



## INITIATION SUMMARY COUNTY INITIATED AMENDMENT

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BOARD OF COUNTY COMMISSIONERS, FEBRUARY 1, 2023

### I. General Data

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**Project Name:** Agricultural Reserve TIM Amendments Initiation

**Project Manager:** Morton Rose, Director Roadway Production, Engineering Department and Khurshid Mohyuddin, Principal Planner, Planning Division

**Staff Recommendation:** Staff recommends *to initiate* the Comprehensive Plan amendments

### II. Item Summary

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**Summary:** The item before the Board is to consider the initiation of a proposed amendment to the Comprehensive Plan requested by the PBC Engineering Department. The request is to revise the Thoroughfare Identification Right Of Way Map (TIM), TE 14.1, to add right-of-way as follows:

- **Smith Sundy Road**, to add as an 80 foot right-of-way from Atlantic Avenue, north to Happy Hollow Road;
- **Half Mile Road**, to add as an 80 foot right-of-way from 158<sup>th</sup> Street S. north to Atlantic Avenue, to line up with Smith Sundy Road;
- **Happy Hollow Road**, to add as an 80 foot right-of-way from US-441/SR-7 to Lyons Road; and
- **158<sup>th</sup> Street S**, to add as an 80 foot right-of-way from Half Mile Road to Lyons Road.

The roadway segments are located in **District 5**.

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

The proposed amendment would modify the County Thoroughfare Right Of Way Identification Map (TIM) to add right-of-way for four (4) roadways located in the Agricultural Reserve Tier. This right-of-way acquisition is necessary to improve connectivity and reduce emergency response time for Fire Rescue while providing alternative routes for general traffic, reducing travel time and congestion. These roads will be relievers for Atlantic Avenue, State Road 7, and Lyons Road.

**ULDC Impacts:** The proposed amendments will not require changes to the Unified Land Development Code (ULDC).

### **III. Meeting History**

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**Local Planning Agency/Planning Commission (LPA/PLC):** *To be provided in final agenda.*

**Board of County Commissioners (BCC):**

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## IV. Background

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The purpose of a formal initiation of County proposed amendments in each round is to ensure advanced consideration of the proposed amendments; and to provide an opportunity for the Board to identify specific information or analysis to be considered during the amendment review process.

## V. Proposed Amendments for Initiation

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A summary of the amendment as requested by the Engineering Department is provided in Exhibit 1 along with the initial data and analysis for each segment. Consistency with the Long Range Transportation Plan (LRTP) is provided as well. The 2045 LRTP was adopted on December 12, 2019 and amended on February 20, 2020.

If the amendment is initiated, staff will research and review the amendments, and return to the Board with full data and analysis. If initiated, the proposed amendments would move forward within Amendment Round 23-B or within a subsequent round.

Some proposed segments may have an impact on environmentally sensitive lands. Initiation of the Comprehensive Plan provides County Engineering staff the ability to plan for the potential right-of-way but during the design and permitting process, staff will coordinate with Environmental Resources Management (ERM) along with any other State or Federal agencies to address any environmental impacts identified during the Project Development and Environment (PD&E) study.

## VI. ULDC Implications

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The proposed amendments will not require subsequent changes to the Unified Land Development Code (ULDC).

## VII. Public and Municipal Review

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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.....”*

Further, the Comprehensive Plan’s Transportation Element **Policy 1.4-u** states that *“Pursuant to s. 336.02, Florida Statutes, Palm Beach County reserves the authority to provide needed transportation corridors as depicted on its Thoroughfare Right of way Identification Map to ensure the efficient functioning of the County road transportation network. Recognizing that conflict can arise among local governments regarding roadway issues, Palm Beach County commits to coordinating with affected local governments in an effort to ensure that the roadway network planning processes result in appropriate input from affected local governments”*.

