



**BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN PUBLIC HEARING
WEDNESDAY, NOVEMBER 1, 2023, 9:30 A.M.
ADD, DELETE & SUBSTITUTION**

4.A.1 Lakehaven PUD (LGA 2023-009) FLUA and Text

- **Attached:** Letter from PBC Traffic Division dated 10-26-23 stating project's compliance with FLUE Policy 3.5-d

4.A.2 Verdura Farms (LGA 2024-001) FLUA and Text

To revise the Applicant's Offsite Alternative Condition #2 in Exhibit 1.

2. **Offsite Alternative** - The zoning development order shall require a minimum of 10% of the total dwelling units to be provided as offsite workforce housing units, through the Off-site Construction/Same Developer option ~~or the Off-site Construction/Exchange Builder Option #1~~ of the Workforce Housing Program (WHP). The workforce housing units are subject to the applicable requirements of the WHP in Article 5.G.1 of ULDC.

4.A.3 Bedner's Market (LGA 2024-003) FLUA and Text

- **Attached:** Applicant's postponement request letter dated 10-30-23



October 26, 2023

Susan E. O'Rourke, P.E.
 O'Rourke Engineering & Planning
 3725 SE Ocean Boulevard
 Stuart, Florida 34996

**RE: Lakehaven FKA Cresswind PUD
 FLUA Amendment Policy 3.5-d Review
 Round 2022-23-B2**

Dear Ms. O'Rourke:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised on September 22, 2023, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	North side of Southern Boulevard approximately 1.75 miles west of Seminole Pratt Whitney Road	
PCN:	00-40-43-27-00-000-3010 (<i>others on file</i>)	
Acres:	446.14 acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential, 1 unit per 10 acres (RR-10)	Low Residential, two units per acre (LR-2)
Zoning:	Agricultural Residential (AR)	Planned Unit Development (PUD)
Density/ Intensity:	1 Unit/10 Acres	2 Units/Acre
Maximum Potential:	Single Family Detached = 45 DUs	Single Family Detached = 892 DUs
Proposed Potential:	None	Single Family Detached = 480 DUs Townhomes = 54 DUs General Office = 23,500 SF Shopping Center = 23,500 SF
Net Daily Trips:	8,470 (maximum – current) 5,194 (proposed – current)	
Net PH Trips:	624 (162/462) AM, 838 (528/310) PM (maximum) 398 (131/267) AM, 544 (324/220) PM (proposed)	
* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates the specific uses and intensities/densities anticipated in the zoning application.		

Department of Engineering and Public Works
 P.O. Box 21229
 West Palm Beach, FL 33416-1229
 (561) 684-4000
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Palm Beach County Board of County Commissioners

- Gregg K. Weiss, Mayor
- Maria Sachs, Vice Mayor
- Maria G. Marino
- Michael A. Barnett
- Marci Woodward
- Sara Baxter
- Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
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Susan E. O'Rourke, P.E.
October 26, 2023
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Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above in accordance with the following conditions:

- a. The proposal shall be limited to the proposed development potential as shown above or equivalent trips.
- b. The segment below, on which the development has a significant impact, has a background deficiency for Test 2 based on the traffic report.

Southern Boulevard from Seminole Pratt Whitney to Binks Forest Drive as a 6LD facility.

As such, a concurrent zoning application must be submitted, demonstrating compliance with Traffic Performance Standards to address the deficiency for Test 2, or this conditional Land Use Element Policy 3.5 approval will be rendered null and void.

Please contact me at 561-684-4030 or email me at DSimeus@pbcgov.org with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS
cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
Bryce Van Horn – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\23-B2\Lakehaven.docx



October 30, 2023

Kevin Fischer, Planning Director
Palm Beach County PZB Department
2300 N. Jog Road
West Palm Beach, Florida 33411

Re: Bedner's Market (LGA 2024-003) Board of County Commission Postponement

Dear Kevin;

On behalf of the Applicant, we respectfully request a 90 day postponement of the Board of County Commission transmittal public hearing from November 1, 2023 to the Round 24-A2 transmittal hearing on January 31, 2023.

