



Palm Beach County Amendment Round 26-A

Transmittal Executive Summary - Table of Contents

A. County Proposed Text Amendment

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 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 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 Action: *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Baxter, 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.

Receive and File Business Impact Estimate, motion by Commissioner Weiss, seconded by Commissioner Baxter, passed in a 6 to 0 vote (with Commissioner Powell absent) at the November 5, 2025, public hearing.

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 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 Action: *Transmit*, motion by Commissioner Woodward, 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.

Receive and File Business Impact Estimate, motion by Commissioner Woodward, seconded by Commissioner Sachs, passed in a 6 to 0 vote (with Commissioner Powell absent) at the November 5, 2025, public hearing.

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 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 Action: *Transmit*, motion by Commissioner Sachs, seconded by Commissioner Woodward, 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.

Receive and File Business Impact Estimate, motion by Commissioner Sachs, seconded by Commissioner Woodward, passed in a 6 to 0 vote (with Commissioner Powell absent) at the November 5, 2025, public hearing.

B. Privately Proposed FLUA Amendment

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 total **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 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 Action: *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.