AGENDA
BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, November 4, 2026
9:30 a.m.
BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401

1. CALL TO ORDER

A. Roll Call

B. Invocation and Pledge of Allegiance

C. Proof of Publication – Motion to receive and file

2. AGENDA APPROVAL

A. Additions, Deletions, Substitutions

B. Postponements

C. Adoption of the Agenda – Motion to adopt the agenda

3. PUBLIC HEARING - Amendment Round 26-B2 Adoption (Page 2)

4. PUBLIC HEARING - Amendment Round 27-A Transmittal (Pages 2-3)

5. REGULAR AGENDA (Pages 3-4)

6. COMMENTS (Page 4)

7. ADJOURNMENT (Page 4)

3. PUBLIC HEARING - Amendment Round 26-B2 Adoption

3.A County Proposed Text Amendment

3.A.1 Compatibility Text

Summary: The item before the Board is a set of proposed revisions to policies in the Comprehensive Plan related to compatibility. This is in response to recently enacted law passed by the Florida Legislature requiring local government comprehensive plans to "include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category."

Staff Assessment: The proposed modifications to the County's Comprehensive Plan will bring the County into compliance with new statutory regulations effective January 1, 2027. The proposed Comprehensive Plan amendments will help ensure regulatory predictability and standardize objective considerations in evaluating compatibility for residential to residential uses.

Staff Recommendation: ***Approval***

Planning Commission/LPA Recommendation: ***Approval***, motion by Cedric Thomas, seconded by Gary Brown, passed in an 8 to 0 vote at the August 14, 2026 public hearing. Commission discussion included clarifications that the compatibility requirements apply only to residential to residential situations, and the assessment of compatibility and potential mitigation measures contemplated for inclusion in the ULDC. There was no public comment.

Board of County Commissioners Transmittal Public Hearing: ***Transmit***, motion by Commissioner Marino, seconded by Commissioner Weiss, passed in a 7 to 0 vote at the August 26, 2026 public hearing. There was no Board discussion. There was no public comment.

State Review Agencies: The State Land Planning Agency reviewed this amendment under Round 26-03ESR and issued a letter dated October 9, 2026 stating that the Agency had no comment on the proposed amendment.

MOTION: To ***adopt*** the Compatibility Text amendment.

4. PUBLIC HEARING - Amendment Round 27-A Transmittal

4.A County Proposed Text Amendment

4.A.1 Urban Revitalization Area (URA) Text

Summary: The item before the Board is a set of proposed revisions to existing policies in the Comprehensive Plan related to the County's Urban Redevelopment Area (URA). This is in response to several projects that recently used the regulations, and staff identified areas in need of further clarification. Given that many of the requirements in the established policies provide detailed and specific guidance for the land development regulations and regulate the form of development consistent with the URA Master Plan/Addendum, the intent is to provide the same level of regulatory clarity going forward to reduce the need for changes to the Unified Land Development Code.

Staff Assessment: The proposed modifications to revise select URA policies are based on real-world approvals since their origination, and are minor revisions clarifying the applicable policy language. The proposed amendments will continue to ensure regulatory predictability, amend the workforce housing program ranges, and afford additional program options for Green Building certifications, and maintain internal consistency within the Plan.

Staff Recommendation: ***Approval***

Planning Commission/LPA Recommendation: ***Approval***, motion by Kara Irwin-Ferris, seconded by Jordania Areas, passed in a 9 to 0 vote at the October 9, 2026 public hearing. Commission discussion included comments regarding increased incentives for the Urban Infill future land use designation, questions regarding whether or not the Priority Redevelopment Areas skewed the density requests possible under the Live Local Act, the role of the TCEA after 2011, and general questions as to the Workforce Housing Program (WHP) units and income ranges, including whether or not the units were applicable to the green building incentive program.

MOTION: To ***transmit*** the Urban Revitalization Area (URA) Text amendment.

5. REGULAR AGENDA

5.A Privately Proposed Text Initiation

The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, known as "Phase I". If the amendment is initiated, staff will accept the text amendment, and return to the Board through the public hearing process as part of "Phase II".

5.A.1 Florida Wildlife Rangers Text Initiation

Summary: The proposed text amendment would modify Policy 2.2.2-a of the FLUE to allow the commercial future land use designation on the south side of Lake Worth Road at the intersection of Lake Osborne Drive.

Staff Assessment: Staff finds that this privately proposed text amendment does not warrant further analysis and consideration. Board initiation of this amendment does not indicate staff support for the final policy language or the associated site-specific FLUA amendment. If initiated, the applicant proposes to submit a FLUA application to change the current future land use designation from High Residential, 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18) which would allow a maximum potential of 10,454 square feet of commercial low uses.

Staff Recommendation: To ***deny*** the request for initiation.

Planning Commission/LPA Recommendation: ***Initiate***, motion by Raphael Clemente, seconded by Varisa Lall Dass passed in a 9 to 1 vote (with Kara Iwrin-Ferris dissenting) at the October 9, 2026 public hearing. Commission discussion included clarification regarding the site's history and characteristics, as well as the potential impacts of the proposed use on the surrounding community and traffic implications. Commissioners also mentioned exploring alternative approaches for staff to address the applicant's request, including the possibility of amending the County's Thoroughfare Right-of-Way Identification Map. Discussion further

reflected support for resolving the existing policy nonconformity affecting the site. There was no public comment.

MOTION: To ***deny initiation*** of the Florida Wildlife Rangers Text amendment.

6. COMMENTS

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

7. 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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