



Palm Beach County Amendment Round 20-B2 Transmittal Executive Summary - Table of Contents

A. Privately Proposed Amendments

A.1. [R80 Residential PUD \(LGA 2020-003\)](#)

Proposed FLUA Amendment: From Medium Residential, 5 units per acre (MR-5) to High Residential, 12 units per acre (HR-12)

Size: 11.46 acres **BCC District: Comm. Weiss, District 2**

Location: On the north side of Southern Boulevard/SR80, east of 1st Street

Staff Recommendation. *Approval with conditions - Transmit*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by Lori Vinikoor, seconded by Evan Rosenberg, passed in a 13 to 0 vote at the July 10, 2020 public hearing. Under discussion, several Commission members expressed favorable comments on aspects of the request, including the incorporation of workforce housing into the project, the design, and the location within several overlapping overlays and study areas. There was no public comment.

BCC Transmittal Action: *Transmit*, motion by Commissioner Weiss, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2020 public hearing. Under discussion, the Board commented on the need for continued discussion on infrastructure needs (sanitary sewer) and traffic circulation. There were no public speakers; however, two comment cards were read into the record with one speaker in support and one expressing concerns regarding traffic.

A.2. [Arden PUD \(LGA 2021-003\)](#)

Proposed Amendment: To modify conditions of approval on a site with Low Residential 2 units per acre (LR-2) future land use

Size: 1,209.98 acres **BCC District: Comm. McKinlay, District 6**

Location: North side of Southern Boulevard (SR-80), approximately 2.5 miles west of Seminole Pratt Whitney Road.

Staff Recommendation. *Approval with modifications - Transmit*

Planning Commission/LPA Recommendation. *Approval with modifications as requested by the applicant*, motion by Evan Rosenberg, seconded by Eric Royal, passed in an 8 to 4 vote with David Dinin, Jim Knight, Michael Peragine, and Marcia Hayden dissenting. The motion reflected the agent's request for two proposed changes to the staff recommendation: addition of additional language in Condition 2 related to traffic analysis Test 2 (accepted by staff); and deletion of the second sentence in Condition 7, thereby allowing the referenced workforce housing units to be subject to the same disposition as any workforce units in the ULDC (onsite, offsite, or in lieu of payment). The majority of the Commission discussion focused on the components of the workforce housing program that were not limited to the subject site, such as whether homeowners association fees are considered, the resale of workforce housing owned units, the fund that managed the in lieu payments, and the total amount of in lieu payments

received overall to date. Several Commission members disagreed with the applicant's agent that this site was not an appropriate location for workforce housing. Staff concurred with the revisions to Test 2, and changes have been made to Exhibit 1. There was no public comment.

BCC Transmittal Action: *Transmit as with modifications as requested by the applicant*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2020 public hearing. Under discussion, the Board discussed the staff proposed condition for the workforce housing units on site verses the ability for the applicant to provide in lieu payment or exchange, home owner association fees, workforce housing provided on past amendments, and the lack of an adopted requirement for a 25% workforce housing condition, There was no public comment.

A.3. [Reach Estate Office \(LGA 2020-015\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low Office with an underlying Rural Residential-2.5 (CL-O/RR-2.5)

Proposed Text Amendment: To allow an exception to the commercial location criteria in the Exurban Tier for properties adjacent to an existing commercial site subject to criteria.

Size: 1.76 acres **BCC District: Comm. McKinlay, District 6**

Location: Southwest corner of Orange Boulevard and Seminole Pratt-Whitney Road

Staff Recommendation. *Approval with conditions - Transmit*

Planning Commission/LPA Recommendation. *Approval with Conditions*, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in a 13 to 0 vote at the July 10, 2020 public hearing. Under discussion, one Commission member commented that the amendment had the support of the Acreage Landowners Association although the site did not meet the specific detailed recommendations of The Acreage Neighborhood Plan. Under public comment, the property owner expressed support for the amendment and the community.

BCC Transmittal Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2020 public hearing. Under discussion, the Board expressed support for the coordination and consensus on the proposed amendment. There was no public comment.