Following staff and Planning Commission recommendations, we need additional time to assess the project request, address impacts and demonstrate mitigation of incompatibilities prior to presenting the project to the BCC.

We appreciate your consideration of this request. Should you have any questions please feel free to contact me.

Sincerely,

JMorton Planning & Landscape Architecture, Inc.

Alex Ahrenholz
Project Manager

cc: Stephanie Gregory, Principal Planner
Jennifer Morton

c:\users\alexarenholz\dropbox (jmorton)\projects\182 - steve bedner\182.02 bedner farms property text\correspondence\sent\2023-11-01 - bcc postponement request.docx



AGENDA

BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN PUBLIC HEARING

Wednesday, November 1, 2023

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 - Motion to receive and file
 - B. Postponements
 - C. Adoption of the Agenda – Motion to adopt the agenda
- 3. PUBLIC HEARING – Amendment Round 23-B2 Adoption (Pages 2 - 3)**
- 4. PUBLIC HEARING – Amendment Round 24-A Transmittal (Pages 3 - 7)**
- 5. REGULAR AGENDA (Page 7-8)**
- 6. COMMENTS (Page 8)**
- 7. ADJOURNMENT (Page 9)**

3. PUBLIC HEARING – Amendment Round 23-B2 Adoption

3.A. County Proposed Text and Map Series Amendments

The amendment for adoption in Round 23-B2 was transmitted by the Board on August 30, 2023 and reviewed by the State Land Planning Agency under Round 23-10ESR. The State provided no comments on the amendment in their review letter dated October 6, 2023. In addition, State Agencies provided no comments.

3.A.1. [Heritage Farms Rural Overlay Text \(County Proposed\)](#)

Summary: The item before the Board is a County Initiated amendment to revise the Comprehensive Plan to establish an Overlay for the Heritage Farms area. This proposed amendment was initiated by the Board on August 25, 2022 at the request of property owners within the area. This proposed amendment will establish an Overlay in order to support the continuation and preservation of the character of the area. **Commissioner Baxter, District 6.**

Staff Recommendation: *Approval*

Planning Commission/LPA Recommendation: *Approval*, an initial motion by Penny Pompei, seconded by Barbara Roth, passed in a 9 to 0 vote (with Kiley Harper-Larsen abstaining) at the January 13, 2023 public hearing. A substitute motion to approve with modifications by Glenn Gromann, seconded by Angella Vann failed in a 4 to 5 vote (with Barbara Roth, Penny Pompei, Dagmar Brahs, Sarah Pardue, and David Serle dissenting). The modification included the removal of the Yee/Cypress Polo properties from the boundaries of the overlay. Commission discussion included comments regarding the proposed policies and boundaries, how properties can develop under current regulations, and the effect of the text amendment on properties with applications in process. Eight members of the public spoke in support, including members of the Loxahatchee Group of the Sierra Club, citing that the proposed text amendment would support agricultural and equestrian uses, enhance quality of life, and support low-density residential development. Four members of the public spoke in opposition, citing concerns with property rights and negative impacts to agricultural businesses. Two members of the public representing properties under an active application within the proposed boundaries also spoke requesting to be excluded from the overlay.

BCC Action: *Transmit with modifications*, a substitute of the substitute motion by Commissioner Bernard, seconded by Commissioner Marino, passed in a 5 to 1 vote (with Commissioner Baxter dissenting and Vice Mayor Sachs absent) at the August 30, 2023 public hearing. The modification consisted of excluding the parcels associated with the Verdura Farms FLUA amendment (LGA 2024-01) from the overlay boundaries. The revised boundary is shown on page 12. An initial motion to transmit with modifications (excluding the Verdura Farms site) was made by Commissioner Marino and seconded by Commissioner Bernard. A substitute motion to deny was made by Commissioner Baxter and seconded by Commissioner Barnett. During discussion, Commissioners asked questions regarding whether property owners will retain the ability to request land use amendments and how the overlay will affect existing agricultural businesses. Board discussion also included comments regarding the proposed boundaries, the level of consensus among property owners, and the collaboration between residents and the applicant for Verdura Farms. Twelve members of the public spoke in support citing that the overlay would support agricultural and equestrian uses, protect wildlife and the natural environment, and support low-density rural development. Three members of the public

spoke in opposition citing concerns regarding property development rights, lack of consensus, and negative impacts to agricultural businesses. Three members of the public representing properties with an active application within the proposed boundaries also spoke requesting to be excluded from the overlay.

