



Board of County Commissioners
County Administrator Joseph Abruzzo

Department of Planning, Zoning and Building
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**BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN PUBLIC HEARING
AMENDMENTS TO THE AGENDA
WEDNESDAY, AUGUST 26, 2026 9:30 A.M.**

PUBLIC HEARING

5.B.2 Compatibility Text

AMEND – To modify the Staff Report as indicated in Exhibit 1 and shown with the deleted text struck and the added text underlined:

NEW Policy 2.2.1-y: For any residential projects not within Planned Development Districts, the ~~The~~ ULDC shall be amended to include factors for assessing compatibility of residential uses, as well as mitigation and minimization measures for reducing incompatibilities, as follows:



AGENDA
BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, August 26, 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. COUNTYWIDE TRANSPORTATION MASTER PLAN (Page 2)

4. AGRICULTURAL RESERVE (Page 2)

5. PUBLIC HEARING (Pages 3-8)

6. REGULAR AGENDA (Page 8)

7. COMMENTS (Page 9)

8. ADJOURNMENT (Page 9)

3. COUNTYWIDE TRANSPORTATION MASTER PLAN

Countywide Transportation Master Plan (CTMP) Draft Plan and Recommendations

Summary: The Countywide Transportation Master Plan (CTMP) establishes a 2050 framework for a safer, more connected, multimodal, transportation system. Developed through a four-stage process: Discover, Envision, Strategize and Enact, the CTMP brings together local plans, technical analysis, stakeholder input, and implementation priorities to guide future transportation decisions across the County. The CTMP is a decision-making and coordination tool that helps the County, municipalities and other partners align priorities, policies, and implementation actions. WSP, the County's Consultant for the CTMP, has provided the Executive Summary with links to the full draft document. The project team will provide a recap of the planning process and present the draft recommendations.

Staff Recommendation: [Adopt a Resolution](#)

MOTION: To **adopt** a Resolution approving the Countywide Transportation Master Plan (CTMP).

MOTION: To **adopt** a Resolution encouraging municipalities, stakeholders, interested state agencies, and other taxing authorities to continue to be engaged in a collaborative effort with each other for the successful implementation of the Countywide Transportation Master Plan (CTMP).

MOTION: To direct staff to bring back a negotiated scope of work for additional services with WSP USA Inc. for the implementation of the CTMP for the BCC review and approval at the September 24, 2026 BCC Zoning meeting.

4. AGRICULTURAL RESERVE

Agricultural Reserve Board Direction Updates and Discussion

Summary: Staff will provide a follow up presentation responding to Board direction received on the Agricultural Reserve (AGR) during the July 14, 2026 BCC Meeting.

Staff Recommendation: Proceed with meetings to develop an AGR project scope.

MOTION: Direct staff to proceed with stakeholder meetings to develop a project scope for the AGR for the Board's future consideration.

5. PUBLIC HEARING

5.A Privately Proposed Amendments Round 26-B2 Transmittal

5.A.1 [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.

Board of County Commissioners Transmittal Public Hearing: *Postpone*, granting a request by the applicant for postponement to next Round BCC Transmittal Public Hearing (Round 25-B2, 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. *Subsequent to the BCC granting the applicant's request for a postponement to a subsequent Round, the applicant requested and was granted, several administrative postponements of the application to subsequent rounds.*

April 29, 2026: *Postpone*, granting a request by the applicant for postponement to the May 28 BCC Zoning Public Hearing, motion by Vice Mayor Woodward, seconded by Commissioner Weiss, passed in a 6 to 0 vote (with Commissioner Sachs absent) at the April 29, 2026 public hearing. Six members of the public spoke in support of the postponement.

May 28, 2026: *Postpone*, granting a request by the applicant for postponement to the next Comprehensive Plan Amendment Round BCC Transmittal Public Hearing (Round 26-B2, August 26, 2026), motion by Vice Mayor Woodward, seconded by Commissioner Marino, passed in a 6 to 0 vote (with Commissioner Weiss absent) at the May 28, 2026 BCC Zoning Public Hearing. Three members of the public spoke in support of the postponement citing opportunity for more time for community and applicant discussion. One member of public spoke in opposition of the postponement.

MOTION: To *transmit* the West Boynton Ranches FLUA amendment.

