



**Adoption Executive Summary/Table of Contents**

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
ROUND 07-2**

**Adopted on:  
Monday, November 26, 2007**

**2.A. PROPOSED TEXT AND MAP SERIES AMENDMENTS - *which did not receive objections from DCA***

ITEM	DESCRIPTION	RECOMMENDATION/ ACTION
<a href="#">2.A.1 Urban Redevelopment Area Master Plan</a>	The amendments will revise the Future Land Use Element to add a new sub-objective and policies regarding the URA Planning Study and Corridor Master Plan (hereinafter "Master Plan"), and to add a new map to the Map Series, Map LU 9.1, Urban Redevelopment Area Regulating Plan. Specifically, amendments will add and revise text regarding: urban design, stormwater management, transportation and mobility, mix of non-residential and residential uses, schools, and zoning.	Staff: <b>Approval</b> LPA: <b>Approval</b> (9-0) At the July 13th hearing, Board discussion was in support of this amendment and there was no public comment on this item. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment. Dana Little of the TCRPC gave a brief presentation regarding the status and final recommendations of the URA Master Plan.
<b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed Urban Redevelopment Area Master Plan amendment. Motion by Commissioner Koons, seconded by Commissioner Marcus passed in a 6-0 vote (with Commissioner McCarty absent) at the November 26, 2007 Public Hearing. (Ord. 2007-026)		
<a href="#">2.A.2 Greenways and Linked Open Space</a>	The proposed amendment will revise and update the Greenways and Linked Open Space policies within six elements of the Comprehensive Plan to reflect current conditions and activities, to include NENA, to reference the ongoing South County Greenways and Trails planning efforts, and to update the Greenways and Linked Open Space Map to reflect changed conditions.	Staff: <b>Approval</b> LPA: <b>Approval</b> (9-0) At the July 13th hearing, Board discussion was in support of this amendment and there was no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Koons and seconded by Comm. Marcus passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment.
<b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed Greenways and Linked Open Space amendment. Motion by Commissioner Aaronson, seconded by Commissioner Marcus passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)		

ITEM	DESCRIPTION	RECOMMENDATION/ ACTION
<a href="#">2.A.3 Marine Waterfront Commercial Overlay</a>	The amendment will:· Add a definition to the I&A for Recreational and Commercial Working Waterfront;· Revise the Future Land Use Element to convert the Marine Waterfront Commercial (MWC) FLU Designation to an Overlay;·Revise the Coastal Management Element to modify strategies to protect working commercial and recreational waterfronts; and· Add the Overlay to Map L.U. 3.1 Special Planning Areas.	Staff: <b>Approval</b> LPA: <b>Approval</b> (9-0) At the July 13th hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Marcus and seconded by Comm. Koons passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment.
<b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed Marine Waterfront Commercial Overlay amendment. Motion by Commissioner Marcus, seconded by Commissioner Koons passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)		
<a href="#">2.A.4 Historic Resources Map Update</a>	The amendment will revise Map HP 1.1, Designated Historic Sites and Districts, to add three historic sties and one historic district that have been designated by the BCC since the map was last updated in 1999.	Staff: <b>Approval</b> LPA: <b>Approval</b> (7-0) At the June 22nd hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Marcus and seconded by Comm. Aaronson passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment.
<b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed Historic Resources Map Update amendment. Motion by Commissioner Marcus, seconded by Commissioner Aaronson passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)		
<a href="#">2.A.5 Economic Element Deletion</a>	The proposed amendment will delete the Economic Element and references, and add policies to the Future Land Use Element and Capital Improvement Element.	Staff: <b>Approval</b> LPA: <b>Approval</b> (9-0) At the July 13th hearing, discussion clarified the origin and purpose of the Strategic Economic Development Plan and there was no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Marcus and seconded by Comm. Aaronson passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment.
<b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed Economic Element Deletion amendment. Motion by Commissioner Marcus, seconded by Commissioner Koons passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)		

