



## Palm Beach County Amendment Round 25-B

### Transmittal Executive Summary - Table of Contents

#### A. County Proposed Text Amendment

##### 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 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.

## B. Privately Proposed FLUA and Text Amendments

### B.1 [Palms West Tier Change \(LGA 2025-005\)](#)

**Request:** Tier Change from Rural Tier to Urban/Suburban Tier

**Size:** 18.85 acres total      **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 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.

## B.2 [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 total

**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 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.

## B.3 [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 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.

#### **B.4** [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 total      **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 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).

#### **B.5 [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 total                      **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 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.