As shown in the location map in Exhibit 1, none of the roadway segments are located in a municipality or within one mile of a municipality. However, staff provided notice regarding the public hearing dates via email to interested parties in the Agricultural Reserve on January 3, 2023. In addition, an informational meeting was held on January 9, 2023 via zoom to explain the amendment and public hearing process.

## **VIII. Assessment**

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The Introduction and Administration Element of the Comprehensive Plan requires that text and Map Series amendments be presented to the Board of County Commissioners or the Local Planning Agency. The initiation of the proposed items does not imply that these amendments will be approved. Rather, the initiation authorizes staff to proceed with the review and analysis of the proposed amendments. Subsequent to initiation, staff will prepare a staff report with data and analysis for each amendment. The Planning Division will present the amendment, including the Planning Director's recommendation of approval or denial, to the LPA and BCC at public hearings later in the year.

### **Attachments**

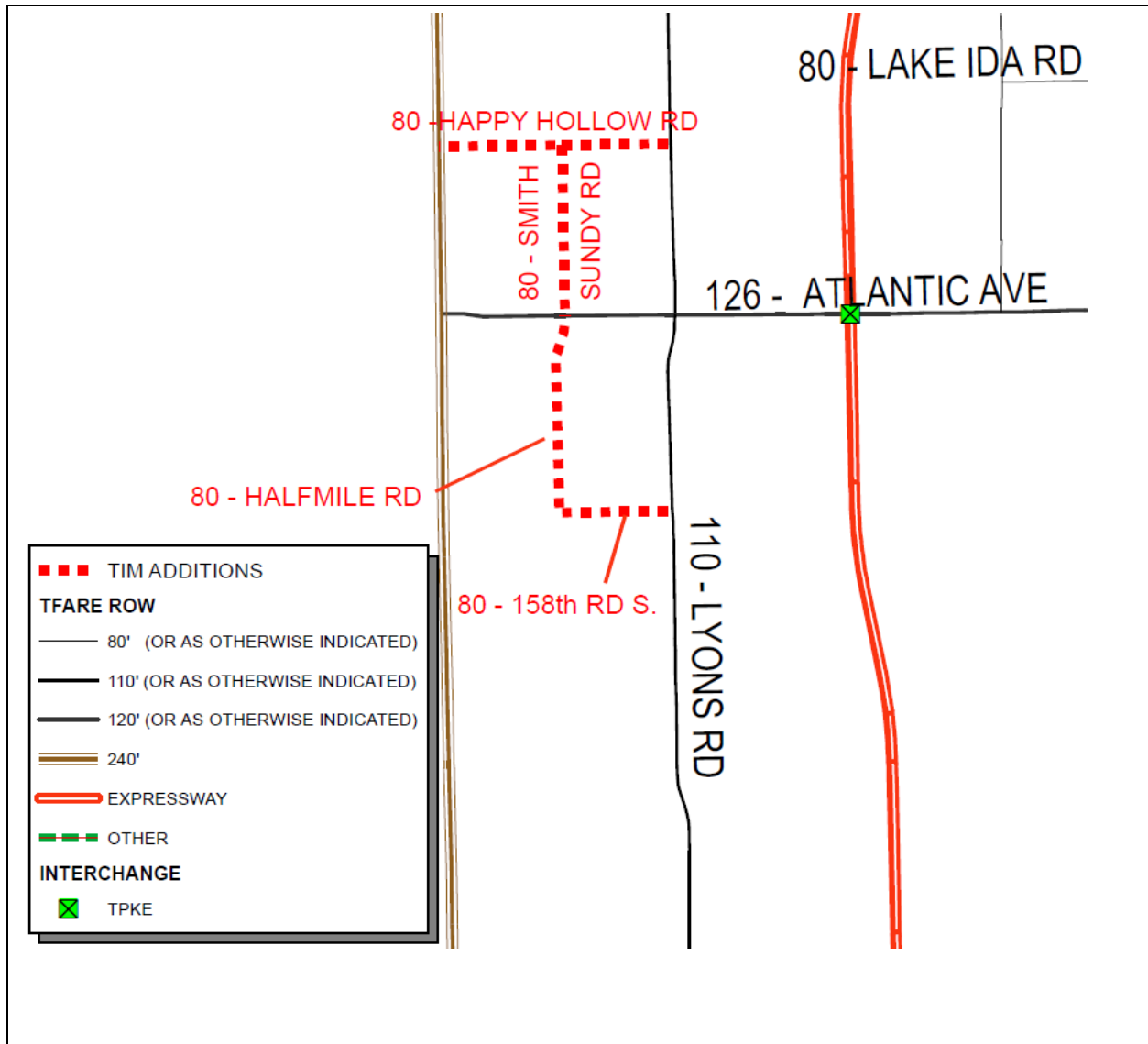
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Exhibit 1 – Proposed TIM Amendments	E – 1
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## Exhibit 1