5.A.2 [Happy Hollow Commerce \(LGA 2025-015\)](#)

Proposed FLUA Amendment:	From Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)	
Size:	5.24 acres	BCC District: Commissioner Sachs, District 5
Location:	South side of Happy Hollow Road, approximately 0.44 miles west of Smith Sundy Road	

Summary: The applicant is proposing a Future Land Use (FLU) amendment from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR). The 5.24-acre subject site is located in the Agricultural Reserve (AGR) Tier, on the south side of Happy Hollow Road, approximately 0.44 miles west of Smith Sundy Road. The Lake Worth Drainage District Whitworth E-1 Canal is adjacent to the west, with State Road 7 located just beyond it. Currently, the site can be utilized for agricultural uses up to 34,238 square feet (0.15 FAR) of agricultural uses. Under the CMR designation the maximum development potential would allow up to 79,889 square feet of light industrial uses (0.35 FAR). The site currently supports a wholesale nursery and a collocated landscape service.

Staff Assessment: The CMR designation established in 2022 affords opportunities for low trip generating light industrial and/or employment uses, balancing the overarching objectives of the AGR while responding to increased residential growth and the corresponding needs of support services. Although this site is eligible to apply for the CMR designation, the applicant has failed to demonstrate that the proposed use is not regional in nature and that the proposed development is intended to serve primarily residents and farm workers in the AGR, as directed by the objective of the Tier for non-residential uses.

Staff Recommendation: *Denial*

Planning Commission/LPA Recommendation: *Denial*, a motion to deny, made by Stephen Basore, seconded by Cedrick Thomas, passed in a 10 to 1 vote (with Selena Samios dissenting) at the April 10, 2026 public hearing. An initial motion to approve with conditions, made by Selena Samios and seconded by Rick Stopek, failed in a 1 to 10 vote (with John Carr, Kara Irwin-Ferris, Varisa Lall Dass, Brian Stenberg, Rick Stopek, Cary Brown, Ankur Patel, Stephen Basore, Denise William, Cedrick Thomas dissenting). Commission discussion included comments regarding compatibility of the proposed use, and the need to support local businesses. Five members of the public, including representatives of the Coalition of Boynton West Residential Association (COBWRA), the Sierra Club Loxahatchee Group, spoke in opposition citing concerns regarding intensity, incompatibility with surrounding uses, traffic and noise impacts, loss of agricultural land, and whether the use would support the local residents and businesses of the Tier. A member of the public, serving as the real estate broker of the subject site, spoke in support citing the proposed development will support the need of the residents and workers within the Tier.

Conditions of Approval 2, 5, and 6 as underlined in Exhibit 1, were added after the public hearing to ensure consistency with the required policies of the Comprehensive Plan.

MOTION: To *not transmit* the Happy Hollow Commerce FLUA amendment.

5.B County Proposed Amendments Round 26-B2 Transmittal

5.B.1 [Northlake Boulevard West TIM](#)

Summary: On March 10, 2026, the Board of County Commissioners (BCC) directed staff to bring this amendment back for review. This proposed amendment would modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, as summarized below:

- To widen the roadway right-of-way segment between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and N. State Road 7, from 120 feet to 142 feet.

Staff Assessment: This County initiated amendment will allow the future widening of Northlake Boulevard along this segment to 8 lanes. The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening of Northlake Boulevard to 8 lanes is necessary to accommodate the projected future vehicular traffic demand. Northlake Boulevard is the major east-west route, along with Southern Boulevard, and Okeechobee Boulevard, that connects the Central Western Communities with eastern parts of the County and provides access to Florida's Turnpike and I-95. Future implementation of this proposed amendment may require utilization of property currently managed by the County's Environmental Resources Management Department (ERM).

Staff Recommendation: *To transmit*

Planning Commission/LPA Recommendation: *Approval*, motion by Rick Stopek, seconded by Stephen Basore, passed in a 8 to 3 vote (with Kara Irwin-Ferris, Gary Brown, and Aaron Hallyburton dissenting) at the June 12, 2026 public hearing. Commission discussion included effects on traffic, environment, access, turn lanes, and bottlenecks. Six members of the public, including the representatives of the City of Palm Beach Gardens, Carleton Oaks HOA, Ibis HOA, spoke in opposition citing impacts of widening on environment, adjacent properties, noise, access, deceleration/turn lanes. City's representative submitted a letter of objection, and reminded that the City had previously opposed the amendment in 2021, and 2023, and passed resolutions to object.

MOTION: To *transmit* the Northlake Boulevard West TIM Text amendment.

5.B.2 Compatibility Text

Summary: The item before the Board is a set of proposed revisions to the Comprehensive Plan related to Compatibility due to recently enacted law. The proposal consists of changes to the Plan as summarized below:

- Revisions to the Future Land Use Element to establish new policy and factors that ensure compatibility between residential uses.

Staff Assessment: The proposed modifications to the County's Comprehensive Plan will address the recent statutory changes (HB 399) and provide additional guidance and considerations for compatibility determinations for development proposals contemplating residential uses near and adjacent to existing residential uses.

