



**Palm Beach County Board of County Commissioners**  
**Public Hearing Results\***  
**May 13, 2025**

**\*Please note that this document is not intended to serve as the official minutes of this hearing.**

**1. CALL TO ORDER**

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Proof of Publication

**BCC Action: *Receive and file***, motion by Commissioner Weiss, seconded by Vice Mayor Baxter passed in a 6 to 0 vote (with Commissioner Powell absent).

**2. AGENDA APPROVAL**

- A. Additions, Deletions, Substitutions

**BCC Action: *Receive and file***, motion by Commissioner Weiss, seconded by Commissioner Flores passed in a 6 to 0 vote (with Commissioner Powell absent).

- B. Postponements

**Item 5.E.3 - West Boynton Ranches (LGA 2025-012)**

**BCC Action: *Postpone to August 27, 2025***, motion by Commissioner Flores, seconded by Commissioner Weiss passed in a 6 to 0 vote (with Commissioner Powell absent).

- C. Adoption of the Agenda

**BCC Action: *Adopt***, motion by Commissioner Flores, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent).

### 3. BCC DIRECTION FOLLOW UP

#### 3.A. [Agricultural Reserve Tier Overview and Study](#)

Following the Board's direction on February 27, 2025, staff will provide an overview of the Agricultural Reserve Tier and inventory of remaining lands. The presentation will cover the history of the Agricultural Reserve Master Plan, policies established by the Board following the Master Plan, changes to the policies since 2001, recent development requests and a "snapshot" of the current status of the Tier. In addition, staff will provide a cost estimate for a potential study of the Agricultural Reserve Tier and seeks Board direction as to the desired scope of work which could include a comprehensive analysis of future land uses and associated service delivery impacts, in conjunction with the engagement of stakeholders and interested parties, to identify potential Comprehensive Plan and Unified Land Development Code (ULDC) revisions.

**BCC Action:** The Board chose not to move forward with a Study. The Board also directed that underground easements associated with stormwater features are not included in the 10% calculation for Essential Housing.

### 4. PUBLIC HEARING – Amendment Round 25-A2 Adoption

#### 4.A. County Proposed Text Amendment

##### 4.A.1 [Conservation Lands FLUA Updates \(LGA 2025-003 and 2025-004\)](#)

**Summary:** This is a County initiated amendment to amend the future land use (FLU) designation of County owned lands the request of the Department of Environmental Resources Management (ERM). The proposed amendment will change the FLU designation on 48 County-owned parcels totaling 111.61 acres to Conservation (CON). The parcels are in two separate locations, including 10.48 acres located within the Pine Glades Natural Areas as well as 101.13 acres within Palm Beach Heights (part of Pal-Mar Ecosite).

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Barbara Roth, seconded by Serge D'Haiti, passed in a 12 to 0 vote at the January 10, 2025 public hearing. Commission discussion included questions regarding Martin County's efforts to conserve lands adjacent to Palm Beach County. There was no public comment.

**Board of County Commissioners Transmittal Public Hearing:** *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 7 to 0 vote at the February 5, 2025 public hearing. Board discussion included comments regarding the possibility of other government lands also receiving Conservation FLUA, frequency of this type of action and general support for the amendment. There was no public comment.

**State Agencies Review:** The State Land Planning Agency reviewed this amendment under Round 25-02 ESR and issued a letter dated March 12, 2025 stating that the Agency had no comment on the proposed amendment. In addition, there were no comments from other state reviewing agencies.

**Changes Subsequent to Transmittal:** The Department of Environmental Resources Management (ERM) has withdrawn LGA 2025-001 and LGA 2025-002.

**BCC Action: *Adopt***, motion by Commissioner Woodward, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. There was no Board discussion and no public comment. **Ord. 2025-011**.

## **5. PUBLIC HEARING – Amendment Round 25-B Transmittal**

### **5.A County Proposed Text Amendment**

#### **5.A.1 [Farmworker Housing Text](#)**

**Summary:** This County proposed text amendment was initiated by the Board of County Commissioners (BCC) at the August 22, 2024 meeting to allow for Board directed Unified Land Development Code (ULDC) revisions to proceed. This amendment proposes to revise policies in several Comprehensive Plan Elements in order to allow for additional opportunities for farmworker housing in the Glades Tier, including to:

- Define farmworker housing in the Introduction and Administration Element (I&A);
- Remove minimum acreage requirements in the Housing Element (HE) for all Tiers except the Agricultural Reserve; and
- Establish criteria in the Future Land Use Element (FLUE) for the provision of farmworker housing that is not located on bona fide agricultural land.

