



Palm Beach County Amendment Round 23-A2

Transmittal Executive Summary - Table of Contents

A. County Proposed Text and Map Series Amendments

A.1. [Alternative Affordable Housing Approval Process Text](#)

Summary: The proposed amendment would revise the Future Land Use Element (FLUE), the Housing Element, and the Introduction and Administration Element (I&A) to recognize the County's authority to approve affordable housing projects pursuant to Ch. 125.01055(6) Florida Statutes (F.S.) and to establish procedures for considering approval of affordable housing proposals that may be made pursuant under this statute.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Glenn Gromann, seconded by Marcia Hayden, passed in a 10 to 0 vote at the January 13, 2023 public hearing. During discussion, Commission members asked questions regarding the lowest income workforce housing category, the approval process for projects meeting this statute, and public notification and public hearing requirements. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner Marino, seconded by Vice Mayor Sachs, passed in a 7 to 0 vote at the February 1, 2023 public hearing. During discussion, the Board asked questions regarding the timeline for adoption of this amendment and the potential ramifications of proposed Senate Bill 102. There was no public comment.

A.2. [60th Street North Thoroughfare Right-of-Way Identification Map \(TIM\) Amendment](#)

Summary: The amendment would modify the Thoroughfare Right-of-Way Identification Map (TIM), TE 14.1 to widen the roadway right-of-way segment between 140th Ave. N. and N. State Road 7 Extension, from 80 feet to 100 feet to allow an ultimate 5 lanes. **District 6.**

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Glenn Gromann, seconded by Sara Pardue passed in a 10 to 0 vote at the January 13, 2023 public hearing. The Commission discussed concerns regarding properties that may be affected by the expansion of the roadway and the timing of the construction. Three members of the public spoke in opposition stating concerns regarding expansion of the road.

BCC Action: *Transmit*, motion by Commissioner Baxter, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Bernard absent) at the February 1, 2023 public hearing. Board discussion included the need for east-west connectivity in the area, the need for staff with proficiency in languages commonly spoken in the County to assist with providing information to the public, and procedures regarding property takings and the compensation process. Two members of the public spoke in opposition, citing concerns about the impact of the proposed road on private parcels of land and the need for more information.

B. Privately Proposed FLUA and Text Amendments

B.1. [Logan Ranch Residential \(LGA 2023-014\)](#)

Proposed FLUA Amendment: Agricultural Reserve (AGR) to Essential Housing with an underlying Agricultural Reserve (EH/AGR)

Size: 39.24 acres **BCC District: Vice Mayor Sachs, District 5**

Location: Southeast corner of Boynton Beach Boulevard and Acme Dairy Road

Summary: The EH future land use designation was adopted on August 25, 2022 as a result of Board direction for staff to develop a new, higher density option in order to facilitate workforce housing in the Agricultural Reserve Tier. The future land use designation allows up to 8 units per acre for eligible properties and requires that 25% of the units be provided as workforce housing onsite. This proposed amendment is the first request for the EH future land use designation. If adopted, the subject site will have a maximum potential of 314 dwelling units with 79 units as on-site workforce housing. The concurrent zoning application is proposing the required 60% preserve area on the subject site and contiguous to the development area.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with staff's conditions*, motion by Penny Pompei, seconded by Glenn Gromann, passed in a 9 to 0 vote at the January 13, 2023 public hearing. Commission discussion included questions regarding the condition requiring a concurrent adoption hearing for the FLUA and zoning applications, the income distribution of the workforce housing units, the proposed number of stories, and the potential impacts to Acme Dairy Road. Two members of the public, including a representative of the Sierra Club Loxahatchee Group, spoke in opposition citing the need to preserve agricultural land. In addition, a representative of the Coalition of Boynton West Residential Associations (COBWRA) spoke in opposition stating the need to widen Acme Dairy Road and concerns with the density and proposed four story buildings. Three members of the public, including the applicant, spoke in support citing the benefits of workforce housing units on the site and compatibility with surrounding uses.

BCC Action: *Transmit*, motion by Vice Mayor Sachs, seconded by Commissioner Marino, passed in a 7 to 0 vote at the February 1, 2023 public hearing. Board discussion included comments regarding the proposed number of stories, amenities provided in the project and additional community supporting uses, including potential commercial and/or recreational uses. Three members of the public, including the applicant, spoke in support citing the need for housing diversity and workforce housing in the Tier. A representative of the Coalition of Boynton West Residential Associations (COBWRA) spoke in support of the FLUA request to Essential Housing but expressed concerns regarding the proposed density, four story building height and traffic impacts. One member of the public, representing the Sierra Club Loxahatchee Group, spoke in support of the preserve area onsite but in opposition to the project as a whole.

B.2. [BC Commerce Center \(LGA 2023-003\)](#)

Proposed FLUA Amendment: Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)

Size: 47.21 acres

BCC District: Vice Mayor Sachs, District 5

Location: Northeast corner of Boynton Beach Boulevard and Acme Dairy Road

Summary: The 47.21 acre subject site is located on the northeast corner of Boynton Beach Boulevard and Acme Dairy Road. The amendment proposes to change the future land use (FLU) designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order to develop up to 925,410 square feet of light industrial uses. The applicant is proposing 645,400 square feet of uses including recreational, warehouse with accessory office and self-storage through the concurrent zoning application.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with modifications*, motion by Glenn Gromann, seconded by Sarah Pardue, passed in a 9 to 0 vote at the January 13, 2023 public hearing. The modification consisted of an additional condition of approval to limit the site to 719,764 square feet (0.35 FAR) of uses allowed within the CMR future land use designation. The applicant stated on the record that they agree with the added condition. Board discussion included questions regarding the timing of pending Unified Land Development Code (ULDC) amendments to address uses allowed in the Commerce FLU, the size and location of the preserve area, and the appropriateness of limiting the allowed square footage on the site. Three members of the public, including representatives of the Sierra Club Loxahatchee Group, spoke in opposition citing the need to preserve agricultural lands and potential traffic impacts. In addition, a representative of the Coalition of Boynton West Residential Associations (COBWRA) spoke in opposition stating that the community desired uses (indoor recreation) are not currently allowed in the proposed ULDC amendments. Two members of the development team spoke in support citing their previous projects and proposed uses for the community that do not current exist in the area.

BCC Action: *Transmit*, motion by Vice Mayor Sachs, seconded by Commissioner Marino, passed in a 7 to 0 vote at the February 1, 2023 public hearing. The motion included the addition of condition #3 to limit the site to 0.35 floor area ratio as shown in the add/delete and in underline text in Exhibit 1. Board discussion included comments regarding the proposed brewery use, the potential for additional commercial uses including a farm to table restaurant, and the Agricultural Reserve Master Plan recommendation for the location of employment uses. One member of the public, representing the Coalition of Boynton West Residential Associations (COBWRA), spoke in support stating the request is at a good location and requested additional uses be allowed to serve the residents. Two members of the public spoke in opposition, both representing the Sierra Club Loxahatchee Group and 1000 Friends of Florida, citing concerns regarding potential environmental impacts, the need to preserve agricultural lands and review comments from the Florida Department of Transportation (FDOT).