Staff Recommendation: *To transmit*

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.

MOTION: To *transmit* the Compatibility Text amendment.

5.C Privately Proposed Amendments Round 27-A Transmittal

5.C.1 [Liberty Airport Center \(LGA 2026-006\) FLUA and Text](#)

Summary: The applicant is proposing a Future Land Use (FLU) amendment on the 68.01 acre subject site to revise a previous condition of approval from Ordinance No. 2008-051. The current condition of approval limits allowable uses on the subject site to light industrial uses, the proposed revision would allow “equivalent traffic generating uses”. Additionally, the applicant proposes a text amendment to Future Land Use Element Policy 2.2.4-e Additional Allowable Uses in Industrial Designations. This change would allow vehicular based commercial uses in the Economic Development Center (EDC) future land use designation and remove the restriction of ‘commercial uses as accessory’ countywide in the EDC designation.

Staff Assessment: The proposed amendment introduces additional allowable uses within the EDC FLU designation and the subject site. Maintaining the primary light industrial function of EDC designated areas is essential to preserving the County’s supply of industrial land and avoiding the conversion of those areas to other uses that could result from establishing this precedent. Thus, staff is recommending a modification to the applicant’s text amendment request by limiting vehicular based commercial uses of an industrial nature that have impacts similar to industrial uses at 15% of the Gross Floor Area within the EDC designation. This limitation would provide the requested operational flexibility while ensuring that the site continues to function predominantly as an employment-generating light industrial development consistent with the purpose and intent of the EDC FLU designation.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, motion by Kara Irwin-Ferris, seconded by Cedrick Thomas, passed in a 8 to 0 vote at the August 14, 2026 public hearing. Commission discussion included concerns regarding the disposal of electric vehicle batteries and the potential for discharge into the site’s retention pond. Additional concerns were raised regarding whether trip generation associated with the proposed ancillary sales use was adequately reflected in the traffic study, as well as how the applicable traffic requirements would be enforced and monitored. Further discussion focused on clarifying the nature of the proposed business and the language of the amended Condition of Approval associated with Ordinance No. 2008-051. There was no public comment.

MOTION: To *transmit* the Liberty Airport Center FLUA and Text amendment.

5.D Other Planning Division Items

5.D.1 [State Road 80 ISBA](#)

Summary: In accordance with Palm Beach County policy to promote interlocal agreements with municipalities to address service delivery issues, Palm Beach County and the Village of Wellington staff jointly prepared an Interlocal Service Boundary Agreement (ISBA).

MOTION 1: To ***adopt*** a resolution of the Board of County Commissioners of Palm Beach County, Florida, approving a Release of Declaration of Restrictive Covenants on Annexation and Land Use. Said declaration was recorded in book 17900 page 0257, as modified by that Notice of Partial Release of Restrictive Covenant on Annexation and Land Use recorded in book 19351, page 983 both in the official records of Palm Beach County Florida; and providing an effective date. Requires a minimum of five (5) votes for approval.

MOTION 2: To ***consider*** an ordinance adopting an Interlocal Service Boundary Agreement (ISBA) with the Village of Wellington. The ISBA would coordinate future annexations, future land use, public facilities/ services in advance of annexation.

MOTION 3: To ***approve*** an agreement between Palm Beach County and the developer of Artistry Lakes providing for a financial contribution to the County's workforce housing fund.

MOTION 4: To ***initiate*** an amendment to modify the Intergovernmental Coordination Element to add language to refer to the subject Interlocal Service Boundary Agreement (ISBA).

6. REGULAR AGENDA

6.A. [Comprehensive Plan Evaluation and Appraisal Report \(EAR\)](#)

Summary: Pursuant to Florida Statutes s.163.3191, the County is initiating the Evaluation and Appraisal process of the Comprehensive Plan which is required every seven years. This process is an assessment of the changes to the Florida Statutes since the last EAR in 2019 and the amendments that may be required to address consistency with the statutes. The Evaluation and Appraisal is due to the Florida Department of Commerce by November 1, 2026. Any amendments will be required to be adopted within the following 12 months.

Staff Assessment: Staff has determined that amendments will be necessary in order to be consistent with statutory requirements.

Staff Recommendation: ***Approval***

Planning Commission/LPA Recommendation: ***Approval***, motion by John Carr, seconded by Aaron Hallyburton, passed in a 10-0 vote at the July 10, 2026 public hearing. There was minimal discussion and one member of the public spoke in support and asked for clarification regarding the origin of the statutory changes to the Planning Horizons.

MOTION: To ***transmit*** the Evaluation and Appraisal Report and notification letter to the State Land Planning Agency.

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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