



Palm Beach County Amendment Round 27-A Transmittal Executive Summary

A. Privately Proposed FLUA and Text Amendments

A.1 Liberty Airport Center FLUA and Text (LGA 2025-012)

Size: 68.01 acres total **BCC District:** Commissioner Weiss, District 2
Location: The North side of Southern Boulevard, approximately 0.38 miles east of the intersection of Southern Boulevard and North Jog Road

FLUA Summary: To amend a condition of approval within Ordinance No. 2008-051 to allow equivalent traffic generating uses.

Text Summary: To revise the Future Land Use Element (FLUE) Policy 2.2.4-e:

- to allow for vehicular based commercial uses in the Economic Development Center (EDC) land use designation; and,
- add a maximum percentage of vehicular based commercial uses allowed in the EDC FLU; and,
- remove the restriction of commercial uses as accessory in the EDC designation.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Kara Irwin-Ferris, seconded by Cedrick Thomas, passed in a 8 to 0 vote at the August 14, 2026 public hearing. Commission discussion included concerns regarding the disposal of electric vehicle batteries and the potential for discharge into the site's retention pond. Additional concerns were raised regarding whether trip generation associated with the proposed ancillary sales use was adequately reflected in the traffic study, as well as how the applicable traffic requirements would be enforced and monitored. Further discussion focused on clarifying the nature of the proposed business and the language of the amended Condition of Approval associated with Ordinance No. 2008-051. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Marino, passed in a 5 to 1 vote (with Commissioner Flores dissenting and Commissioner Sachs absent) at the August 26, 2026 public hearing. Board discussion included concern about the proliferation of auto repair shops throughout the county and regarding potential employee parking on site. Further discussion included clarification regarding the amount of land proposed for vehicular repair and maintenance uses in relation to the county proposed maximum percentage for such uses within the EDC designation. There was no public comment.