



Palm Beach County Amendment Round 21-B2 Transmittal Executive Summary - Table of Contents

A. Proposed Amendments in the Agricultural Reserve Tier

A.1. [All Seasons \(LGA 2021-009\)](#)

Proposed Text Amendment: To amend the Comprehensive Plan to allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facility up to 8 units per acre subject to criteria.

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Institutional & Public Facilities with an underlying Agricultural Reserve (INST/AGR)

Size: 9.73 acres w/offsite preserve **BCC District: Comm. Sachs, District 5**

Location: Northeast corner of Lyons Road and Linton Boulevard

Summary: The privately proposed text amendment to the Comprehensive Plan proposes to allow the CLR future land use designation in the Agricultural Reserve Tier specifically for the development of congregate living facilities (CLF) subject to the following criteria:

- Limit the location to sites fronting Lyons Road between Atlantic Ave. and Linton Blvd.;
- Require a minimum of 5 acres;
- Allow up to 8 units per acre (2.39 beds per unit); and
- Require 50% offsite and 10% onsite preserve areas (civic uses) for multiple use projects.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Denial*, motion by Evan Rosenberg, seconded by Barbara Roth, passed in a 10 to 4 vote with Spencer Siegel, Glenn Gromann, Penny Pompei and Angella Vann dissenting at the April 23, 2021 public hearing. The first motion (for Approval) by Spencer Siegel, seconded by Penny Pompei, failed 4 to 10, and a substitute motion to Approve with a condition requiring the preserve to be secured prior to adoption, also failed 4 to 10. Under discussion, Commission members discussed text amendment that would other parcels along Lyons Road to apply for the Congregate Living Residential future land use designation and the benefit of a collocated fire rescue station on the congregate living facility site. Several commissioners expressed support for the request, but concern for lack of a secured preserve at this time. Three members of the public spoke in support, including a representative from the Alliance of Delray.

BCC Action: *Transmit as recommended by staff*, motion by Commissioner Bernard, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. The motion included changes made as part of the Add/Delete to remove 5.b.2.d from Policy 1.5-U which would have allowed the off-site preserve to retain AGR Zoning which has been reflected in the DEO transmittal report. There was minimal Board discussion. Four members of the public spoke on the item, including three speakers in support (including the property owner). A representative from the Sierra Club spoke in opposition and read a letter into record.

A.2. [LWDD AGR Preserve Areas](#)

Summary: This is a County Initiated amendment to revise the Future Land Use Element of the Comprehensive Plan to establish a limit of canal rights-of-way owned by the Lake Worth Drainage District (LWDD) and utilized for right-of-way purposes to be eligible to be Preserve Areas for an Agricultural Reserve Planned Development (AGR-PDD) for acreage calculations or for density purposes.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Kiley Harper-Larsen, seconded by Glenn Gromann, passed in an 11 to 3 vote with Barbara Roth, Cara Capp and Marcia Hayden dissenting at the July 9, 2021 public hearing. Under discussion, Commission members questioned whether the proposed amendment apply to Agriculture Preserve area only and how to prevent any requests in the future, and recognized the import role of LWDD for County residents. County staff stated that the proposed amendment will restricted any new requested along with the director of LWDD indicated that the Board of LWDD has passed the resolution to limited any new proposed. One member of the public representing the Sierra Club spoke in opposition and a letter from 1,000 Friends of Florida and the Sierra Club was read into record (see Exhibit 2). A representative from G.L. Homes spoke in support.

BCC Action: *Transmit with modifications*, motion by Vice Mayor Weinroth, seconded by Commissioner Marino, passed in a 5 to 2 vote with Commissioner Sachs and Mayor Kerner dissenting at the July 28, 2021 public hearing. The motion included the addition of a super majority (approval of at least five members of the BCC) requirement for any changes regarding the LWDD-owned canals which is reflected in Exhibit 1 in double underline. Under discussion, the Commissioners commented that the language proposed did not grant the ability for any additional LWDD canals to become preserve; rather the language limited the LWDD canals to the ones discussed at the May 5th, 2021 hearing in the Monticello AGR-PUD Zoning application. One member of the public spoke in support, and one member of the public representing the Sierra Club spoke in opposition.

B. Privately Proposed Amendments

B.1. [Arden PUD \(LGA 2022-003\)](#)

Proposed FLUA Amendment: To modify conditions of approval on a site with LR-2 future land use

Size: 1,209.98 acres **BCC District: Comm. McKinlay, District 6**

Location: North side of Southern Boulevard (SR-80), approximately 2.5 miles west of Seminole Pratt Whitney Road.

Summary: This is an amendment to a previously adopted condition of approval and does not change the future land use designation of the site. With the adoption of the latest amendment on this site in 2020, the Test 2 traffic analysis indicated that a phasing condition was necessary for compliance with Future Land use Element Policy 3.5-d.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by Glenn Gromann, seconded by Eric Royal, passed in a 14 to 0 vote at the July 9, 2021 public hearing. Under discussion, Commission members asked questions regarding planned improvements to Southern Boulevard, the proportionate share agreement, number of built units, and the number of workforce housing units associated with the project. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner McKinlay, seconded by Commissioner Weiss, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

B.2. [Coconut Palm Plaza \(LGA 2020-002\)](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 20 acres (RR-20) to Commercial Low, with an underlying Rural Residential, 1 unit per 20 acres (CL/RR-20)

Size: 11.25 acres **BCC District: Comm. McKinlay, District 6**

Location: Southeast corner of Northlake Boulevard and Coconut Boulevard

Summary: The 11.25 acre subject site is located in the Exurban Tier at the northern edge of the area known as the Acreage in the Central Western Communities. A concurrent zoning application is requesting the development of 49,005 square feet of commercial uses consisting of retail and a convenience store with gas sales. The site was formerly owned by the United States Postal Service and proposed for a post office.