**Staff Assessment:** This amendment will revise the Introduction and Administration Element (I&A), Housing Element (HE) and Future Land Use Element (FLUE) Policies in order to implement the BCC's May 25, 2023 direction to amend the ULDC to expand farmworker housing opportunities in the Glades region. This amendment is necessary to facilitate the provision of farmworker housing concurrent with the initiated ULDC amendments. There were no inconsistencies identified with the Goals, Objectives, and Policies in the Comprehensive Plan.

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by Ankur Patel, seconded by Rick Stopek, passed in a 9 to 0 vote at the May 9, 2025 public hearing. Commission discussion included questions regarding whether housing would be allowed as temporary structures (i.e. mobile homes) that would be at risk from hurricanes, if there is a maximum cap currently in place or proposed for the number of farmworkers on a site, whether a rezoning would be required, the conversion of farmworker housing to other housing, and clarification on what constitutes special needs housing. There was no public comment.

**BCC Action: *Transmit***, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. Board discussion included inquiries to staff regarding farmworker housing allowances in the Agricultural Reserve Tier and to what extent proposed Florida legislation (SB 700) related to housing for agricultural workers would apply to the proposed text amendment. Comments also included clarification that the proposed amendment would address the provision of farmworker housing offsite from a bona fide agricultural operation as opposed to onsite. There was no public comment.

**BCC Action: *Receive and File Business Impact Estimate***, motion by Vice Mayor Baxter, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing.

## **5.B Privately Proposed Tier Change**

### **5.B.1 Palms West Tier Change (LGA 2025-005)**

**Request:** Tier Change from Rural Tier to Urban/Suburban Tier  
**Size:** 18.85 acres **BCC District: Vice Mayor Baxter, District 6**  
**Location:** Northside of Southern Boulevard (SR-80), approximately 0.41 miles west of Crestwood Boulevard

**Summary:** The applicant is requesting a tier change on an 18.85 acre site from the Rural Tier to the Urban/Suburban (U/S) Tier in order to allow for a consistent tier designation over the combined area of land owned by Palms West Hospital. The subject site is located along Southern Boulevard (State Road 80) and bounded by the Urban/Suburban Tier to the south and east and by the Rural Tier to the north and west. The subject site and the main campus hospital are an unincorporated pocket surrounded by the Village of Wellington, Town of Loxahatchee Groves and Village of Royal Palm Beach. The site has an Institutional and Public Facilities (INST) future land use designation and there is no proposed change concurrent with the re-designation. The tier change would result in an increase of maximum development potential on the site from 82,102 square feet (0.10 FAR) of institutional uses to 369,461 square feet (0.45 FAR) of institutional uses due to the higher allowable floor area ratio in the Urban/Suburban Tier. However, the applicant at this time is only proposing additional parking for the expansion of the hospital uses directly to the east.

**Staff Assessment:** The required Tier Study, prepared by staff demonstrates that the change is appropriate and meets the criteria in Future Land Use Element (FLUE) Policy 1.1-b. In addition, for consistency with long-range traffic standards in FLUE Policy 3.5-d, staff recommends a condition limiting the maximum number of trips allowed.

**Staff Recommendation: *Approval with conditions***

**Planning Commission/LPA Recommendation: *Approval with conditions***, motion by Ankur Patel, seconded by Serge D'Haiti, passed in a 9 to 0 vote at the March 14, 2025 public hearing. Board discussion included comments regarding community outreach, the potential impact on traffic flow along Southern Boulevard, whether the cap on trip generation reflects the potential, future expansion of the hospital use, as well as highlighting the benefit of having the hospital available to the community. There was no public comment.

**BCC Action: *Transmit***, motion by Vice Mayor Baxter, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. Board discussion included a clarification that the proposed tier change was not for housing, but for the expansion of the hospital. One member of the public representing the Sierra Club spoke in opposition citing their concern that the property will be used for housing.

