



Palm Beach County Amendment Round 20-A2 Transmittal Executive Summary - Table of Contents

A. Privately Proposed Amendments

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 public hearing. Under discussion, Commission questioned the impact of the amendment on other sites and whether this amendment would continue to erode the commercial policies of the Tier. Under discussion, the commission discussed the attributes of commercial uses in the Tier, and the characteristics of self-storage uses. A representative from the Coalition of Boynton West Residential Associations spoke in support of the amendment.

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, at the February 5, 2020 public hearing. 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.

B. County Proposed Amendments

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 public hearing. There was minimal discussion and no public comment.

BCC Transmittal Action: *Transmit*, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the February 5, 2020 public hearing. There was minimal discussion and no public comment. One member of the public spoke in support.

B.2. Non-Residential Future Land Use

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

- Establish a table in the Plan identifying the consistent future land use and zoning for non-residential future land use designations;
- Revise the floor area ratio (FAR) for commercial future land use designations in the Urban Suburban Tier;
- Allow self-storage and light industrial uses in all of the commercial designations; and
- Modify policies related to mixed and multiple future land use designations and zoning.

Staff Recommendation. *Approval*

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 public hearing. There was minimal discussion and no public comment.

BCC Transmittal Action: *Transmit*, motion by Commissioner Weiss, seconded by Commissioner McKinlay, passed in a 7 to 0 vote at the February 5, 2020 public hearing. 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.