### Proposed TIM Amendments

<b>Name:</b>	<b>Agricultural Reserve TIM Amendments</b>
<b>Change:</b>	<p>To add rights-of-way to the TIM as follows:</p> <ul style="list-style-type: none"> <li>• <b>Smith Sundy Road</b>, to add as an 80 foot right-of-way from Atlantic Avenue, north to Happy Hollow Road.</li> <li>• <b>Half Mile Road</b>, to add as an 80 foot right-of-way from 158<sup>th</sup> Street S. north to Atlantic Avenue, to line up with Smith Sundy Road.</li> <li>• <b>Happy Hollow Road</b>, to add as an 80 foot right-of-way from US-441/SR-7 to Lyons Road.</li> <li>• <b>158<sup>th</sup> Street S</b>, to add as an 80 foot right-of-way from Half Mile Road to Lyons Road.</li> </ul>
<b>District:</b>	Vice Mayor Maria Sachs, District 5
<b>Cities:</b>	Unincorporated.
<b>Interested Parties:</b>	Delray Alliance, COBWRA, standard AGR email list
<b>Basis:</b>	To improve road connectivity, reduce emergency response time, and provide a reliever for Atlantic Avenue, SR 7, and Lyons Road.
<b>Area:</b>	Agricultural Reserve, within unincorporated County, near preserves & adjacent to bond purchase.
<b>Background:</b>	<p>The current TIM does not provide any east/west road access for a distance of about 2.5 miles between Atlantic Ave and Flavor Pict Rd. The proposed amendment will provide an east/west road (Happy Hollow Rd) connecting Lyons Rd and US-441/SR-7 about ¾ mile north of Atlantic Ave. The proposed improvement of Smith Sundy Rd will provide a reliever north/south connection between Happy Hollow Rd. and Atlantic Ave. half way between Lyons Rd and US-441/SR-7, about ½ mile west of Lyons Rd.</p> <p>There is no east/west connection on Lyons Rd for about 3.0 miles between Clint Moore Rd and Atlantic Ave. The proposed amendment will add a reliever road (Half Mile Rd.) west of Lyons Rd connecting back to Lyons Rd (158<sup>th</sup> St) just under 1.0 mile south of Atlantic Ave.</p> <p>This amendment will improve access to these long segments of Lyons Rd for Fire Rescue and law enforcement, improving the safety and security for the public. It will also improve accessibility and provide more mobility options for the residential communities fronting Lyons Rd south of Atlantic Ave as well as south of Boynton Beach Blvd. It will provide alternate routes for the driving public and emergency vehicles when incidents cause partial or complete closure of the above said segments of Lyons Rd.</p>



## Exhibit 2

### Correspondence

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#### Stephanie Gregory

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**From:** Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>  
**Sent:** Wednesday, January 4, 2023 9:39 AM  
**To:** Stephanie Gregory  
**Cc:** Khurshid Mohyuddin; David Wiloch; Stroh, Justin; Krane, John; Fasiska, Christine; Kevin Fischer; VNeilson@palmbeachtpa.org; Stephanie Heidt; Norat, Tony; Shanmugam, Raj; Bush, Lois; Motasem Al-Turk; Parker, Tristan; Maack, Lisa; Melendez, Michael; Naselius, Ben  
**Subject:** RE: Upcoming Agricultural Reserve Items for January and February 2023 - FDOT Response  
**Attachments:** Agricultural Reserve FDOT Meeting Follow-Up  
**Importance:** High

#### This Message Is From an External Sender

This message came from outside your organization.