<a href="#">2.A.6 FLUE Modifications</a>	<p>The proposed amendment will to clarify the definition of residual parcel in the Introduction &amp; Administration Element and to modify the Future Land Use Element to: Clarify the intent of the residual parcel policy; and Increase the floor area ratio within the Agricultural Reserve Tier for the Transportation and Utility (U/T) and Institutional Public Facilities (INST) future land use designations.</p>	<p>Staff: <b>Approval</b> LPA: LPA: <b>Approval</b> (9-0) At the July 13<sup>th</sup> hearing, Board discussion was in support of this amendment and a representative of the SWA spoke in support of this item. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus passed in a unanimous vote at the July 23<sup>rd</sup> Public Hearing. There was minimal Board discussion and no public comment.</p>
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed FLUE Modifications amendment. Motion by Commissioner Kanjian, seconded by Commissioner Aaronson passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)</p>		
<a href="#">2.A.7 Legal Lot Policy 2.2.1-e</a>	<p>The amendment will correct the two dates in criteria 1 and 3 of Policy 2.2.1-e in the Future Land Use Element. These criteria are two of three criteria in this policy, any of which may be used to determine if a property was created as a legal lot for the purpose of residential development.</p>	<p>Staff: <b>Approval</b> LPA: <b>Approval</b> (7-0) At the June 8<sup>th</sup> hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. McCarty and seconded by Comm. Koons passed in a unanimous vote at the July 23<sup>rd</sup> Public Hearing. There was minimal Board discussion and no public comment.</p>
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Legal Lot Policy 2.2.1-e amendment. Motion by Commissioner Koons, seconded by Commissioner Aaronson passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)</p>		
<a href="#">2.A.8 Board of Adjustment References</a>	<p>The amendment will delete the reference to the Board of Adjustment (B of A) in the Introduction and Administration Element and revise all references from Development Review Committee to Development Review Officer in various elements of the Comprehensive Plan.</p>	<p>Staff: <b>Approval</b> LPA: <b>Approval</b> (7-0) At the June 8<sup>th</sup> hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus passed in a unanimous vote at the July 23<sup>rd</sup> Public Hearing. There was minimal Board discussion and no public comment.</p>
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Board of Adjustment References amendment. Motion by Commissioner Koons, seconded by Commissioner Kanjian passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-027)</p>		
<a href="#">2.A.9 Capital Improvement Element Tables</a>	<p>To hold a public hearing on proposed amendments to the Capital Improvement Element (CIE) updating the CIE Tables.</p>	<p>Staff: <b>Approval</b> LPA and BCC Transmittal hearings are not required for this item. Annual CIE table updates only require one public hearing.</p>
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Board of Adjustment References amendment. Motion by Commissioner Koons, seconded by Commissioner Marcus passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-028)</p>		

**2.B. PROPOSED TRANSPORTATION AMENDMENTS - which did not receive objection from DCA**

ITEM	DESCRIPTION	RECOMMENDATION/ ACTION
<a href="#">2.B.1 Boynton Beach TCEA Modification</a>	The amendment will revise Boynton Beach Community Redevelopment Area (CRA) Transportation Concurrency Exception Area (TCEA) to modify the allowable land use ratios and associated monitoring condition within the Transportation Element.	Staff: <b>Approval</b> LPA: <b>Approval</b> (10-0) At the June 22nd hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Aaronson and seconded by Comm. Marcus passed in a unanimous vote at the July 23rd Public Hearing. There was minimal Board discussion and no public comment.
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Boynton Beach TCEA Modification amendment. Motion by Commissioner Koons, seconded by Commissioner Kanjian passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-025)</p>		
<a href="#">2.B.2 Westgate TCEA Modification</a>	The amendment will revise the Westgate-Belvedere Homes Community Redevelopment Area (Westgate CRA) Transportation Concurrency Exception Area (TCEA) to modify Conditions 4 and 5 of Transportation Element Policy 1.2-r, to: <ol style="list-style-type: none"> <li>1) correct internal inconsistencies between the Comprehensive Plan and the ULDC;</li> <li>2) extend the date by 1 year for the CRA to adopt an inclusionary housing policy, and</li> </ol> revise the mix of affordable housing household income ranges to be more consistent with the County's Workforce Housing program for developments utilizing the CRA's density bonus pool.	Staff: <b>Approval</b> LPA: <b>Approval</b> (9-0) At the July 13th hearing, there was minimal Board discussion and no public comment. BCC: <b>Approval</b> (6-0) Motion to transmit by Comm. Aaronson and seconded by Comm. Koons passed in a unanimous vote at the July 23, 2007 Public Hearing. There was minimal Board discussion and no public comment.
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Westgate TCEA Modification amendment. Motion by Commissioner Koons, seconded by Commissioner Kanjian passed in a 6-0 vote (with Commissioner McCarty absent) at the November 26, 2007 Public Hearing. (Ord. 2007-025)</p>		

**2.C. PROPOSED CORRECTIVE & COUNTY INITIATED SITE SPECIFIC AMENDMENTS – To the Future Land Use Atlas, which did not receive objection from DCA**

