



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, February 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 - Motion to receive and file
 - B. Postponements
 - C. Adoption of the Agenda – Motion to adopt the agenda
- 3. PUBLIC HEARING – Amendment Round 26-A Adoption (Pages 2-5)**
- 4. REGULAR AGENDA (Page 5-6)**
- 5. COMMENTS (Page 6)**
- 6. ADJOURNMENT (Page 6)**

3. PUBLIC HEARING – Amendment Round 26-A Adoption

3.A County Proposed Text Amendments

3.A.1 [Westgate/Belvedere Homes CRA \(WCRA\) Bonus Density Text](#)

Summary: This County proposed text amendment is requested by the WCRA to increase the number of units available in the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) Density Bonus Pool. The pool units are used to increase residential density in the WCRAO, reducing the need for Future Land Use amendments and thereby expediting redevelopment. The current allotment of 1,300 units does not reflect the current development outlook, which now considers transit oriented, mixed-use development density clusters along Okeechobee Boulevard, and within transitional areas between Okeechobee Boulevard and Westgate Avenue, as well as additional housing south of Westgate Avenue. These clusters would include the potential redevelopment of several large sites, including the 47-acre Palm Beach Kennel Club, which is currently contemplating a project with 1,200 residential units. The proposed amendment would increase the number of bonus units available in the WCRAO Density Bonus Pool for a total of 4,300, to support these projects and Agency's next 20-year planning horizon, and assist in addressing the ongoing need for housing production countywide.

Staff Assessment: The development and redevelopment scenario proposed by the Westgate/Belvedere Community Redevelopment Agency (CRA) is in support of County goals, the CRA Redevelopment Plan goals, and the regional and state efforts to encourage redevelopment. The proposed additional density bonus pool units allow higher land use intensity and density resulting in a stronger output of housing units than allowed by the existing future land use. The required additional units will help provide housing for the County's population.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Glenn Gromann, seconded by Barbara Roth, passed in a 12 to 0 vote at the January 10, 2025 public hearing. Commission discussion included comments regarding impact to infrastructure (traffic and drainage), allocation of units for the bonus density throughout the WCRAO and questions about CRA funding and workforce housing requirements. One member of the public, representing Frisbie Group, spoke in support of the amendment and highlighting the benefits to redevelopment.

BCC Transmittal: *Transmit and Receive and File the Business Impact Estimate*, motion by Commissioner Weiss, seconded by Vice Mayor Baxter, passed in a 6-0 vote (with Commissioner Powell absent) at the November 5, 2025 public hearing. There was minimal Board discussion and no public comment.

State Agencies Review: The State Land Planning Agency reviewed this amendment under Round 25-07ESR and issued a letter dated December 5, 2025 stating that the Agency had no comment on the proposed amendment. The Florida Department of Transportation (FDOT) provided technical comments, which is included in the correspondence section of the report.

Changes Subsequent to Transmittal: The Florida Department of Transportation (FDOT) provided technical comments regarding this amendment, which are included in Exhibit 5 of this report. As a result of those comments additional language has been added to FLUE Policy 1.2.3-b requiring an annual report citing progress for the mitigation projects identified in the

Justification Statement (Exhibit 2B) and as described in the September 15, 2025 CRA Board approved Mobility Plan Framework & Strategies. These additional revisions to FLUE Policy 1.2.3-b since Transmittal are shown in Exhibit 1 in double underline with red text.

MOTION: To ***adopt an Ordinance*** for the Westgate/ Belvedere Homes CRA (WCRA) Bonus Density Text.

3.A.2 Water Supply Facilities Work Plan

Summary: This amendment is proposed to revise the Utility and Capital Improvement Elements and to adopt the County's updated Water Supply Facilities Work Plan by reference into the Comprehensive Plan as required by Section 163.3177(6)(c), Florida Statutes (F.S.).

Staff Assessment: The proposed amendments would adopt the updated County 10 Year Water Supply Facilities Work Plan by reference for consistency with Florida Statutes and the SFWMD's 2024 Lower East Coast Regional Water Supply Plan. The County's updated Water Supply Work Plan meets the minimum 10-year planning requirement linking water supply and land use planning. The proposed text changes to Capital Improvement Element Table 10-A and Utility Element Tables 6.1 (renamed to Table 3.1-b-1) and 6.2 (renamed to Table 3.1-b-2) fulfill statutory requirements to incorporate water supply projects into the Comprehensive Plan.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Rick Stopek, seconded by Varissa Lall Dass, passed in a 10 to 0 vote at the October 10, 2025 public hearing. There was minimal discussion and no public comment.

BCC Transmittal: *Transmit and Receive and File the Business Impact Estimate*, motion by Commissioner Woodward, seconded by Commissioner Sachs, passed in a 6-0 vote (with Commissioner Powell absent) at the November 5, 2025 public hearing. The Treasure Coast Regional Planning Council (TCRPC), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Transportation (FDOT) provided technical comments, which are included in the correspondence section of the report.

State Agencies Review: The State Land Planning Agency reviewed this amendment under Round 25-07ESR and issued a letter dated December 5, 2025 stating that the Agency had no comment on the proposed amendment. The South Florida Water Management District provided technical comments, which is included in the correspondence section of the report.

MOTION: To ***adopt an Ordinance*** for the Water Supply Facilities Work Plan.

