



Palm Beach County Amendment Round 22-B Transmittal Executive Summary - Table of Contents

A. Privately Proposed Amendments in the Agricultural Reserve

A.1. [Atlantic Commercial & Self-Storage \(LGA 2022-004\), Feurring II \(LGA 2022-008\), and Seneca II \(LGA 2022-009\)](#)

Proposed FLUA Amendments: Atlantic Commercial & Self-Storage - from Agricultural Reserve (AGR) to Commercial Low, with an underlying Agricultural Reserve (CL/AGR);
Feurring II – to adopt conditions of approval; and
Seneca II – to revise conditions of approval

Size: 19.30 acres (total)

Location: Southeast corner of Atlantic Avenue and Lyons Road

Summary: This is a three-part request in the Agricultural Reserve Tier that will revise previously adopted conditions of approval to reduce the maximum allowable commercial square footage on the Feurring II and Seneca II sites. This will release 13,444 square feet from the commercial cap to be utilized by Atlantic Commercial and Self-Storage, which is proposing a future land use amendment on 9.89 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR).

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with modifications, to modify Condition 1 to 100,00 square feet of self-storage uses*, motion by Lori Vinikoor, seconded by Barbara Roth, passed in a 13 to 1 vote (with Cara Capp dissenting) at the January 14, 2022 public hearing. Under discussion, Commission members asked about the timing and inspection process for the brownfield designation, the maximum square footage of the self-storage use and the location of the new preserve areas. One member of the public spoke in opposition stating there is no need for additional commercial in the Tier. Another member of the public spoke in support stating the development is an example of good planning practices with connectivity and there is a need for these services.

BCC Action: *Transmit*, motion by Vice Mayor Weiss, seconded by Commissioner Marino, passed in a 7 to 0 vote at the May 4, 2022 public hearing. There was minimal board discussion. One member of the public spoke in support, citing staff's support of the proposed amendment and that the site will provide interconnectivity to adjacent commercial parcels.

B. County Proposed Text and Map Series Amendments

B.1. [Coastal High Hazard Area \(CHHA\) Updates](#)

Summary: This proposed County-initiated amendment would revise the Introduction and Administration Element, Coastal Management Element, and Map Series Coastal High Hazard Area Map CM 2.1 of the Comprehensive Plan, to update the depiction and references to the Coastal High Hazard Area to reflect the most recent maps provided by the Florida Division of Emergency Management.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Barbara Roth, seconded by Spencer Siegel, passed in a 12 to 0 vote at the March 11, 2022 public hearing. Under discussion, Commission members asked how these maps correspond with evacuation zones and where to see the location of municipal Coastal High Hazard Areas. Two members of the public including a representative of the Sierra Club Loxahatchee Group stated that the County's coastal areas are at risk and expressed that the CHHA should reflect all hurricane categories.

BCC Action: *Transmit*, motion by Vice Mayor Weiss, seconded by Commissioner Sachs, passed in a 7 to 0 vote at the May 4, 2022 public hearing. There was minimal board discussion. One member of the public spoke regarding climate change impacts and support of natural dunes.

B.2. [Commerce Future Land Use Designation Text](#)

Summary: This County proposed amendment would establish a third future land use designation for light industrial uses. The amendment proposes to establish location, frontage and access requirements for the new CMR future land use in the Urban/Suburban Tier (Exhibit 1-A). In addition, the amendment will limit new industrial uses in the Agricultural Reserve Tier to the CMR future land use designation, and establish location, frontage, access, and preserve requirements (Exhibit 1-B).

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval of the Commerce future land use designation in the Urban/Suburban Tier*, motion by Dagmar Brahs, seconded by Glenn Gromann, passed in a 12 to 0 vote at the March 11, 2022 public hearing. **Denial of the Commerce future land use designation in the Agricultural Reserve Tier**, a motion for approval with modifications by Kiley Harper-Larsen, seconded by Glenn Gromann failed in a 6 to 6 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sara Pardue, Marcia Hayden and Rick Stopek dissenting) at the March 11, 2022 public hearing. The failure to pass an affirmative vote resulted in a denial. The motion included the reduction of the minimum acreage to 4 acres and a preserve requirement for sites 16 acres and greater. An initial motion for approval with modifications (to reduce the minimum acreage to 3 acres) by Kiley Harper-Larsen failed for a lack of second. A second motion to approve with a recommendation for preserve requirement for sites 16 acres and greater, by Penny Pompei, seconded by Glenn Gromann, failed in a 5 to 7 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sara Pardue, Kiley Harper-Larsen, Rick Stopek, and Eric Royal dissenting).