## 5.C Privately Proposed FLUA with Text Amendment

### 5.C.1 [Seventh at Haverhill \(LGA 2025-009\) and Text](#)

**Proposed FLUA Amendment:** From High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12) with conditions

**Proposed Text Amendment:** To revise the Future Land Use Element (FLUE):

- Policy 2.2.1-m to allow developments in the Urban Redevelopment Area (URA) with both places of worship and residential uses with 100% of units restricted per the Affordable Housing Program (AHP), to utilize 100 percent of the underlying residential density and the institutional intensity; and,
- Policy 2.4-g to allow developments located in the URA, within ¼ mile of a transit stop, with 100% of units restricted per the AHP, to receive up to seven (7) Transfer of Development Rights (TDRs) per acre.

**Size:** 3.37 acres **BCC District: Commissioner Weiss, District 2**

**Location:** Southwest corner of Pine Grove Drive and North Haverhill Road

**Summary:** This project proposes to provide 101 units of affordable housing and an integrated place of worship. It represents the first large scale redevelopment of its kind in the unincorporated URA, the area targeted by the County for redevelopment, revitalization, and infill development. The project also reflects a growing trend among places of worship, looking for opportunities to sustain their religious activities and facilities and to enhance the communities where they are located through the provision of housing.

**Staff Assessment:** As vacant land diminishes in the County, and more infill and redevelopment projects are proposed, current provisions related to density and property development regulations are proving insufficient to meet the target number of units, particularly for affordable housing developments. The proposed text amendments create mechanisms by which additional density can be permitted in projects/areas that further the County's stated objectives of redevelopment and affordable housing, and the proposed future land use amendment uses those mechanisms to deliver the proposed uses.

**Staff Recommendation:** *Approval with conditions*

**Planning Commission/LPA Recommendation:** *Approval with conditions*, motion by Rick Stopek, seconded by Varisa Lall Dass, passed in an 8 to 0 vote at the April 11, 2025 public hearing. Commission discussion included access to the site and the condition of Pine Grove Drive, the School District's request for a voluntary contribution to address impacts on the public school system, and the need to enhance existing bus stops for the north and south bound routes serving the site. There was no public comment.

**BCC Action:** *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. There was no Board discussion and no public comment.

## 5.D Privately Proposed FLUA Amendment in the Urban/Suburban Tier

### 5.D.1 [Wellington Vista Phase II \(LGA 2025-006\)](#)

**Proposed FLUA Amendment:** **Parcel 1** – Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) with conditions on 0.33 acres and to revise previously adopted conditions in Ordinance 2018-027 on 27.02 acres  
**Parcel 2** - Commercial High, with an underlying 2 units per acre (CH/2) to High Residential, 8 units per acre (HR-8) on 3.00 acres and to revise previously adopted conditions in Ordinance No. 2018-027

**Size:** 30.35 acres total **BCC District:** Vice Mayor Baxter, District 6

**Location:** Southeast corner of Lake Worth Road and Hooks Road

**Summary:** The amendment proposes to change the future land use designation on 3 acres located just north of the existing Wellington Vista multifamily project, from Commercial High with underlying Low Residential, 2 units per acre (CH/2), to High Residential, 8 units per acre (HR-8). The proposed amendment would also change the future land use designation on 0.33 acres of abandoned right-of-way from Low Residential, 2 units per acre (LR-2) to HR-8, and to revise conditions of approval for the 27.02 acre Wellington Vista site. The intent of these changes is to designate the entire 30.35 acres as HR-8, allowing for development of 100 multi-family units on the remaining 3 acre portion, for a total of 470 units.

**Staff Assessment:** The 27.02 acre Wellington Vista portion that was previously amended to HR-8 was developed with 370 units, and included use of 51 Transfer of Development Rights (TDR) and 103 Workforce Housing Program (WHP) density bonus units. To achieve the additional 100 units, the applicant will use 63 WHP density bonus units and 10 TDR units to supplement the HR-8 FLU designation. Policy 2.4-b establishes the TDR program as the required method of increasing density; the applicant proposes to purchase and construct all available TDRs. The Wellington Vista project provided 70 WHP units; per ULDC requirements, the additional 100 units requires a 27% or 27 WHP unit obligation. In total, the entire 30.35 acre project would provide 97 WHP units.

The 100 additional units will be clustered on 3 acres, at 33.3 units per acre net density. Although this density is higher than that of the surrounding multifamily, townhomes and single family homes, the requested units will be located on a portion that doesn't directly impact the existing residential uses. The proposed amendment is appropriate, compatible, and consistent with the Comprehensive Plan policies to increase density with the conditions, including the requirement for WHP and the purchase of TDRs.