Greetings Stephanie. The Department appreciates receiving the update on the changes proposed in the Agricultural Reserve.

We are pleased to see an amendment to update the Thoroughfare Right-Of-Way Identification Map with additional thoroughfares in the Agricultural Reserve. We have a concern however, that the proposed 80 ft designation is not adequate to include buffered bike lanes. Other Palm Beach County 80 ft thoroughfares were researched and none that we referenced contained any bicycle lanes. Could you or someone in Engineering send me the typical roadway section used by the County for an 80 ft corridor? Perhaps a new designation and typical section is necessary for the Thoroughfare Right-Of-Way Identification Map to ensure that collector roads can include bicycle facilities for better safety and security (level of comfort/reduced traffic stress). Perhaps 94 ft is sufficient to accommodate buffered bicycle facilities? I would appreciate hearing back from the County on this issue.

Regarding the proposed Commerce Unified Land Development (ULDC) amendments and the privately initiated BC Commerce Center land use change to Commerce, please see the attached correspondence from the Department to the County that includes our technical assistance comments as discussed with your office on July 22<sup>nd</sup>. We requested inclusion of our comments in the County Commission agenda package for consideration and as part of the public record. Please also include for the Planning Commission agenda as well. Amongst the comments, we recommended coordination between FDOT, the County, the Palm Beach Transportation Planning Agency, and the Treasure Coast Regional Planning Council prior to adoption of the amendment, to discuss the best approach to coordinating the inclusion of limited industrial development in the Agricultural Reserve and ensuring maximization of industrial land use compatibility with future planned transportation facilities and large-scale County approved residential communities. To the best of my knowledge, this has not occurred.

In the interests of transportation planning, safety, and our ability to deliver transportation facilities and services at our targeted level of service standards, we encourage the County to coordinate with its planning and transportation partners regarding evolving implementation of the Agricultural Reserve Master Plan and its effects on transportation prior to the adoption of the amendments.

Thank you for the outreach and for your continued cooperation. Your assistance in coordinating a County response to this correspondence is appreciated.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section  
Planning & Environmental Management - FDOT District Four  
p: (954) 777-4663 f: (954) 677-7892  
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309  
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*Together our actions have the power to save lives!*



[\[fdot.gov\]](http://fdot.gov)



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**From:** Stephanie Gregory <[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)>

**Sent:** Tuesday, January 3, 2023 4:59 PM

**To:** Stephanie Gregory <[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)>

**Subject:** Upcoming Agricultural Reserve Items for January and February 2023

**EXTERNAL SENDER:** Use caution with links and attachments.

Good Afternoon and Happy New Year,

This email is being provided as a follow-up to prior interested parties emails, to provide information regarding Ag Reserve related items that are scheduled for public hearing in January and February 2023.

**Proposed County Amendments scheduled for Initiation:**

**[Ag Reserve Thoroughfare Right-Of-Way Identification Map \(TIM\) amendments.](#)**

**[\[gcc02.safelinks.protection.outlook.com\]](http://gcc02.safelinks.protection.outlook.com)** This is a County proposed map series amendment for initiation.

