



Palm Beach County Amendment Round 21-A

Transmittal Executive Summary - Table of Contents

A. Privately Proposed Amendments

A.1. [Military Hypoluxo Commercial \(LGA 2021-002\)](#)

Proposed FLUA Amendment: To revise conditions of approval on a site with Commercial High with an underlying 5 units per acre (CH/5)

Size: 24.02 acres **BCC District: Mayor Kerner, District 3**

Location: Northeast corner of Military Trail and Hypoluxo Road

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Lori Vinikoor, seconded by Dagmar Brahs, passed in an 11 to 0 vote (with Jim Knight abstaining) at the September 18, 2020 public hearing. Under Board discussion, the PLC questioned the removal of the conditions. County staff explained the previous condition of approval for connectivity and that the amendment will remove the condition requiring connection to the 67th Place (a private right-of-way), and the remainder of the conditions were not necessary. Two members of the public spoke in support of removal of this condition, and expressed concern for flooding in the area.

BCC Transmittal Action: *Transmit*, motion by Vice Mayor Weinroth, seconded by Comm. Bernard passed in a 6 to 0 vote with Commissioner Berger absent at the October 28, 2020 public hearing. There was minimal discussion and no public comment.

A.2. [CHS Properties \(LGA 2021-001\)](#)

Proposed FLUA Amendment: From Industrial (IND) to Commercial High with an underlying Industrial (CH/IND)

Size: 10.51 acres **BCC District: Comm. Weiss, District 2**

Location: South side of Ranch House Rd, approx. 450 feet east of Congress Ave

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Jim Knight, seconded by Spencer Siegel, passed in a 12 to 0 vote at the September 18, 2020 public hearing. Under discussion, one PLC member expressed questions regarding the proposed use and landscaping. There was no public comment.

BCC Transmittal Action: *Transmit*, motion by Comm. Weiss, seconded by Vice Mayor Weinroth passed in a 6 to 0 vote with Comm. Berger absent at the October 28, 2020 public hearing. Under discussion, questions were raised regarding potential noise from outdoor events and operation hours. One member of the public representing the Business Development Board (BDB) spoke in support.

A.3. Polo Gardens (LGA 2021-005) & Fields of Gulfstream (LGA 2021-010)

Proposed Amendment: Polo Gardens (Parcel A) – Commercial High with underlying 2 units per acre (8.83 ac.) and Medium Residential, 5 units per acre (16.97 ac.) to Multiple Land Use (CH/MR-5) on 25.79 ac.
Fields of Gulfstream (Parcel B) – To revise conditions of approval on 207.93 acres

Size: 233.73 total acres **BCC District: Comm. McKinlay, District 6**

Location: Parcel A - South side of Lake Worth Road, east of Polo Club Road
Parcel B - East & west sides of Polo Club Road, south of Lake Worth Rd

Staff Recommendation. *Approval with modifications*

Planning Commission/LPA Recommendation. *Approval with modifications as presented by the applicant*, motion by Spencer Siegel, seconded by Lori Vinikoor, passed in an 8 to 5 vote at the October 9, 2020 public hearing. The motion reflected the applicant’s modifications presented at the hearing to require 25% of the dwelling units as workforce housing and including the purchase of TDR units. Under discussion, PLC members expressed support for the proposed workforce housing condition and use of the Transfer of Development Rights Program. There were no public speakers. One letter from the Lake Worth Road Coalition was read into record requesting a cap of 5 units per acre, prohibition of fast food and gas sales, and other conditions (see Exhibit 10).

BCC Transmittal Action: *Transmit with staff recommended modifications*, motion by Vice Mayor Weinroth, seconded by Commissioner Valeche passed in a 6 to 0 vote with Commissioner Berger absent at the October 28, 2020 public hearing. The Board action is reflected in this report on page 1, the Petition Summary, and Exhibit 1. A prior motion for approval pursuant to PLC recommendation (at the request of the applicant), motion by Comm. McKinlay, seconded by Vice Mayor Weinroth failed in a 3 to 3 vote with Mayor Kerner, Comm. Bernard, Comm. Weiss dissenting and Comm. Berger absent. Under discussion, the Board discussed the timing of the completion of the connector road, the importance of workforce housing and balancing land uses, the reduction in commercial square footage and resulting reduction in future traffic, the net density compared to adjacent sites, and the neighborhood plan. Three members of the public, including representatives of the Cypress Wood and Cypress Lakes Property Owners Association spoke in opposition to the amendment citing inconsistencies with the neighborhood plan, the proposed high density, impacts on traffic, need for more coordination with their neighborhood. Two comment cards were read into the record, and one of the speakers read a letter from the Lake Worth Road Coalition supporting the staff recommendation into record in opposition. The letter has been added to Exhibit 10.