MOTION: To *adopt an ordinance* for the Heritage Farms Rural Overlay text amendment.

4. PUBLIC HEARING – Amendment Round 24-A Transmittal

4.A. Privately Proposed FLUA and Text Amendments

4.A.1 Lakehaven PUD (formerly Cresswind PUD) (LGA 2023-009) FLUA and Text

Proposed Text Amendment: To revise the Comprehensive Plan and Map Series to expand the Glades Area Protection Overlay (GAPO) eastward to include the subject site.

Proposed FLUA Amendment: Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2)

Size: 446.14 acres **BCC District: Commissioner Baxter, District 6**

Location: Northside of Southern Boulevard, approximately 1.75 miles west of Seminole Pratt Whitney Road

Summary: The applicant proposes a future land use amendment on a 446.14 acre site from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) for a maximum development potential of 892 units. However, the applicant is proposing a total of 534 dwelling units (1.2 units/acre), of which 480 are proposed as single family, market rate units and 54 are proposed as on-site, for sale, townhouse workforce housing units. The applicant is also proposing 47,000 square feet of commercial retail and office uses. The request also includes text amendments to revise the Future Land Use Element and the Map Series of the Comprehensive Plan to expand the Glades Area Protection Overlay (GAPO) eastward to include the subject site and designate the site as a Limited Urban Service Area (LUSA).

Staff Assessment: Staff concurs with the applicant's assessment that the text and FLUA amendment are justified, especially given the overall context of the area, the history of multiple planning efforts to address future development for the property, and the purpose of the Glades Area Protection Overlay and restrictions established to focus development east of the L-8 canal. The GAPO as a mechanism to allow for eastward higher density residential development is not unwarranted and is a viable mechanism for the proposed changes to allow for a development density that is compatible with the surrounding communities. Staff recommends a condition limiting the site to 534 units and 47,000 square feet of retail and office or equivalent trips. Staff is also proposing conditions for connectivity and a trail network consistent with similar conditions in effect for the Arden PUD to the west. Finally, staff is recommending that a minimum of 10 percent of the total units be provided as onsite workforce housing units.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with conditions*, motion by Lori Vinikoor, seconded by Sam Caliendo, passed in an 11 to 0 vote at the October 13, 2023 public hearing. Commission discussion focused on the need for workforce housing, whether the proposed commercial could exceed the proposed condition, whether there were discussions

with area farmers, clarifying the description of the GAPO boundary, the traffic impact with revised proposal from original proposal of 892 age restricted units, and availability of funds for Southern Blvd. improvements. Also under discussion, the Commission expressed concerns regarding the applicant's Privately Initiated ULDC amendment related to increasing the allowable percentage of a commercial pod of a PUD from a maximum of 1% of the total acreage to 5% and whether the proposed changes applied to all PUDs. There was no public comment.

MOTION: To *transmit* the Lakehaven PUD FLUA and text amendment.

4.A.2 Verdura Farms (LGA 2024-001) FLUA and Text

Proposed Text Amendment: To revise the Comprehensive Plan and Map Series to expand the Trotting Center Overlay northward to include the subject site.

Proposed FLUA Amendment: Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2)

Size: 96.14 acres

BCC District: Commissioner Baxter, District 6

Location: West of State Road 7, approximately 0.25 miles south of Hypoluxo Road

Summary: The applicant proposes a future land use amendment on the 96.14 acre site from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) for a maximum development potential of 192 units. The applicant intends to develop 145 single family and zero lot line homes units (1.5 units/acre). The request also includes text amendments to the Comprehensive Plan to expand the recently adopted Trotting Center Overlay northward to include the subject site, and designate the site as a Limited Urban Service Area (LUSA).