**Staff Recommendation:** *Approval with conditions*

**Planning Commission/LPA Recommendation:** *Approval with Conditions*, motion by Serge D'Haiti seconded by Varisa Lall Dass, passed in an 8 to 0 vote at the April 11, 2025 public hearing. Commission discussion included comments regarding the public use of Corvus Drive (Pineapple Farms Lane), general traffic impacts, and questions about the PBC School District letter requesting a voluntary contribution. One member of the public spoke in opposition citing that Pineapple Farms Lane is privately owned and maintained by The Fields' HOA and is used by other communities including Wellington Vista.



**BCC Action:** *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Flores, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. Board discussion included concerns regarding the density and the height of the proposed building. The applicant was advised to work with the District Commissioner to address the concerns. There was no public comment.

## **5.E Privately Proposed FLUA Amendments in the Agricultural Reserve Tier**

### **5.E.1 [Park West Commerce North \(LGA 2025-010\)](#)**

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Commerce with underlying Agricultural Reserve (CMR/AGR) with conditions

**Size:** 50.99 acres **BCC District: Commissioner Sachs, District 5**

**Location:** Northeast corner of Atlantic Avenue and Starkey Road

**Summary:** The 50.99 acre subject site is located in the Agricultural Reserve Tier, on the northeast corner of Atlantic Avenue and Starkey Road. The subject site is currently utilized for agricultural. The amendment proposes to change the future land use (FLU) designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order allow up to 777,394 square feet (0.35 FAR) for light industrial use. The applicant is proposing to change the zoning from AGR to Multiple Use Planned Development (MUPD). The applicant is proposing a total of 775,546 square feet (0.35 FAR) consisting of 150,000 sf of self-service storage, 30,400 square foot fitness center, 15,000 square feet of manufacturing and processing with 6,000 square feet of taproom, and 533,957 square feet of warehouse with 40,189 square feet of accessory office through the concurrent zoning application. In addition, the applicant is providing a 13.76 acre preserve area that is almost entirely proposed to be utilized for onsite drainage as a water management tract.

**Staff Assessment:** The CMR FLU designation established in 2022 affords opportunities for low-trip generating light industrial and/or employment uses, balancing the overarching objectives of the Agricultural Reserve while responding to increased residential growth and the corresponding needs of support services. The proposed amendment is consistent with the Commerce FLU designation criteria established by the Board, and allows for the development of a light industrial use on a parcel fronting Atlantic Avenue in close proximity to commercial and other non-residential uses. Based upon a letter from the Traffic Division dated December 12, 2024, and in order to comply with Future Land Use Element (FLUE) Policy 3.5-d, the County's long range traffic standards, staff is recommending a condition of approval limiting the development of the site based on a maximum number of generated trips.

**Staff Recommendation:** *Approval with conditions*

**Planning Commission/LPA Recommendation:** *Denial*, a motion to approve with conditions by Rick Stopek, seconded by Varisa Lall Dass, failed in a 3 to 5 vote (with Raphael Clemente, Rossy Matos, Brian Stenberg, Rick Stopek and Serge D'Haiti dissenting) at the April 11, 2025 public hearing. Commission discussion included comments regarding traffic concerns along Atlantic Avenue and whether the proposal is compatible with the existing agricultural uses in the area. Two members of the public spoke in opposition, both representing Irish Acres, citing that the site was inappropriate for warehouse uses and the proposed use is out of character with the area. Two members of the public spoke in support, including the real estate broker of the subject

parcel and a representative of the Alliance of Delray Residential Associations, citing the previous requests on the site and how this proposal is more suitable.

**BCC Action: *Transmit***, motion by Commissioner Woodward, seconded by Commissioner Weiss, passed in a 5 to 1 vote (with Commissioner Sachs dissenting and Vice Mayor Baxter absent) at the May 13, 2025 public hearing. As part of the motion, the Board gave direction to staff and the applicant to continue coordination with FDOT regarding a traffic signal at Starkey Road/Persimmon Avenue and turn lane from Atlantic Avenue, limiting hours of operations, reducing the size of the proposal and to continue meeting with the community. Board discussion included comments regarding access onto Starkey Road, the realignment of Persimmon Avenue and Starkey Road, and whether the proposed use is compatible with the existing agricultural uses in the area. Eighteen members of the public spoke in opposition representing the Coalition of Boynton West Residential Associations (COBWRA), Irish Acres Horse Boarding Farm and Stables, 1000 Friends of Florida, Sierra Club, Delray Lakes Estates, and the Alliance of Delray Residential Associations citing concerns that the proposed amendment could result in the development of a facility similar to a distribution center with semi-truck traffic, impacts on nearby equestrian and agricultural uses, and compatibility concerns. Four members of the public, including the property owner, spoke in support citing this site has had previous proposals the new proposal is suitable for this parcel and that it meets the Commerce policy in the Comprehensive Plan. In addition, handouts from two members of the public and a representative of Delray Lakes Estates were submitted for the record (see Exhibit 13).