- **Map Series Summary:** To add rights-of-way to the Thoroughfare Right-Of-Way Identification Map (TE 14.1) as follows:
  - Smith Sundy Road, to add as an 80 foot right-of-way from Atlantic Avenue, north to Happy Hollow Road.
  - Half Mile Road, to add as an 80 foot right-of-way from 158th Street S. north to Atlantic Avenue, to line up with Smith Sundy Road.
  - Happy Hollow Road, to add as an 80 foot right-of-way from US-441/SR-7 to Lyons Road.
  - 158th Street S, to add as an 80 foot right-of-way from Half Mile Road to Lyons Road.
- **Initiation:** This item is scheduled for the January 13th Planning Commission (PLC) and February 1<sup>st</sup> BCC Meeting.
- **Informational Meeting:** The County will host an informational meeting regarding the proposed TIM amendments **via zoom on Monday, January 9, 2023 at 6 PM**
  - Please see the active amendments page for the zoom link:  
<https://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>  
[\[gcc02.safelinks.protection.outlook.com\]](http://gcc02.safelinks.protection.outlook.com)
- **Staff Report:** The agenda and staff report will be available on the County Planning website one week prior to the hearing: <https://discover.pbcgov.org/pzb/planning/Pages/Planning-Commission-Agendas-Minutes.aspx>



[\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com) and <https://discover.pbcgov.org/pzb/planning/Pages/BCC-Agendas-Minutes.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

**Proposed County ULDC amendments scheduled for public hearing:**

**Commerce Unified Land Development (ULDC) amendments.**

- **Summary:** This item is a County initiated amendment revising the Unified Land Development Code (the “Code”) to implement text amendments to the Comprehensive Plan adopted by Ordinance 2022-024, Commerce Future Land Use, establishing a new industrial future land use designation called Commerce (CMR).
- **Public Hearing:** This item is scheduled for BCC permission to advertise on January 11<sup>th</sup>, BCC 1<sup>st</sup> Reading on January 26<sup>th</sup>, and 2<sup>nd</sup> Reading on February 23<sup>rd</sup>.
- **Staff Report:** The agenda and staff report will be available on the County Zoning website one week prior to the hearing: <https://discover.pbcgov.org/pzb/zoning/Pages/BCC-Hearings-Meetings.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

**Privately Initiated Amendments scheduled for public hearing:**

**BC Commerce Center (LGA 2023-003).** [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com) This private future land use amendment was submitted in May 2022 to Industrial for 9.26 acres. The request was subsequently revised to Commerce with additional acreage.

- **FLUA Summary:** This is a privately proposed future land use change for 47.21 acres of land to change from the Agricultural Reserve (AGR) future land use designation to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order to develop up to a maximum of 925,410 square feet of light industrial uses. The site is located at the northeast corner of Boynton Beach Boulevard and Acme Dairy Road.
- **Public Hearing:** This item is scheduled for the January 13th Planning Commission (PLC) and February 1<sup>st</sup> BCC Transmittal Hearing.
- **Staff Report:** The agenda and staff report will be available on the County Planning website one week prior to the hearing: <https://discover.pbcgov.org/pzb/planning/Pages/Planning-Commission-Agendas-Minutes.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com) and <https://discover.pbcgov.org/pzb/planning/Pages/BCC-Agendas-Minutes.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

**Logan Ranch Residential (LGA 2023-014).** [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com) This private future land use amendment was submitted in August 2022.

- **FLUA Summary:** This is a privately proposed future land use change for 39.24 acres of land to change from the Agricultural Reserve (AGR) future land use designation to Essential Housing with an underlying Agricultural Reserve (EH/AGR) in order to develop up to a maximum of 314 dwelling units. The site is located at the southeast corner of Boynton Beach Boulevard and Acme Dairy Road.
- **Public Hearing:** This item is scheduled for the January 13th Planning Commission (PLC) and February 1<sup>st</sup> BCC Transmittal Hearing.
- **Staff Report:** The agenda and staff report will be available on the County Planning website one week prior to the hearing: <https://discover.pbcgov.org/pzb/planning/Pages/Planning-Commission-Agendas-Minutes.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com) and <https://discover.pbcgov.org/pzb/planning/Pages/BCC-Agendas-Minutes.aspx> [\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

Thank you,

Stephanie Gregory, AICP  
Principal Planner  
*Palm Beach County Planning Division*  
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