



Palm Beach County Amendment Round 24-A Transmittal Executive Summary - Table of Contents

A. Privately Proposed FLUA and Text Amendments

A.1. [Lakehaven PUD FLUA and Text \(LGA 2023-009\)](#)

Proposed Text Amendment:	To revise the Comprehensive Plan and Map Series to expand the Glades Area Protection Overlay (GAPO) eastward to include the subject site.	
Proposed FLUA Amendment:	Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2)	
Size:	446.14 acres	BCC District: Comm. Baxter, District 6
Location:	Northside of Southern Boulevard, approximately 1.75 miles west of Seminole Pratt Whitney Road	

Summary: The applicant proposes a future land use amendment on a 446.14 acre site from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) for a maximum development potential of 892 units. However, the applicant is proposing a total of 534 dwelling units (1.2 units/acre), of which 480 are proposed as single family, market rate units and 54 are proposed as on-site, for sale, townhouse workforce housing units. The applicant is also proposing 47,000 square feet of commercial retail and office uses. The request also includes text amendments to revise the Future Land Use Element and the Map Series of the Comprehensive Plan to expand the Glades Area Protection Overlay (GAPO) eastward to include the subject site and designate the site as a Limited Urban Service Area (LUSA).

Staff Assessment: The GAPO was adopted in 2004 to provide a barrier and limit development from encroaching into the Agricultural Production (AP) designated lands in the Everglades Agricultural Area (EAA) to the west. This amendment site has been the subject of and included in multiple planning efforts prior to the current proposal. These studies contemplated increased densities (0.8 units/acre) or employment generating uses on the site. The original GAPO text amendment did not include the subject site, as it was to be addressed by the Sector Plan and the Central Western Communities Overlay. Although those efforts ceased, it is evident that there was a need to address future development in the area.

Staff Recommendation: *Approval with modifications*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Lori Vinikoor, seconded by Sam Caliendo, passed in an 11 to 0 vote at the October 13, 2023 public hearing. Commission discussion focused on the need for workforce housing, whether the proposed commercial could exceed the proposed condition, whether there were discussions with area farmers, clarifying the description of the GAPO boundary, the traffic impact with revised proposal from original proposal of 892 age restricted units, and availability of funds for Southern Blvd. improvements. Also under discussion, the Commission expressed concerns regarding the applicant's Privately Initiated ULDC amendment related to increasing the allowable percentage of a commercial pod of a PUD from a maximum of 1% of the total acreage to 5% and whether the proposed changes applied to all PUDs. There was no public comment.

BCC Action: *Transmit with modifications*, motion by Commissioner Baxter, seconded by Commissioner Marino passed in a 7 to 0 vote at the November 1, 2023 public hearing. The modification included a new condition #6 to require disclosure to buyers regarding existing agricultural activity adjacent to the subject site and for the potential development of a race track in the vicinity. This is shown in underline text in Exhibit 1-A. Board discussion included questions regarding affordability of the proposed WHP units, and clarification on the Long Range Transportation Plan (LRTP) revision. The Board cited concerns regarding buyers qualifying to purchase the WHP units given increases in insurance, HOA fees, and interest rates but also stated that the revised application better fit the area. One member of the public, representing Fox Trail HOA, spoke in opposition citing traffic, development in the Rural Tier, and consideration of existing rural lifestyle. One member of the public spoke in support citing efforts from the developer to address concerns related to drainage and wildlife.

A.2 [Verdura Farms \(LGA 2024-001\)](#)

Proposed Text Amendment: To amend the Comprehensive Plan and Map Series to expand the Trotting Center Overlay northward to include the subject site.

Proposed FLUA Amendment: Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2)

Size: 96.14 acres

BCC District: Comm. Baxter, District 6

Location: West side of State Road 7, approximately 0.4 miles south of Hypoluxo Rd.

Summary: The applicant proposes a future land use amendment on the 96.14 acre site from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) for a maximum development potential of 192 units. The applicant intends to develop 145 single family and zero lot line homes units (1.5 units/acre). The request also includes text amendments to revise the Comprehensive Plan to expand the recently adopted Trotting Center Overlay northward to include the subject site, and designate the site as a Limited Urban Service Area (LUSA).

Staff Assessment: The site is located within Heritage Farms, an area primarily agricultural, rural residential, and equestrian uses. In February 2023, the Board adopted the Trotting Center Overlay which allows transitional residential densities that are compatible with the rural lifestyle of the area. The applicant is proposing a development which meets the intent and criteria of the Overlay, including the transition of lot sizes, providing expanded buffers with native vegetation and limiting site access from State Road 7 only. Staff concurs that the proposed amendment is justified considering the development pattern established by the Trotting Center.

Staff Recommendation: *Approval with Conditions*

Planning Commission/LPA Recommendation: *Approval with modifications*, motion by Penny Pompei, seconded by Sam Caliendo, passed in a 7 to 5 vote (with Barbara Roth, Lori Vinikoor, Angella Vann, Ankur Patel, Varisa Lall Dass dissenting and Kiley Harper-Larsen abstaining) at the September 8, 2023 public hearing. The modification included the offsite alternative for WHP condition #2 as proposed by the applicant. Board discussion included questions regarding the proposed use of the public civic site, traffic impacts, and available mass transit. Board discussion also included concerns with the compatibility of zero-lot line homes to the abutting large lot community, as well as developers providing workforce housing off-site instead of on-site. One member of the public spoke in support, but cited opposition to further development applications in Heritage Farms.

BCC Action: *Transmit with modifications*, motion by Commissioner Bernard seconded by Commissioner Marino, passed in a 7 to 0 vote at the November 1, 2023 public hearing. The modification included revisions to condition #2 reflected in the add/delete and to allow the WHP units to be provided offsite as shown in ~~strikeout~~ and underlined text in Exhibit 1-A. The Board discussed the appropriateness of the workforce housing being built off-site within a much needed CRA project, as well as the need for the developer to build a resident-only daycare facility. One member of the public spoke in opposition, representing the Sierra Club Loxahatchee Group, citing concerns over development. One of the applicants spoke in support citing the similarities to the Trotting Center approval.