



Palm Beach County Amendment Round 21-A2 Transmittal Executive Summary - Table of Contents

4.A. County Proposed Amendments

4.A.1. [Fire Rescue Element Updates](#)

Summary: This proposed amendment would revise and update the Fire Rescue Element of the Comprehensive Plan to add background language for In-service Emergency Response staffing.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Evan Rosenberg, seconded by Eric Royal, passed in an 11 to 0 vote at the December 11, 2020 public hearing. There was minimal discussion and no public comment.

BCC Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the January 25, 2021 public hearing. There was minimal discussion and no public comment.

4.B. Privately Proposed Amendments

4.B.1. [Plaza Delray AGR \(LGA 2021-006\)](#)

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)

Size: 0.33 acres **BCC District: Comm. Sachs, District 5**

Location: South side of Atlantic Avenue, approximately 725 feet east of Lyons Road

Summary: The request is for a future land use amendment on a vacant .33 acre site within the Agricultural Reserve Tier. The intent is to add this parcel to the development to the west to create additional surface parking and landscaping for the approved Seneca Multiple Planned Unit Development (MUPD). In 2017, the Board adopted a future land use amendment for the 4.51-acre Seneca parcel to Commercial Low with a condition limiting the site to a maximum of 38,538 square feet of commercial or office uses.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by Evan Rosenberg, seconded by Glenn Gromann, passed in a 13 to 0 vote at the January 8, 2021 public hearing. Under discussion, one PLC member asked questions regarding the additional parking that the amendment would provide to the Seneca site, and whether that would allow additional square footage. Staff relayed that the amendment would not allow additional square footage yielding from the subject site per the proposed condition of approval, and that the Seneca site had remaining square footage adopted by its own ordinance. There was no public comment.

BCC Action: *Transmit*, motion by Vice Mayor Weinroth, seconded by Commissioner Sachs, passed in a 7 to 0 vote at the January 25, 2021 public hearing. Under discussion, one Commissioner questioned the use of the site as part of the expansion of the Seneca Plaza. There was minimal discussion and no public comment.

4.B.2. [Atlantic Avenue Medical AGR \(LGA 2021-008\)](#)

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Commercial Low-Office with an underlying Agricultural Reserve (CL-O/AGR)

Size: 2.05 acres **BCC District: Comm. Sachs, District 5**

Location: North side of Atlantic Avenue, approx. 1,500 feet west of Lyons Road

Summary: The request is for a future land use amendment on 2.04 acres in order to develop medical office in the Agricultural Reserve Tier. The site is currently a Preserve Area (with a recorded conservation easement) for the Delray Marketplace Traditional Marketplace Development (TMD), and the concurrent zoning application proposes to remove the site from the TMD with a replacement of the preserve area on another property and removal of the conservation easement.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval as modified at the hearing*, motion by Evan Rosenberg, seconded by Eric Royal, passed in a 14 to 0 vote at the January 8, 2021 public hearing. The motion reflected the applicant's request at the hearing to change to Commercial Low-Office future land use designation with up to 17,860 square feet of commercial office uses. The CL-O future land use designation limits the site to office uses and is consistent with the staff proposed condition limiting the site to office. These changes have been reflected in Exhibit 1 and throughout the BCC Transmittal Report. Under discussion, the PLC members questioned the access to the site from Atlantic Avenue, inter-connectivity with adjacent properties, the prior text amendment request and the commercial cap, traffic impacts, the attributes of the replacement preserve, and the sequence of removing the site from the AGR-PUD Preserve and granting commercial future land use. There was no public comment.

BCC Action: *Transmit*, motion by Vice Mayor Weinroth, seconded by Commissioner Bernard, passed in a 7 to 0 vote at the January 25, 2021 public hearing. Under discussion, Commissioners questioned the access and connectivity proposed for the site, and the timing of the widening of Atlantic Avenue. There was no public comment.