#### **5.E.2 [Park West Commerce South \(LGA 2025-011\)](#)**

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)

**Size:** 9.59 acres **BCC District: Commissioner Sachs, District 5**

**Location:** Southeast corner of Atlantic Avenue and Persimmon Avenue

**Summary:** The 9.59 acre subject site is located in the Agricultural Reserve Tier, on the southeast corner of Atlantic Avenue and Persimmon Avenue. The subject site currently has agricultural and nursery uses. The amendment proposes to change the future land use (FLU) designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order to allow up to up 146,209 square feet (0.35 FAR) for light industrial uses. The applicant is proposing to change the zoning from AGR to Multiple Use Planned Development (MUPD) through the concurrent zoning application. The applicant is proposing 146,200 square feet (0.35 FAR) of warehouse with accessory office and includes the realignment of Persimmon Avenue and Starkey Road through the subject site, maintaining access for Delray Lakes Estates.

**Staff Assessment:** The CMR FLU designation established in 2022 affords opportunities for low-trip generating light industrial and/or employment uses, balancing the overarching objectives of the Agricultural Reserve while responding to increased residential growth and the corresponding needs of support services. The proposed amendment is consistent with the Commerce FLU designation criteria established by the Board, and allows for the development of a light industrial use on a parcel fronting Atlantic Avenue in close proximity to commercial and other non-residential uses.

**Staff Recommendation: *Approval with conditions***



**Planning Commission/LPA Recommendation:** *Approval with conditions*, motion by Richard Dunn, seconded by Rossy Matos, passed in a 6 to 2 vote (with Rick Stopek and Serge D'Haiti dissenting) at the April 11, 2025 public hearing. Commission discussion included comments regarding the realignment of Starkey Road and Persimmon Avenue, adding a condition limiting the site to the proposed use and compatibility to the surrounding area. Two members of the public spoke in support, including a representative of the Alliance of Delray Residential Associations, citing support of the proposed use and its consistency with the Comprehensive Plan policies.

**BCC Action:** *Transmit*, motion by Commissioner Sachs, seconded by Commissioner Flores, passed in a 6 to 0 vote (with Vice Mayor Baxter absent) at the May 13, 2025 public hearing. The Board asked for clarification from the representative of the Delray Lakes Estates HOA if they support the proposed amendment. One member of the public, representing the Sierra Club, spoke in opposition citing impacts on the Ag Reserve Tier, and compatibility concerns. Three members of the public spoke in support citing previous proposals and that this new proposal is suitable for this parcel and that it meets the Commerce policy in the Comprehensive Plan. A representative of Delray Lakes Estates did not object to transmittal; however, he stated that additional conversations with the applicant are needed prior to the adoption hearing.

**5.E.3** [West Boynton Ranches \(LGA 2025-012\)](#)

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Essential Housing with underlying Agricultural Reserve (EH/AGR) with conditions

**Size:** 32.35 acres **BCC District:** Commissioner Sachs, District 5

**Location:** South side of Boynton Beach Boulevard, approximately 0.25 miles west of Lyons Road

**Summary:** The applicant is proposing a Future Land Use (FLU) amendment on two parcels, one comprised of a proposed development area with contiguous preserve, and the other as a proposed offsite preserve area, that together total 32.35 acres, for a change from the Agricultural Reserve (AGR) to Essential Housing with an underlying Agricultural Reserve (EH/AGR) FLU designation. The EH FLU designation was adopted on August 25, 2022 to allow for a new, higher density FLU option in order to facilitate workforce housing in the Agricultural Reserve Tier. The applicant is proposing the maximum 8 units per acre, or 259 dwelling units with 25% (65) required as on-site workforce housing. The concurrent zoning application is proposing to locate the majority of the required 60% preserve area contiguous to the development area with a smaller offsite preserve.