ITEM	DESCRIPTION	RECOMMENDATION/ACTION
<a href="#">2.C.1 Marsh Pointe Way Properties (LGA 2007-044)</a>  District: 1	<p><b>Request:</b> LR-2 to LR-3  <b>Size:</b> 9.38 acres (collectively)  <b>Location:</b> Northeast corner of Jog Road and Hood Road</p>	Staff: <b>Approval</b> LPA: <b>Approval</b> (7-0) At the June 8 <sup>th</sup> hearing, there was minimal Board discussion and no public comment. <b>Approval</b> (5-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus (with Comm. Koons absent) passed in a unanimous vote at the July 23 <sup>rd</sup> Public Hearing. There was minimal Board discussion and no public comment.
<p><b>MOTION:</b> To <i>adopt an ordinance</i> pursuant to the proposed Marsh Pointe Way Properties (LGA 2007-044) amendment. Motion by Commissioner Marcus, seconded by Commissioner Koons passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-029)</p>		

<p><a href="#">2.C.2 Cypress Creek Natural Area Additions(LGA 2007-043)</a></p> <p>District: 1</p>	<p><b>Request:</b> RR-10 to CON  <b>Size:</b> 7 acres (7 parcels collectively)  <b>Location:</b> Located on the north side of Indiantown Road, approximately 2.5 miles west of the Turnpike/I-95</p>	<p>Staff: <b>Approval</b>  LPA: <b>Approval</b> (7-0) At the hearing, there was minimal Board discussion and no public comment.  BCC: <b>Approval</b> (5-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus (with Comm. Koons absent) passed in a unanimous vote at the July 23<sup>rd</sup> Public Hearing. There was minimal discussion by the Board and no public comment.</p>
<p><b>MOTION:</b> To adopt an ordinance pursuant to the proposed Cypress Creek Natural Area Additions (LGA 2007-043) amendment. Motion by Commissioner Marcus, seconded by Commissioner Koons passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-030)</p>		
<p><a href="#">2.C.3 PBIA Airport Buyout Area (LGA 2007-045)</a></p> <p>District: 2</p>	<p>Request: LR-3, MR-5, &amp; CH/IND to UT, LR-3, &amp; MR-5; and CH/IND to UT, UT/3, and UT/5  <b>Size: 92.01 acres (collectively)</b>  <b>Location:</b> LWDD Canal 4 (northern boundary), Southern Boulevard/Shopping Center (southern boundary), Military Trail/PBIA (eastern boundary), Haverhill Road (western boundary)</p>	<p>Staff: <b>Approval</b>  LPA: <b>Approval</b> (7-0) At the hearing, there was minimal Board discussion and no public comment on this item.  BCC: <b>Approval</b> (5-0) Motion to transmit by Comm. McCarty and seconded by Comm. Marcus (Comm. Koons was absent) passed in a unanimous vote at the July 23, 2007 Public Hearing. There was minimal discussion by the Board and no public comment.</p>
<p><b>MOTION:</b> To <b>adopt an ordinance</b> pursuant to the proposed PBIA Airport Buyout Area (LGA 2007-045) amendment. Motion by Commissioner Marcus, seconded by Commissioner Koons passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-030)</p>		

**2.D. REPEAL OF ORDINANCE**

ITEM	DESCRIPTION	RECOMMENDATION
<p><b>2.G.1</b>  <b>CWC Sector Plan Repeal</b></p> <p><b>District: 6</b></p>	<p>Repeal of the adopted CWC Sector Plan.</p>	<p>Staff Recommendation: <b><i>Approval</i></b></p>
<p>Palm Beach County adopted a Comprehensive Plan Amendment for the creation of the Central Western Communities Sector Plan by Ordinance No. 2005-034 on August 22, 2005. The Department of Community Affairs found the Sector Plan Amendment “not in compliance,” and filed an administrative petition challenging the Plan, on November 15, 2005. Several intervenors joined the administrative challenge on both sides. The case was set for final hearing starting November 5, 2007.</p> <p>During the TTD Workshop held last spring, the Board provided direction for several substantive changes to the Sector Plan. At final hearing, the County would be obligated to defend the Sector Plan as it was adopted in 2005, rather than a version of the Sector Plan that incorporates the Board’s recent direction. Accordingly, staff recommended to the Board, and the Board gave staff direction on October 16, 2007, to repeal the 2005 version of the Sector Plan. The proposed Ordinance would repeal the Sector Plan adopted in 2005, consistent with the Board’s direction. Adoption of the Ordinance will render the pending administrative challenge moot.</p>		
<p><b>MOTION:</b> To <b><i>adopt an ordinance</i></b> pursuant to the proposed Repeal of the CWC Sector Plan amendment. Motion by Commissioner Koons, seconded by Commissioner Santamaria passed in a 7-0 vote at the November 26, 2007 Public Hearing. (Ord. 2007-031)</p>		

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