



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

A. Privately Proposed Amendments

A.1. [Sunflower Light Industrial \(LGA 2021-016\)](#)

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Industrial with an underlying Agricultural Reserve (IND/AGR)

Size: 8.19 acres **BCC District: Comm. Sachs, District 5**

Location: West side of State Road 7, approx. 0.27 miles south of Atlantic Avenue

Summary: The amendment is proposing to change the future land use from Agricultural Reserve (AGR) to Industrial (IND) in order to allow the expansion of the landscaper with nursery use on the site and to allow additional industrial uses.

Staff Recommendation. *Denial*

Planning Commission/LPA Recommendation. *Denial.* Pursuant to ULDC, the “*failure of the LPA to make a recommendation on any Plan Amendment to the BCC prior to the final transmittal hearing of the amendments shall constitute the item being sent to the BCC with an LPA recommendation of denial pursuant to F.S. § 163.3174.*” A motion for denial by Barbara Roth, seconded by David Dinin, failed in a 6 to 6 vote at the April 23, 2021 public hearing. An initial motion to approve by Glenn Gromann, seconded by Penny Pompei, failed in a 5 to 7 vote. Prior to the item, Commissioners Lori Vinikoor and Eric Royal abstained from this item. Under discussion, Commission members expressed support for the continuation of the landscape service on the site, but concern regarding the Industrial future land use designation and the intense range of uses allowed particularly west of SR-7. One member of the public representing the Alliance of Delray spoke in support.

BCC Transmittal: *Transmit with modifications*, motion by Commissioner Marino, seconded by Commissioner Bernard, passed in a 5 to 0 vote (with Commissioner Sachs excused and Mayor Kerner absent) at the May 5, 2021 public hearing. The motion included the addition of the voluntary condition of approval to limit the uses to light industrial type uses as depicted in Exhibit 1. Staff indicated that they would work with the applicant to identify associated uses between transmittal and adoption. Under discussion, Commissioners discussed the concept of a new light industrial future land use designation and a workshop for discussing additional industrial future land use in the Tier. The discussion included comments regarding the long term landscape service use on the site, and that the proposed condition of approval would help ensure that heavy industrial uses are not located on this site. Four members of the public spoke on this item. Representatives of Sierra Club, the Coalition of Boynton West Residential Associations (COBWRA) and Everglades Law Center spoke in opposition. One member of the public spoke in support.

A.2. [Harbor Chase \(LGA 2021-011\)](#)

Proposed FLUA Amendment: From Institutional and Public Facilities with an underlying 5 units per acre (INST/5) to Multiple Land Use, with Commercial Low-Office and underlying 5 units per acre (MLU, CL-O/5)

Size: 17.80 acres **BCC District: Comm. McKinlay, District 6**

Location: Northwest corner of Lake Worth Road and Blanchette Trail

Summary: The western portion of the site is built with a congregate living facility with 156 beds, and the eastern portion 6.05 acres is vacant. The proposed amendment will change the current development potential for the vacant portion of the site from institutional uses (including hospital) to commercial office uses up to 70,000 square feet. The site's prior condition of approval limiting the underlying 5 units per acre to congregate living facility beds will be retained.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by Barbara Roth, seconded by Glenn Gromann, passed in a 14 to 0 vote at the April 23, 2021 public hearing. There was minimal discussion and no public comment.

BCC Transmittal: *Transmit*, motion by Commissioner McKinlay, seconded by Commissioner Weiss passed in a 6 to 0 vote (with Mayor Kerner absent) at the May 5, 2021 public hearing. Board discussion included a question regarding the timing of the proposed traffic light at Blanchette and Polo Road. One comment card was submitted from a representative from the West Lake Worth Road Coalition.

A.3. [Lantana SR-7 \(LGA 2021-013\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Commercial Low with an underlying 1 unit per 10 acres (CL/RR-10)

Size: 1.03 acres **BCC District: Comm. McKinlay, District 6**

Location: Southwest corner of State Road 7 and Lantana Road

Summary: The amendment consists of a site-specific future land use designation change on 1.03 acres from Rural Residential, 1 unit per 10 acres (RR-10) to Commercial Low (CL) in order to develop commercial uses. The site is located in the Rural Tier and adjacent to the Urban/Suburban Tier to the north and east.

Staff Assessment: The applicant's justification states that changed conditions since the adoption of the 1989 Comprehensive Plan have occurred at the intersection of State Road 7 and Lantana Road due to land use amendments, specifically from Low Residential, 1 unit per acre (LR-1) to Commercial Low and Industrial (IND). However, these amendments are located in the Urban/Suburban Tier with urban densities and intensities surrounding the sites and do not warrant the extension of commercial future land uses into the Rural Tier. In addition, staff has concerns that the approval of this request may encourage additional land use amendments in the Rural Tier, resulting in further conversions from rural residential to commercial.

Staff Recommendation. *Denial*

Planning Commission/LPA Recommendation. *Approval*, motion by Evan Rosenberg, seconded by Barbara Roth, passed in an 8 to 4 vote with Marcia Hayden, Glenn Gromann, Sarah Pardue, and Edwin Ferguson dissenting at the April 23, 2021 public hearing. Under discussion, Commission members discussed the differences between this application and prior amendment requests and discussed flooding issues that occur at Lantana Road and State Road 7. There was no public comment.

BCC Transmittal: *Transmit*, motion by Commissioner Bernard, seconded by Commissioner McKinlay passed in a 6 to 0 vote (with Mayor Kerner) absent at the May 5, 2021 public hearing. Under discussion, the Board questioned the uses allowed under the current designation and uses allowed on the adjacent non-residential parcels. Two members of the public spoke. A representative of the Coalition of Boynton West Residential Associations (COBWRA) spoke in support of the amendment and spoke regarding flooding on Lantana Road west of SR-7. A representative of the Sierra Club spoke in opposition.