



Palm Beach County Amendment Round 25-A

Transmittal Executive Summary - Table of Contents

A. County Proposed Text Amendment

A.1. [Bioscience Research Protection Overlay Revisions](#)

Summary: This proposed text amendment will revise the Comprehensive Plan related to the Bioscience Research Protection Overlay (BRPO). Staff is providing the following options for the Board's consideration:

- **Option 1-A:** Delete policies related only to the Bioscience Land Protection Advisory Board (BLPAB) within the FLUE and ICE; **or**
- **Option 1-B:** Delete the Overlay in its entirety which includes deleting an Objective and policies within the Future Land Use Element (FLUE); policies within the Intergovernmental Coordination Element (ICE); and revising the Map LU 3.1, Special Planning Areas of the Map Series to delete the Overlay.

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval of Option 1-B (as shown in Exhibit 1-B)*, motion by Dagmar Brahs, seconded by Kiley Harper-Larsen, passed in an 11 to 0 vote at the October 11, 2024 public hearing. There was minimal Board discussion and no public comment.

BCC Action: *Transmit Option 1-B (as shown in Exhibit 1-B) and Receive and File the Business Impact Estimate*, motion by Vice Mayor Marino, seconded by Commissioner Woodward, passed in a 5-0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. There was minimal Board discussion. One member of the public spoke regarding the history of the overlay.

B. Privately Proposed FLUA and Text Amendment

B.1 [West Delray RV \(LGA 2024-011\) FLUA and Text](#)

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Commercial Recreation with an underlying Agricultural Reserve (CR/AGR) with conditions.

Proposed Text Amendment: To revise the Future Land Use Element related to the Agricultural Reserve Tier to allow Recreational Vehicle Parks in the Commercial Recreation (CR) future land use designation, subject to criteria.

Size: 10.11 acres total **BCC District: Mayor Sachs, District 5**

Location: North side of Atlantic Avenue and approx. 0.5 miles west of State Road 7

Summary: The amendment proposes to change the future land use designation from Agricultural Reserve (AGR) to Commercial Recreation with an underlying AGR (CR/AGR) in

order to allow for a recreational vehicle park development (RVPD) with up to 121 RV spaces and a clubhouse.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Glenn Gromann, seconded by Sherri Scarborough, passed in a 12 to 0 vote at the October 11, 2024 public hearing. Board discussion included comments regarding the infrastructure needed for the site including water, sewer and electrical connections, traffic concerns due to the number of proposed RV sites, providing environmentally friendly development considerations, and whether the site is required to provide a preserve area. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner Weiss, seconded by Vice Mayor Marino, passed in a 5 to 0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. Board discussion included comments regarding the connection of water and wastewater service, site design elements for the protection of the Loxahatchee Wildlife Refuge, and the length of stay for users of the RV resort. Two members of the public spoke in opposition, citing a desire for the opportunity for smaller campers to utilize the resort and a concern of changes within the Agricultural Reserve.

B.2 [Rawlings Estates \(LGA 2024-010\) FLUA and Text](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) with conditions.

Proposed Text Amendment: To amend the Future Land Use Element to establish the Loxahatchee Estates Overlay allowing for up to one unit per acre in the Rural Tier and to revise the Special Planning Areas Map LU 3.1 to depict the boundaries.

Size: 104.07 acres total **BCC District: Commissioner Baxter, District 6**

Location: West side of 180th Ave. N, and approx. 0.3 miles south of Sycamore Drive

Summary: The amendment proposes a future land use amendment on the 104.07 acre site from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) for a maximum development potential of 104 units. The applicant intends to develop 54 single family homes (0.52 units per acre). The request also includes text amendments to revise the Comprehensive Plan to establish the Loxahatchee Estates Overlay (LEO) to allow up to 1 unit per acre in the Rural Tier for the subject site only.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Glenn Gromann, seconded by Sherri Scarborough, passed in 8 to 4 vote (with Barbara Roth, Kiley Harper-Larsen, Angela Vann, and Varisa Lall Dass dissenting) at the October 11, 2024 public hearing. The motion included the applicant's proposed condition #2 to provide the workforce housing obligation offsite as well as the condition as recommended by FD&O for a land dedication for fire rescue purposes. Commission discussion included the location and operations of a future fire station, traffic and infrastructure concerns, the proposed disposition of the required workforce housing units, and the proposed density. There was no public comment.

BCC Action: *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Woodward, passed in a 5 to 0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. The motion included the applicant's proposed condition #2. Board discussion included comments regarding the disposition of the required WHP units, the potential for a future fire station onsite, and infrastructure issues in the area. One member of the public spoke in opposition to the amendment, citing concerns with increased density and traffic impacts.

C. Privately Proposed FLUA and Tier Change

C.1 [The Reserve at Eagles Landing \(LGA 2024-012\) FLUA and Tier Change](#)

Proposed FLUA Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) with conditions.

Proposed Tier Change: From the Rural Tier to the Urban/Suburban Tier, which requires concurrent changes to the Managed Growth Tier System Map LU 1.1 and the Service Area Map LU 2.1 of the Map Series.

Size: 26.24 acres total **BCC District: Commissioner Baxter, District 6**

Location: South side of Lantana Road and approx. 0.33 miles west of State Road 7

Summary: The applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier on the 26.24 acre subject site. The proposed tier change is to allow for a future land use amendment from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) for the development of 26 single family homes. The required Tier Study, prepared by staff, demonstrates that the change is appropriate and meets the criteria in Future Land Use Element Policy 1.1-b.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Barbara Roth, seconded by Sherri Scarborough, passed in 12 to 0 vote at the October 11, 2024 public hearing. The motion included the applicant's proposed condition #2 to provide the workforce housing obligation offsite. Commission discussion included the current use of the land, the timing and disposition of the workforce housing units, traffic concerns, and site design. One member of the public, representing the Lago Del Sol HOA, spoke in support of the project, indicating the majority of their property owners support the project, which was reflected in a letter submitted for the record (see Exhibit 10). Two members of the public spoke in opposition, citing concerns regarding traffic and safety issues related to the proposed site plan.

BCC Action: *Transmit*, motion by Commissioner Weiss, seconded by Vice Mayor Marino, passed in a 5 to 0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. The motion included the applicant's proposed condition #2. Board discussion included comments regarding perimeter landscape buffering, provision of sidewalks, connection to water and sewer, and concerns relating to individual driveway connections onto Lantana Road. Two members of the public spoke in support of the project, including a representative of the Lago Del Sol HOA, indicating the majority of the property owners support the project, while also citing potential safety concerns relating to future traffic and pedestrians. One member of the public spoke in opposition, citing concerns with increased density, development west of State Road 7, and the loss of agricultural land.