



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, April 29, 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. PUBLIC HEARING – Amendment Round 26-B Transmittal (Pages 2-3)

4. REGULAR AGENDA (Page 3-4)

5. COMMENTS (Page 4)

6. ADJOURNMENT (Page 4)

3. PUBLIC HEARING – Amendment Round 26-B Transmittal

3.A Privately Proposed FLUA Amendments in the Agricultural Reserve Tier

3.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.

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

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

The applicant requested, and Staff granted, a postponement for this item to be heard at the August 26, 2026 BCC Transmittal Public Hearing.

4. REGULAR AGENDA

4.A Privately Proposed Text Initiation

This item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, known as "Phase I". If the amendment is initiated, staff will accept the text amendment, and return to the Board through the public hearing process as part of "Phase II".

4.A.1 [Liberty Airport Center Comprehensive Plan Text Initiation](#)

Summary: The item before the Board is to consider the initiation of a privately proposed text amendment to the Comprehensive Plan. The proposed text amendment would modify policy 2.2.4-e of the Future Land Use Element to allow for vehicular based commercial use in the Economic Development Center (EDC) land use designation and remove the restriction of commercial uses as accessory in the EDC designation.

Staff Assessment: Staff agrees that this privately proposed text amendment warrants further analysis and consideration. Initiation of this amendment does not indicate staff support for the final policy language or the associated future land use amendment. If initiated, the applicant would submit a future land use amendment application to amend the condition of approval within Ordinance No. 2008-051 that currently limits development to a maximum of 1,139,464 square feet of light industrial uses.

Staff Recommendation: *To initiate*

Planning Commission/LPA Recommendation: *Initiate*, motion by Ankur Patel, seconded by Rick Stopek passed in a 11 to 0 vote at the April 10, 2026 meeting. There was minimal discussion regarding clarification of the applicant's intended use and no public comment.

MOTION: To *initiate* the Liberty Airport Center Text amendment.

4.B Other Planning Division Items

4.B.1 Luma at Delray Waiver of Right of First Refusal

Summary: The item before the Board is to approve and authorize the Mayor to execute a Waiver of Right of First Refusal for the Luma at Delray multifamily rental development. It also allows for the workforce housing restrictions to survive in the event of foreclosure. Luma at Delray is a built multi-family rental project in the unincorporated county with 25 workforce housing units. The owner and its lender have requested that the County waive and release the Right of First Refusal and the Notice of Pending Foreclosure that are required to be provided to the County per the restrictive covenant for the project. In exchange, the lender and the owner agree that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA-insured mortgage shall not result in the termination of, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units as provided in the Covenants.

MOTION: To *approve and authorize* the Mayor to execute the attached Waiver of Right of First Refusal.

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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