Under discussion, Commission members deliberated the acreage needed for industrial uses, the appropriateness of the Commerce FLU on the west side of State Road 7, and tightening of language for the Agricultural Reserve Tier. One member of the public spoke in support of the new future land use within the Urban/Suburban Tier stating that it is needed and long overdue. Six members of the public including the Representatives of Sierra Club Loxahatchee Group and 1000 Friends of Florida spoke in opposition to the new future land use in the Agricultural Reserve Tier stating the impact of climate change and need to protect agriculture in the Tier. Ten members of the public spoke in support of light industrial uses in the Tier and requested modifications to extend the location criteria west of State Road 7 on Atlantic Avenue, reduce minimum site size to 3 acres, and allow for preserve requirement for sites 50 acres or greater.

BCC Action: *Transmit the Commerce future land use designation in the Urban/Suburban Tier*, motion by Commissioner Sachs, seconded by Commissioner Marino passed in a 7 to 0 vote at the May 4, 2022 public hearing. *Transmit with modifications the Commerce future land use designation in the Agricultural Reserve Tier*, motion by Commissioner Sachs, seconded by Commissioner Bernard, passed in a 5 to 2 vote (with Vice Mayor Weiss and Commissioner McKinlay dissenting) at the May 4, 2022 public hearing. The motion included modifications to reduce the minimum acreage to 3 acres and to require a preserve for sites over 50 acres to allow a broader range that may be narrowed at adoption. The changes are shown in Exhibit 1-B in double underline and double strikethrough. Under discussion, the Board expressed preliminary support for the new future land use designation and policies in the Ag Reserve Tier, and directed staff to continue dialogue with interested parties and property owners on the topics presented between transmittal and adoption.

Under public comment, 18 members of the public spoke on the item. Eleven members of the public spoke in support of the amendment, although several requested modifications to the minimum acreage, allowing west of SR7, and increasing preserve requirements from 16 to 50 acre sites. Seven members of the public including representatives of Sierra Club Loxahatchee Group and 1000 Friends of Florida spoke in opposition citing the need to preserve the land in the Ag Reserve for agriculture and that the area was not appropriate for industrial or regional uses. Representatives from the Coalition of Boynton West Residential Associations (COBWRA), Save Agriculture Reserve for Agriculture (SARA), the Alliance of Delray Residential Associations, Inc. expressed concern for the amendment in the Agricultural Reserve Tier, and commented on the need to refine some of the policy language, restrictions, and requirements for this language, often citing their written comments (attached in Exhibit 3).

B.3. [Agricultural Reserve Essential Housing Future Land Use Designation Text](#)

Summary: This County proposed amendment would establish a new future land use designation to facilitate higher-density residential development including multifamily in the Agricultural Reserve Tier. The amendment proposes to establish location, frontage, minimum size, and required percentages of preserve area and of workforce housing for the new Essential Housing FLU designation; and, remove obsolete policies and clarify language in existing policies.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Glenn Gromann, seconded by Angella Vann, passed in a 6 to 1 vote (with Cara Capp dissenting) at the April 8, 2022 public hearing. Under discussion, the Commission members asked questions about the density for the proposed future land use designation, utilizing preserve parcels for water management, the requirement for two housing types, and the ability for the preserve areas to be reassigned to another development area. Two members of the public, representing 1,000 Friends of Florida and the Sierra Club Loxahatchee Group, spoke in opposition stating that high density and workforce housing is not appropriate in the Agricultural Reserve Tier. Three members of the public spoke in support stating that workforce housing is needed in the County and requested modifications to delete the two housing type requirement and to allow water management tracts within preserve areas.

BCC Action: *Transmit*, motion by Commissioner Marino, seconded by Commissioner Sachs, passed in a 6 to 0 vote (with Commissioner Bernard absent) at the May 4, 2022 public hearing. The Board discussed uses permitted in preserve areas, and number of housing units approved in the Agricultural Reserve marketplaces and anticipated by the Master Plan. Fifteen members of the public spoke in support, including a representative of the Coalition of Boynton West Residential Associations, most citing the need for workforce housing and expressing support for modifications to the text to include a farm-to-table restaurant and water quality enhancement features in the preserve area. Five members of the public spoke in opposition, including representatives of 1,000 Friends of Florida and the Sierra Club, citing the impacts of the proposed increase in density.