3.A.3 Recreation and Open Space Element (ROSE) Updates

Summary: This proposed County-initiated amendment would revise the Introduction and Administration Element (I&A), Recreation and Open Space Element (ROSE) and the Map Series as summarized below:

- Revise definitions in I&A for Regional, District and Local-Level Park;
- Update history and data related to the County's Park system;
- Add new policy to provide for the creation of a Parks Master Plan;

- Add a new policy to explore future funding sources;
- Update Level of Service (LOS) standards and planning horizon;
- Revise Objectives and policies to clarify the difference between required residential recreation areas and Local-Level Parks;
- Add new policies to enhance methods of access to recreation and open space areas, and encouraging the use of green infrastructure in the Park planning process; and
- Revise Map RO 1.1, Existing and Future Conditions of the Map Series to reflect new data.

Staff Assessment: These proposed text amendments are requested by the Parks and Recreation Department. The most recent update to the ROSE and Map RO 1.1 was in 2012 and several items have been identified as being outdated. In addition, several revisions and new policies are being proposed to both support and reflect the current and future conditions of the County's park system.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Ankur Patel, seconded by Serge D'Haiti, passed in a 10 to 0 vote at the September 12, 2025 public hearing. Commission discussion included questions regarding funding sources, the Parks Master Plan, and the County's relationship with municipal parks. There was no public comment.

BCC Transmittal: *Transmit and Receive and File the Business Impact Estimate*, motion by Commissioner Sachs, seconded by Commissioner Woodward, passed in a 6-0 vote (with Commissioner Powell absent) at the November 5, 2025 public hearing. There was minimal Board discussion and no public comment.

State Agencies Review: The State Land Planning Agency reviewed this amendment under Round 25-07ESR and issued a letter dated December 5, 2025 stating that the Agency had no comment on the proposed amendment. The Treasure Coast Regional Planning Council (TCRPC) provided technical comments, which is included in the correspondence section of the report.

MOTION: To *adopt an Ordinance* for the Recreation and Open Space Element (ROSE) Updates.

3.B Privately Proposed FLUA Amendment

3.B.1 [Nova Life RV Park \(LGA 2025-014\)](#)

Proposed FLUA Amendment: From High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) with conditions

Size: 14.99 acres **BCC District:** Vice Mayor Baxter, District 6

Location: West side of State Road 715, approximately 1.29 miles north of Hooker Highway

Summary: The 14.99 acre subject site is located adjacent to Lake Okeechobee in the Glades Urban/Suburban Tier, on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway. The amendment proposes to change the future land use designation from

High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) in order allow for a campground (recreational vehicle park) with up to 89 recreational vehicle spaces (6 sites per acre) and accessory uses as allowed within the Unified Land Development Code.

Staff Assessment: The CR future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with existing recreational uses were assigned the CR FLU at the adoption of the 1989 Plan and FLUE Policy 2.2.3-a allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant has provided adequate justification that the campground at this location will provide a complementary use adjacent to several recreational opportunities including Lake Okeechobee, state designated hiking trails as well as the County operated Paul Rardin Park. In order to ensure compatibility, staff is recommending a conditions of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Rossy Matos, seconded by Denise Williams, passed in a 9 to 1 vote (with Serge D'Haiti dissenting) at the September 12, 2025, public hearing. The Commission expressed support for the proposed use at this site to increase recreational opportunities in the Glades region. Commission discussion included questions regarding whether the development will connect to sewer, the anticipated number of RV spaces and amenities, if reservations for large groups or events would be available, and future expansion possibilities. There was no public comment.

BCC Transmittal: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Sachs, passed in a 6 to 0 vote (with Commissioner Powell absent) at the November 5, 2025, public hearing. There was minimal discussion and no public comment.

MOTION: To *adopt an Ordinance* for the Nova Life RV Park FLUA amendment.

4. REGULAR AGENDA

4.A Other Planning Division Items

4.A.1 [Countywide Transportation Master Plan \(CTMP\) Project Progress Report](#)

Summary: The Countywide Transportation Master Plan (CTMP) is currently in the Envision stage, which is the second of four planned stages for the project. WSP, the County's Consultant for the CTMP, has provided a progress report for the period of October 1, 2025, through December 30, 2025. The project team will provide an overview of the milestones that have been accomplished, the current activities, and the next steps that are planned for the project. The WSP team will be available at the meeting to answer any questions regarding the project.

MOTION: This is informational. No motion required.

4.A.2 Countywide Transportation Master Plan (CTMP) Project Consultant Contract Amendment

Summary: The Board of County Commissioners (BCC) executed a contract with WSP USA Inc. on June 18, 2025 for the CTMP Project (R-2025-0878, Contract No. 25-016/CB) for a not to exceed amount of \$995,190.89. The contract amendment is required for five (5) additional public meetings (\$15,000 each) requested by the County to allow for maximum public input. Three (3) were held in October 2025 in the initial phase of the project and two (2) are anticipated as part of the final two stages of the four-stage project. Additionally, based on the stakeholders' input received, WSP is requesting an additional \$50,000 to engage an innovation and technology expert, Mr. Lawrence D. Burns, to supplement their team of subconsultants to enhance the integration of emerging innovation and technology opportunities into the CTMP. The request is consistent with the Scope of Work/Services. The cost for these additional services is \$125,000. The WSP team will be available at the meeting to answer any questions regarding the proposed amendment.

Staff Recommendation: *Approval*

MOTION: To ***approve a contract amendment*** with WSP USA Inc. for an additional amount of \$125,000 and a total amount not to exceed \$1,120,190.89.

5. COMMENTS

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

6. 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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