Staff Assessment: In February 2023, the Board adopted the Trotting Center Overlay which allows transitional residential densities that are compatible with the rural lifestyle of the area. The applicant is proposing a development which meets the intent and criteria of the Overlay, including the transition of lot sizes, providing expanded buffers with native vegetation and limiting site access from State Road 7 only. Staff concurs that the proposed amendment is justified considering the development pattern established by the Trotting Center. In addition, staff recommends a condition limiting the site to 145 units with no further density increases permitted through density bonus programs. Consistent with past Board direction, staff is also recommending that 10 percent of the units be required as onsite workforce housing. However, should the Board direct that the applicant provide the workforce housing units offsite, staff has drafted an alternative condition in Exhibit 1, limiting the available disposition methods to the Off-site Construction/Same Developer or Offsite-Construction/Exchange Builder Option #1.

Staff Recommendation: *Approval with conditions*

Planning Commission/LPA Recommendation: *Approval with modifications*, motion by Penny Pompei, seconded by Sam Caliendo, passed in a 7 to 5 vote (with Barbara Roth, Lori Vinikoor, Angella Vann, Ankur Patel, Varisa Lall Dass dissenting and Kiley Harper-Larsen abstaining) at the September 8, 2023 public hearing. The modification included the offsite alternative for WHP condition #2 as proposed by the applicant. Board discussion included questions regarding the proposed use of the public civic site, traffic impacts, and available mass transit. Board discussion also included concerns with the compatibility of zero-lot line homes to

the abutting large lot community, as well as developers providing workforce housing off-site instead of on-site. One member of the public spoke in support, but cited opposition to further development applications in Heritage Farms.

MOTION: To *transmit* the Verdura Farms FLUA and text amendment.

4.A.3 Bedner’s Market (LGA 2024-003) FLUA and Text

Proposed Text Amendment: To revise the Comprehensive Plan to define Agriculture Marketplace and allow the use within the preserve area of an AGR-MUPD.

Proposed FLUA Amendment: From Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)

Size: 14.00 acres total **BCC District: Vice Mayor Sachs, District 5**

Location: Northwest and southwest corners of State Road 7 and Lee Road, approximately 2 miles south of Boynton Beach Boulevard

Summary: The amendment proposes to change the future land use designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order to allow up to 213,444 square feet (0.35 FAR) of warehouse office uses on two sites located west of State Road 7 on the north and south sides of Lee Road. The request also includes a text amendment to add a definition for an “Agriculture Marketplace” use, currently only defined in the Unified Land Development Code (ULDC). In addition, the text is proposing to allow the Bedner’s Market, an approved Agriculture Marketplace use in the AGR zoning district, as an allowable use within a preserve area of an Agricultural Reserve-Multiple Use Planned Development (AGR-MUPD). Current adopted policy does not allow this use in any preserve area for any of the allowed AGR Planned Development zoning options in the Agricultural Reserve Tier.

Staff Assessment: The existing Agriculture Marketplace was approved in 2012 following ULDC amendments that were created solely to allow the conversion of an existing Produce Stand use to an Agriculture Marketplace. The proposed text amendment represents a fundamental policy change from what the Board adopted in 2012. By allowing the Agriculture Marketplace use in a preserve area, it allows for an existing preserve, to be replaced with the Bedner’s Market, which is already accommodated on a non-preserve parcel. There would be no increase in the amount of land with a use that is agricultural, environmentally sensitive, or furthers other open space purposes. As a result, the proposed change results in no-net-gain of preserve land, provides a further exception for a use that was previously accommodated, and fails to further the existing goals and objective policies in the Agricultural Reserve Tier of farmland protection and agricultural perpetuation.