Staff Recommendation. *Approval with conditions*

Planning Commission/LPA Recommendation. *Approval with conditions*, motion by John Carr, seconded by Rick Stopek, passed in a 14 to 0 vote at the July 9, 2021 public hearing. Under discussion, Commission members asked questions regarding water and sewer connections, fuel tank design and regulation, the proposed buffer, access, and the timing of the intersection improvements. One public member spoke in opposition to a gas station use and submitted a letter in opposition for the record. Two comment cards in opposition were read into the record.

BCC Action: *Transmit with modifications*, motion by Commissioner McKinlay, seconded by Commissioner Weiss, passed in a 7 to 0 vote at the July 28, 2021 public hearing. The motion included an additional condition of approval prohibiting access from the site to Hamlin Boulevard as reflected in Exhibit 1. Under discussion, the District Commissioner asked questions regarding Hamlin, stated that the gas station use would be addressed as part of the zoning application, and referenced a letter from Acreage Land Owners Association to remove the access on Hamlin Boulevard. Two members of the public spoke. One public member spoke in opposition to a gas station use and submitted a letter for the record that she had distributed at the Planning Commission, and a letter was submitted from the Acreage Landowners Association (see Exhibit 10). A representative of the Sierra Club expressed concern about the gas station potentially impacting the water quality of the area and part of Loxahatchee River drainage.

C. County Proposed Amendments

C.1. [Kirk Road TIM and Text Amendment](#)

Summary: The proposed amendment to the Comprehensive Plan is requested by the Village of Palm Springs and would revise the Transportation Element Policy 1.4-u and the Thoroughfare Identification Map (TIM), TE 14.1, as follows:

- Kirk Road, from Lake Worth Road to Alameda Drive/Purdy Lane, is an 80 foot section that shall be restricted to three lanes with the excess right-of-way to be used for roundabouts, pedestrian/bicycle facilities and/or landscaping/buffering. Before Kirk Road between Lake Worth Road to Alameda Drive/Purdy Lane may be constructed as a 4/5-lane facility, the parallel segment of Military Trail must operate below Level of Service E.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Barbara Roth, seconded by Spencer Siegel, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, one PLC member expressed support for the coordination between the County and the Village of Palm Springs that achieved a win/win situation. A representative from the Village, Joni Brinkman, spoke in support of the amendment and expressed appreciation to County staff and the successful outcome of the proposed language.

BCC Action: *Transmit*, motion by Commissioner Weiss, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. Under discussion, the District Commissioner expressed appreciation for the cooperation between the Village of Palm Springs and County staff on the amendment. One comment card was submitted.

C.2. [10th Avenue North TIM and Text Amendment](#)

Summary: The proposed amendment would modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen right-of-way from 80 feet to 110 feet for the segment of 10th Avenue North from Congress Ave to I-95 and to modify TE Policy 1.2-v accordingly to allow for a future 6-lane divided roadway.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Spencer Siegel, seconded by Eric Royal, passed in an 11 to 0 vote at the June 11, 2021 public hearing. There was minimal discussion. A representative from the Village, Joni Brinkman, spoke in support of the amendment with a request for County Engineering to coordinate throughout the design of the widened roadway. Morton Rose, Engineering Roadway Production Director, relayed that coordination would be ongoing.

BCC Action: *Transmit*, motion by Commissioner Bernard, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

C.3. [Library Services Element Updates](#)

Summary: This is a County Initiated amendment requested by the Library Department. The amendment proposes to revise and update the Library Services Element and Map Series of the Comprehensive Plan to:

- Update the Assessment and Conclusion section to reflect current conditions, namely the completion of Library Expansion Program Phase II and ongoing capital project status.
- Update Objective 1.1 to align with the Library System's restructured strategic plan and mission statement.
- Update Objectives 1.2 through 1.5 to reflect changes in library standards.
- Replace the Library Services Map, LS 1.1, to reflect the addition of newly constructed libraries, add a planned library, and municipal libraries that are not within the Library Cooperative of the Palm Beaches, and to remove Library Annex support Facility.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Eric Royal, seconded by Barbara Roth, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, the Chair questioned the staff of Level of Service calculation for new Full Time Equivalent (FTE). Douglas Crane, Library System Director explained that the new metric is the percentage of total permanent FTE positions. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

C.4. [Natural Areas Updates \(LGA 2021-019 & LGA 2021-020\)](#)

Proposed FLUA Amendment: From Parks and Recreation (PARK) and Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON)

Size: 5.94 acres total **BCC District: Comm. Marino, District 1**

Location: East of Ellison Wilson Road, south of Donald Ross Road, and north of Indiantown Road, east of the Bee Line Highway

Summary: This is a County initiated amendment to amend County owned lands to the Conservation Future Land Use Designation at the request of the Department of Environmental Resources Management (ERM). The parcels are in two separate locations. Three parcels (3.76 acres) are adjacent to the Pine Glades Natural Area located east of Bee Line Highway along the north side of Indiantown Road. One parcel (2.18 acres) is adjacent to the Juno Dunes Natural Area on the east side of Ellison Wilson Road just south of Donald Ross Road.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Rick Stopek, seconded by John Carr, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, Commission members asked questions regarding the uses allowed within the Conservation future land use designation, maintenance of Conservation parcels, and the prior ownership of the proposed amendment sites. Staff stated that Conservation designated Natural Areas are maintained by the Department of Environmental Resource Management, typically open to public, and may include trail heads and pathways. The subject parcels were acquired by the County from Florida Inland Navigation District and tax deed sales. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner Marino, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.