**Staff Assessment:** The vast majority of the built and approved residential units within the Tier are single family or zero lot line developments. The proposed amendment would further the intent of the EH provisions by providing housing diversity within the Tier by allowing multi-family development, consistent with the Master Plan recommendations. In addition, the site's location is consistent with the Board's direction to focus higher densities on major corridors in proximity to the two existing mixed-use centers. The proposed amendment is consistent with the EH FLU criteria in the Comprehensive Plan, allowing for a higher-density residential development with a significant workforce housing requirement, and is compatible with adjacent uses. Staff is recommending conditions of approval to limit the site to a maximum of 259 units with a 25%

workforce housing requirement and requiring the consideration of the adoption of the FLUA and zoning application at the same hearing.

**Staff Recommendation: *Approval with conditions***

**Planning Commission/LPA Recommendation: *Denial***, a motion to approve with conditions by Rick Stopek, seconded by Serge D'Haiti, failed in a 2 to 6 vote (with Varisa Lall Dass, Raphael Clemente, Rossy Matos, Brian Stenberg, Rick Stopek and Serge D'Haiti dissenting) at the April 11, 2025 public hearing. Commission discussion included comments regarding reducing the maximum density, compatibility, alternative development layout, traffic concerns, and balancing the need for workforce housing and the existing community desires and character. Comments were generally supportive of workforce housing but not at the proposed higher density on the subject site. One member of the public spoke in support of the proposed amendment citing the need for workforce housing that would support employees of the area. Twelve members of the public, including a representative from COBWRA, were generally supportive of workforce housing but spoke in opposition citing that the density is too high, height as out of character, incompatibility with the adjacent and surrounding residential area, traffic congestion impacts on emergency response, loss of agricultural land, and delayed improvements to surrounding roadways. Two residents of adjacent five-acre parcels also cited concerns related to agreements for maintaining existing historical access through the subject site, drainage within the access, and utility easements. Speakers were supportive of a reduction to the maximum density and additional buffering.

**BCC Action: *Postpone to August 27, 2025***, motion by Commissioner Flores, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Powell absent) at the May 13, 2025 public hearing. One member of the public spoke in opposition to the postponement citing that the project could not be improved. Two members of the public, one representing the Coalition of Boynton West Residential Associations (COBWRA) and one as the COBWRA delegate representing Valencia Reserve, spoke in support of the postponement citing support for additional time and continued discussions with the applicant.

## **6. REGULAR AGENDA**

### **6.A Privately Proposed Text Initiation**

This item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, also considered "Phase I". If the amendment is initiated, staff will accept the associated future land use amendment (FLUA), and return to the Board with the FLUA and text amendments through the public hearing process as part of "Phase II".

#### **6.A.1 [La Reina Plaza MUPD Initiation](#)**

**Summary:** The privately proposed text amendment request is to revise the Future Land Use Element (FLUE) to allow the subject site to be eligible for the Commercial Low-Office (CL-O) future land use designation in the Agricultural Reserve Tier; to exempt medical office and agricultural sales and service uses from the commercial cap; and, to allow the MUPD zoning district to be consistent with the Special Agriculture (SA) future land use designation. If the Board of County Commissioners (BCC) initiates this text amendment, the applicant will submit a future land use amendment application on a 6.33 acre site to change the future land use designation from Agricultural Reserve to Commercial Low-Office (CL-O) and Special Agriculture (SA).

**Staff Assessment:** Staff recommends that the Board deny the request for initiation. The requested text amendment proposes changes to the Agricultural Reserve Tier that are inconsistent with the fundamental policy concepts adopted by the Board into the Comprehensive Plan following the Master Plan. The site's location along the west side of State Road 7 is inconsistent with policies requiring centrally located commercial and exceeds the cap.

In addition, the applicant is proposing the Special Agriculture (SA) Future Land Use (FLU) in conjunction with Unified Land Development Code revisions in order to broaden the scope of agricultural sales and service use to accommodate a Tractor Supply Co. store, which sells both agriculturally related as well as general retail products. Currently, the SA FLU is limited to "*agriculturally related services...restricted solely to agricultural activities*" and unlike Commercial FLU designations, the SA FLU does not have locational criteria. The implication of the proposal under the SA FLU is that the same or a similar use that sells general retail products could request approval as agricultural sales and service and potentially skirt location criteria for sites within other tiers in the County, such as the Rural and Exurban Tier, which are intended to limit commercial uses for the protection of the lifestyle of the area.