Regarding the FLUA request to Commerce, although the sites are eligible to request the Commerce FLU designation, the introduction of an industrial land use surrounded by preserve parcels, active agriculture, and environmentally sensitive lands in proximity creates an isolated pocket with a development potential over 200,000 square feet, an intensity far exceeding those of the surrounding area. In addition, the proposed CMR sites are adjacent to the existing Bedner Agriculture Marketplace, a use that the County worked toward accommodating in the ULDC by approving the use and a major proposed expansion up to 24,000 square feet from its current

8,600 square feet. The Agriculture Marketplace is the only one approved in the County and was intended to help support the adjacent ongoing bona fide active agriculture for residents and visitors in the Agricultural Reserve. Reducing the Agriculture Marketplace site, eliminating expansion plans, and introducing light industrial directly adjacent is not consistent with the overriding objective of the Tier to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier.

Staff Recommendation: *Denial*

Planning Commission/LPA Recommendation: *Denial*, motion by Barbara Roth, seconded by Dagmar Brahs, passed in a 7 to 4 vote with Lori Vinikoor, Sam Caliendo, Kiley Harper-Larsen and Varisa Lall Dass dissenting at the October 13, 2023 public hearing. Commission discussion included how parking for the market would be accommodated in the future with development of proposed CMR sites, prior changes to the Comprehensive Plan to allow packing plants in preserve areas, adding value to properties for the Bedner family, and possibilities for locating more markets with limitations to major roadways (i.e. State Rd. 7). Discussion also focused on the applicant already agreeing to set aside the 5 acres (Parcel A) as a preserve area, that the proposed amendment would be setting a precedent to allow a market in preserve areas, and that the amendment overall with CMR was premature. A representative of the property owner surrounding Parcel A spoke in support of the proposed amendment citing the project's ability to enhance and preserve agriculture.

MOTION: To *deny* the Bedner's Market FLUA and text amendment.

4.A.4 Olympus MUPD (formerly Gold Coast Logistics) (LGA 2024-004) FLUA and Text

Proposed Text Amendment: To revise the Comprehensive Plan to allow sites north of La Reina Road (instead of Rio Grande Avenue) on State Road 7 to be eligible for the Commerce FLU.

Proposed FLUA Amendment: Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR)

Size: 6.33 acres **BCC District:** Vice Mayor Sachs, District 5

Location: Northwest corner of State Road 7 and La Reina Road

Summary: The amendment proposes to change the future land use (FLU) designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) in order to allow up to 96,507 square feet (0.35 FAR) of warehouse office uses on the 6.33 acre site located on the northwest corner of State Road 7 and La Reina Road. The request also includes Phase II of a privately initiated text amendment to revise the location criteria established in Future Land Use Element (FLUE) Policy 1.5-v to allow the Commerce designation on eligible sites along State Road 7 located north of La Reina Road. The site is currently vacant.

Staff Assessment: The Commerce FLU and implementing policies provide a framework for the location and extent of future light industrial uses within the Agricultural Reserve Tier, for which there were previously no guiding policies in the Comprehensive Plan. These policies were adopted in August 2022 following more than a year of Board discussion, workshops, and public hearings. Due to the recent policy adoption, the request to modify location criteria is premature as there are no changed circumstances to warrant reconsideration of the adopted policy. Further, the location

of the site presents concerns regarding compatibility and negative impacts to adjacent residential. Should the Board approve the request, staff recommends the conditions indicated in Exhibit 1.

Staff Recommendation: *Denial*

Planning Commission/LPA Recommendation: *Denial*, motion by Barbara Roth, seconded by David Serle, passed in a 12 to 0 vote (with Lori Vinikoor abstaining) at the September 8, 2023 public hearing. Board discussion included questions regarding the uses currently allowed on the property, the farm bureau in which the site is located, and whether the applicant would consider modifications to the proposed site design. Board discussion also included comments regarding the need for the cold storage use in the Tier, other sites available for the use, and the unsuitability of the Commerce designation on the subject site. Three members of the public spoke in opposition, representing the Tierra Del Rey Property Owners Association and the Alliance of Delray Residential Associations, citing concerns with the proposed intensity, compatibility with adjacent residential uses, and an increase in traffic congestion.

