRES (RR-20) TO CONSERVATION (CON);

THE FUTURE LAND USE ATLAS (FLUA) FOR THE COUNTY INITIATED SITE SPECIFIC AMENDMENT **PINE GLADES (LGA 2025-004)**, MODIFYING PAGE 5 OF THE FLUA FOR APPROXIMATELY 10.48 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTHSIDE OF INDIANTOWN ROAD, APPORXIMATELY 1.75 MILES EAST OF PRATT WHITNEY ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO CONSERVATION (CON);

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

This is a County initiated amendment to amend the future land use designation of County owned lands at 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 from Rural Residential, 1 unit per 10 acres (RR-10) on 10.82 acres and Rural Residential, 1 unit per 20 acres (RR-20) on 143.83 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).

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: There are no business compliance costs associated with this amendment.
- b. New Charges/Fees on Businesses Impacted: There are no new charges or fees associated with this amendment.
- c. Estimate of Regulatory Costs: This amendment will not impose any regulatory fees.

Good Faith Estimate of Number of Businesses Likely Impacted: No businesses are expected to be impacted.

Any Additional Information: None