**Staff Recommendation:** *To not initiate*

**Planning Commission/LPA Recommendation:** *Deny initiation*, motion made by Rick Stopek, seconded by Serge D'Haiti, passed in a 6 to 2 vote (with John Carr and Varisa Lall Dass dissenting) at the April 11, 2025 meeting. Board discussion included comments regarding compatibility with surrounding uses and need for the proposed use in the area. Board also asked for clarification concerning the current use of the parcel and how a tractor use is incompatible within the Ag Reserve. Three members of the public spoke in opposition, including a representative of the Alliance of Delray Residential Associations as well as the President of Tierra Del Ray HOA, citing concerns about the proposed commercial nature of the use and the importance of maintaining the commercial cap and location criteria in the Tier.

**BCC Action:** *Initiate*, motion made by Commissioner Woodward, seconded by Commissioner Flores, passed in a 6 to 0 vote (with Commissioner Baxter absent) at the May 13, 2025 public hearing. The motion included direction for the applicant to proceed with the Commercial Low land use designation and associated text amendments. Board discussion included comments regarding the need for the proposed use in the Ag Reserve, existing commercial policies, and potential impacts of the proposed changes on other areas of the County. The Board also requested clarification regarding how the use can be incompatible with the surrounding area, the mechanisms available in order to accommodate the proposed use, and methods to limit the use to agriculturally related activities. Three members of the public spoke in opposition, including a representative of the Alliance of Delray Residential Associations as well as the Sierra Club Loxahatchee Group, citing concerns about the proliferation of the proposed use, development west of State Road 7, and the importance of maintaining the commercial cap.

## 6.B County Proposed Text Initiation

### 6.B.1 [Water Supply Facilities Work Plan Text Initiation](#)

**Summary:** The proposed amendment would revise the Utilities (UE) and Capital Improvement Element (CIE) to adopt the County's Water Supply Facilities Work Plan by reference into the Comprehensive Plan. Per Florida Statutes, the County must prepare a minimum 10-year work plan for building public, private, and regional water supply facilities to serve existing and new development within the County's jurisdiction and adopt the work plan into its Comprehensive Plan. The County is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 24, 2024. Therefore, the County's Work Plan needs to be updated and adopted by March 24, 2026.

**Staff Assessment:** The proposed amendment would adopt the County's 10 Year Water Supply Facilities Work Plan by reference for consistency with Section 163.3177(6)(c), Florida Statutes and the South Florida Water Management District 2024 Lower East Coast Regional Water Supply Plan.

**Staff Recommendation:** *To initiate*

**Planning Commission/LPA Recommendation:** *Initiate*, motion by Serge D'Haiti, seconded by Brian Stenberg, passed in a 9 to 0 vote at the May 9, 2025 public hearing. There was no Commission discussion and no public comment.

**BCC Action:** *Initiate*, motion by Commissioner Flores, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Vice Mayor Baxter absent) at the May 13, 2025 public hearing. There was minimal discussion and no public comment.

## 6.C Other Planning Division Items

### 6.C.1 [Amendment to Declaration of Restrictive Covenants](#)

**Summary:** Pine Ridge is a built multi-family rental project in the unincorporated county with 288 workforce housing units. In order to secure Federally backed financing, the owner has requested that the County waive and release the Right of First Refusal and the Notice of Pending Foreclosure that are required to be provided to the County per the restrictive covenant for the project. In exchange, the Lender and Owner agree that any foreclosure, transfer by deed in lieu of foreclosure, or an assignment of an FHA insured mortgage to Freddie Mac shall not result in the termination of, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units as provided in the Covenants.

**Staff Recommendation:** *To approve*

**MOTION:** *To approve and authorize* the Mayor to execute the Waiver of Right of First Refusal and Notice of Pending Foreclosure for Pine Ridge.

**BCC Action:** *Approve and authorize*, motion by Commissioner Weiss, seconded by Commissioner Flores, passed in a 6 to 0 vote (with Vice Mayor Baxter absent) at the May 13, 2025 public hearing. There was minimal discussion and no public comment.

## **7. COMMENTS**

- A. Assistant County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Deputy County Administrator
- F. Board Direction
- G. Commissioners

## **8. ADJOURNMENT**

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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