



Palm Beach County Board of County Commissioners
Public Hearing Results
February 5, 2020

1. CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file

BCC Action: *Motion to receive and file*, motion by Commissioner Berger, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote.

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption of the Agenda

BCC Action: *Motion to adopt the agenda*, motion by Vice Mayor Weinroth, seconded by Commissioner McKinlay, passed in a 7 to 0 vote.

- C. Postponements

3.B.1. Water Supply Facilities Work Plan. A letter was distributed from the Water Utilities Department requesting postponement.

BCC Action: *Postponed/Continued to March 26, 2020*, motion by Vice Mayor Weinroth, seconded by Commissioner McKinlay, passed in a 7 to 0 vote.

3. PUBLIC HEARING – Amendment Adoption

3.A. County Proposed Amendments Round 20-A

- 3.A.1. [Fire Rescue Element Updates.](#)** This proposed County Initiated text amendment would revise the Comprehensive Plan at the request of the Fire Rescue Department.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Lori Vinikoor, seconded by Cara Capp, passed in a 13 to 0 vote at the October 11, 2019 public hearing.

BCC Transmittal Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Kerner, passed in a 7 to 0 vote at the October 28, 2019 public hearing.

State Review Comments: There were no negative State Agency comments.

BCC Adoption Action: *Adopt an ordinance*, motion by Vice Mayor Weinroth, seconded by Commissioner McKinlay, passed in a 7 to 0 vote. There was minimal board discussion and no public comment. **Ord. 2020-002**

3.A.2 [Annual Capital Improvement Element \(CIE\) Tables](#). This proposed text amendment is to update the Comprehensive Plan to reflect the annual Capital Improvement Program including the Five-Year Road Program and capital improvements identified by the School District. Only one public hearing is required.

Staff Recommendation. To *adopt an ordinance* for the CIE Annual Update

BCC Adoption Action: *Adopt an ordinance*, motion by Vice Mayor Weinroth, seconded by Commissioner McKinlay. There was minimal board discussion and no public comment.
Ord. 2020-003

3.B. County Proposed Amendments Round 20-A1

3.B.1 **Water Supply Facilities Work Plan.** Postponed/Continued – See 2.C. Postponements.

4. PUBLIC HEARING – Amendment Round 20-A2 Transmittal

4.A. Privately Proposed Amendments

4.A.1. [West Boynton Center \(LGA 2020-006\)](#)

Current FLU: Commercial Low with an underlying Agricultural Reserve (CL/AGR)

Proposed FLUA Amendment: To revise conditions of approval to allow self-storage

Proposed Text Amendment: To amend the Future Land Use Element of the Comprehensive Plan to accommodate self-storage uses in commercially designated properties in the Agricultural Reserve Tier.

Size: 6.85 acres

BCC District: Comm. Berger, District 5

Location: Northwest corner of Boynton Beach Blvd and Acme Dairy Rd

Staff Recommendation. *Approve Transmittal*

Planning Commission/LPA Recommendation. *Approval*, motion by Jim Knight, seconded by Angella Vann, passed in a 10 to 0 vote at the December 13, 2019 hearing.

BCC Transmittal Action: *Transmit as modified at the hearing*, motion by Commissioner McKinlay, seconded by Commissioner Valeche, passed in a 4 to 3 vote with Mayor Kerner, Vice Mayor Weinroth and Comm. Berger dissenting. The modification was to eliminate Condition 1, thereby releasing 28,000 square feet from the commercial cap (the applicant agreed to this modification). The Board discussion centered on the commercial cap, and the ability to release square footage for another site by eliminating Condition 1. Three members of the public spoke. One property owner in the Agricultural Reserve spoke in support of the amendment. One representative from COBWRA and one member of the public spoke in opposition.

4.B. County Proposed Amendments

4.B.1. [Conservation Element & Map Updates \(LGA 2020-009\)](#)

Proposed Text Amendment: To revise the Greenways & Linked Open Space Map, LU 8.1, add a new Conservation Lands Map LU 8.2, to identify the new map in the Conservation Element

Proposed FLUA Amendment: From Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON)

Size: 3.60 acres **BCC District: Comm. Valeche, District 1**

Location: Adjacent to the Pine Glades Natural Area located east of Bee Line Highway along the north side of Indiantown Road.

Staff Recommendation. *Approve Transmittal*

Planning Commission/LPA Recommendation. *Approval*, motion by Dagmar Brahs, seconded by Angella Vann, passed in a 14 to 0 vote at the January 10, 2020 hearing.

BCC Transmittal Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote. There was minimal discussion and no public comment. One member of the public spoke in support.

4.B.2. [Non-Residential Future Land Use](#)

Summary: This proposed County Initiated text amendment would revise the Future Land Use Element to modify policies related to non-residential future land use designations.

Staff Recommendation. *Approve Transmittal*

Planning Commission/LPA Recommendation. *Approval*, motion by Dagmar Brahs, seconded by Evan Rosenberg, passed in a 14 to 0 vote at the January 10, 2020 hearing.

BCC Transmittal Action: *Transmit*, motion by Commissioner Weiss, seconded by Commissioner McKinlay, passed in a 7 to 0 vote. Under discussion, Board members discussed the intent of the amendment to reduce urban sprawl by utilizing non-residential and commercial lands more efficiently. One member of the public spoke in opposition.

5. REGULAR AGENDA

5.A. Privately Proposed Amendment Initiation

5.A.1. [Privately Proposed Amendment Initiation – Reach Office Acreage](#)

Summary: The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, also considered “Phase I” in **District 6**.

Staff Recommendation: Staff recommends that the Board **approve** initiation.

Planning Commission/LPA Recommendation. *To recommend initiation*, motion by Evan Rosenberg, seconded by Lori Vinikoor, passed in a 10 to 0 vote at the December 13, 2019 meeting.

BCC Action: *To initiate the amendment*, motion by Vice Mayor Weinroth, seconded by Commissioner McKinlay, passed in a 7 to 0 vote. Under discussion, commissioners expressed support for staff and the community representatives working together, that additional opportunities for local commercial office may provide more employment opportunities and neighborhood services and reduce traffic, and that this new style of office may have applicability in other areas. A representative from the Indian Trails Improvement District and the applicant spoke in support.

5.A.2. Privately Proposed Amendment Initiation – Delray Marketplace Office AGR

Summary: The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, also considered “Phase I” in **District 5**.

Staff Recommendation: Staff recommends that the Board *deny* initiation.

Planning Commission/LPA Recommendation: *To recommend initiation of Option 1*, motion by Spencer Siegel, seconded by Edwin Ferguson, passed in a 7 to 6 vote with David Dinin, Barbara Roth, Lori Vinikoor, Alex Garcia, Dagmar Brahs and Evan Rosenberg dissenting, at the January 10, 2020 meeting.

BCC Action: *To postpone to April 29, 2020*, motion by Commissioner Bernard, seconded by Commissioner McKinlay, passed in a 7 to 0 vote. The motion included direction to staff to reserve this square footage released by item 4.A.1 (West Boynton Center) by not accepting traffic studies for subsequent amendments between now and the April 29th adoption public hearing for the West Boynton Center item. Under discussion, Commissioners questioned the remaining square footage within the commercial cap, and the postponement of the item. Two members of public spoke in support of the postponement. A letter was provided to the Board from Delray Alliance.

6. COMMENTS

7. ADJOURNMENT

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