MOTION: To *deny* the Olympus MUPD FLUA and text amendment.

5. REGULAR AGENDA

5.A. Privately Proposed Text Initiation

These items before the Board are to consider the initiation of privately proposed amendments to the Comprehensive Plan, also considered “Phase I”. If the amendments are initiated, staff will accept the associated future land use amendment, and return to the Board with the two amendments through the public hearing process as part of “Phase II”.

5.A.1. [Central Park Commerce Center III Text Initiation](#)

Summary: The privately proposed text amendment is to revise Future Land Use Element policies, table, and Map Series regarding Limited Urban Service Areas (LUSAs) and Economic Development Center (EDC) future land use. This amendment is proposed in order to allow for a site-specific future land use amendment that would enable the expansion of the adjacent Central Park Commerce Center (CPCC). Specifically, this amendment proposes to:

- Revise Future Land Use Element Policy 1.8-c and Policy 3.3-a.5 to increase the acreage of the LUSA to incorporate the subject site;
- Revise the Map Series Managed Growth Tier System Map, LU 1.1, and Service Area Map, LU 2.1 to incorporate the subject site within the LUSA; and
- Revise Table III.C (Note 2) to increase the acreage of EDC future land use permitted in the Glades Area Protection Overlay (GAPO).

Staff Assessment: Staff supports the initiation of the proposed text amendment to provide an opportunity for the Board to consider and direct policy. Initiation of this amendment does not indicate staff support for the final developed policy language or the associated FLU amendment. Staff would prepare data and analysis, and present the final recommendation on the text and FLU amendment at subsequent public hearings.

Staff recommendation: *To initiate*

Planning Commission/LPA Recommendation: *Initiate*, motion by Lori Vinikoor, seconded by Barbara Roth, passed in an 11 to 0 vote at the October 13, 2023 public hearing. Commission

discussion included ownership of the subject site and surrounding parcels, as well as the development status of the approved Central Park Commerce Center adjacent to the subject site. There was no public comment.

MOTION: *To initiate* the Central Park Commerce III text amendment.

5.B. County Proposed Text Initiation

5.B.1. Utilities Element Text Initiation

Summary: The item before the Board is to consider the initiation of County proposed text amendments to the Comprehensive Plan to revise the Utilities Element (UE) to be consistent with new legislative requirements. The amendment has been requested by the Palm Beach County Water Utilities Department.

Staff Assessment: Florida House Bill 1379/Senate Bill 1632 enacted by the Florida Legislatures during the 2023 legislative session changed several state statutes including ss. 163.3177 F.S. This law describes areas where enhanced nutrient-reducing onsite sewage treatment and disposal systems (ENR-OSTDS) are now required instead of conventional septic systems. Furthermore, the law details that areas within a Basin Management Action Plan (BMAP) and having more than one onsite system (septic tank) per acre will now be required to implement ENR-OSTDS instead of a conventional septic system or will need a consideration of a feasibility of central sewer system within a 10-year planning horizon. This amendment will explore requirements for ENR-OSTDS; references to groundwater recharge mapping; and the inclusion of The Palm Beach County Water Utilities Department Integrated Utility Master Plan (IUMP) by reference to satisfy the new requirements. The purpose of the Integrated Utility Master Plan (IUMP) is to identify the needs of the water distribution and wastewater collection systems over the next 30-year horizon, planning periods to 2025, 2030, 2040, and 2050 served as the basis in identifying these needs. These legislative changes must be reflected in the Comprehensive Plan by July 1, 2024 per ss. 163.3177(6)(c)(3) F.S.

Staff Recommendation: *To initiate*

Planning Commission/LPA Recommendation: *Initiate*, motion by Lori Vinikoor, seconded by Ankur Patel, passed in an 11 to 0 vote at the October 13, 2023 public hearing. There was minimal discussion and no public comment.

MOTION: *To initiate* the Utilities Element Comp Plan and associated ULDC text revisions.

6. COMMENTS

- A. Assistant County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Assistant County Administrator
- F. Commissioners

7. 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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