



Palm Beach County Amendment Round 25-A2 Transmittal Executive Summary - Table of Contents

A. County Proposed FLUA Amendment

A.1 [Conservation Lands FLUA Updates \(LGA 2025-001 to 2025-004\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 20 acres (RR-20) on 143.83 acres and Rural Residential, 1 unit per 10 acres (RR-10) on 10.82 acres to Conservation (CON).

Size: 154.65 acres total **BCC District: Mayor Marino, District 1**

Location: Various

Summary: This is a County initiated amendment to amend the future land use designation of County owned lands 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 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). ERM is also requesting the rezoning of approximately 1,580 parcels on 13,431 acres of land to the Preservation/Conservation (PC) zoning district.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *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.

BCC Action: *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.

B. Privately Proposed FLUA Amendment

B.1 [West End Crossing MUPD \(LGA 2024-002\)](#)

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

Size: 5.93 acres total **BCC District: Vice Mayor Baxter, District 6**

Location: Southeast corner of Northlake Boulevard and Seminole Pratt Whitney Road

Summary: The 5.93 acre subject site is located at the northern edge of The Acreage, in the Exurban Tier. The proposed amendment is a request to change the future land use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low with an underlying 1 unit per 2.5 acres (CL/RR-2.5). A concurrent zoning application includes requests for a convenience store with gas and fuel sales (12 positions) and car wash, a restaurant with drive through, and a retail building, totaling almost 11,900 square feet.

Staff Recommendation: *Denial*

Planning Commission/LPA Recommendation: *Denial*, motion by Rick Stopek, seconded by Glenn Gromann, passed in an 8 to 4 vote (with Varisa Lall Dass, Angella Vann, Michael Cuevas, and John Carr dissenting) at the January 10, 2025 public hearing. Commission discussion included comments that generally Commercial Low for some types of neighborhood commercial may be suitable. However the discussion focused on a lack of need for more gas stations, roadway capacity at the intersection, the recommendations of Acreage Neighborhood Plan, conflicts with the resident's desires, incompatibility of the types of proposed uses adjacent to residential, and potential contamination to groundwater and adjacent drainage system. Two members of the public spoke in opposition, citing enough commercial to serve residents, inconsistency with the Acreage Neighborhood Plan, lack of infrastructure and environmental impacts.

BCC Action: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 6 to 1 vote (with Commissioner Powell dissenting) at the February 5, 2025 public hearing. The motion included the condition in Exhibit 1 requiring the concurrent adoption hearing of the land use and zoning applications. The Board emphasized that the applicant needs to address compatibility issues related to intensity of uses. Board discussion included comments related to whether recommendations of the Acreage Neighborhood Plan (ANP) and Western Northlake Corridor Land Use Study (WNCLUS) reflected current conditions, and focused on the inappropriateness of residential on the site given its location, and the appropriateness of the proposed future land use as opposed to the specific uses proposed in the concurrent zoning application. The Board asked for clarification on the types of uses considered to be neighborhood serving as well as inquired about the recommendations in the ANP related to gas stations. One member of the public spoke in support, supporting commercial for local jobs, and to reduce drive times for residents. Three members of the public spoke in opposition, citing inconsistency with recommendations of the ANP and WNCLUS, potential impacts to potable water wells and adjacent drainage facilities, the already existing and approved unbuilt gas stations, increases in traffic, incompatibility with adjacent residential, and the lack of support by the Acreage Land Owners Association.