To: Council Members

From: Staff

Date: October 16, 2009 Council Meeting

Subject: Local Government Comprehensive Plan Amendment Review
Adopted Amendments to the Palm Beach County Comprehensive Plan
DCA Reference No. 09-1

Background

On August 25, 2009, Palm Beach County adopted six amendments to the Future Land Use Map (FLUM) and text and map series amendments to the following elements of the County Comprehensive Plan: Introduction and Administration, Future Land Use, Housing, Transportation, Coastal Management, Conservation, Intergovernmental Coordination and Capital Improvements.

The Treasure Coast Regional Planning Council (TCRPC) reviewed the proposed amendments at a regular meeting held on June 19, 2009. The Florida Department of Community Affairs (DCA) issued an Objections, Recommendations, and Comments (ORC) Report on the proposed amendments on June 30, 2009.

Evaluation

A. TCRPC Report

The report approved by the TCRPC on June 19, 2009 contained three comments/recommendations to the proposed text amendments and three comments to the FLUM amendments (see Attachment A).

B. DCA ORC Report


C. County Response

1. To the TCRPC Comments/Recommendations
   - Comment 1 regarding Affordable Housing Program. No response necessary.
   - Comment 2 with respect to deletion of Transportation Element Policy 1.1-n (Build-Out Analysis/Corridor Master Plan Deletion). No revisions were made in response to Council comment.
   - Comment 3 regarding the Inland Logistics Center Overlay. The County withdrew this amendment.
   - Comment 4 regarding the Okeelanta Inland Logistics Center. No response necessary.
• Comment 5 with respect to the Future Land Use Map Amendment for the 112th/Northlake Commercial. No response necessary.
• Comment 6 with respect to the Lake Worth/Lyons Residential Amendment. The County included a condition that the subject site shall provide vehicular and pedestrian connections.

2. To the DCA Objections

A summary of the DCA objections and the County responses is included as Attachment B.

Conclusion

For information only.

Attachments
Analysis of Consistency with Strategic Regional Policy Plan

Text Amendments

1. 2.A.6 Affordable Housing Program

   The County is commended for the intent to establish a program that specifically addresses the needs of its very low and low income residents, consistent with Regional Goal 2.1. The County is further commended for openly recognizing that 1) the housing needs of the low and very low income must be addressed in a partnership between the public and private sectors; and 2) many persons who meet the criteria for low and very low income are nonetheless a very important segment of the workforce.

2. 2.F.1 Build-Out Analysis/Corridor Master Plan Deletion

   In a previous amendment round (#08-2), the County proposed to modify Policy 1.1-n of the Transportation Element by removing a number of corridors from the CMP list and to remove the completion dates for CMPs. At that time, the TCRPC indicated that despite the proposed amendments, the County should not consider the completion of the CMPs to be a low priority. Transportation problems are commonly caused by an unbalanced land use mix, lack of connectivity and poor urban design and those problems can be best addressed on a corridor or area-wide basis. The County now intends to entirely delete Policy 1.1-n, the commitment to prepare CMPs.

   The recognition by the County that CMPs are a viable way of addressing land use and transportation issues was, at least in part, due to recommendations made by the TCRPC over the years. Council understands that the County has found the preparation of CMPs to be very expensive and time-consuming; and difficult to complete and adopt when there are different priorities among local governments in the area of the CMP. However, Council is not convinced that the “other available tools” to address transportation level of service issues referenced by the County will prove to be adequate (i.e. CRALLS, TCEA, low levels of service for certain purposes) unless they recognize that land use planning, urban design and connectivity are the keys to sustainable neighborhoods/communities. Good policy intended to carry out the vision of a comprehensive plan should not be deleted because the policy is difficult and expensive to implement.

   Recommendation for Modification: The County could delete the commitment to prepare specific CMPs by a date certain. However, rather than deleting Policy 1.1-n entirely, the County should revise the policy to indicate the County supports and encourages the preparation of CMPs in areas where mobility should be enhanced. The policy should acknowledge that both land use and transportation issues must be fully addressed in order to build and maintain sustainable neighborhoods and communities; and that CMPs should be undertaken when feasible as a joint effort by local governments, landowners and the public.
3. 2A.9 Inland Logistics Center Overlay

For any site chosen for the ILC within the ILC Overlay, Palm Beach County should meet with the State, the South Florida Water Management District and the landowner to discuss the transfer of needed restoration lands to public ownership. The potential value of the ILC lands as a result of the significant increase in allowable land use intensity should be an important consideration in negotiating the public cost of land acquisition for restoration of the Everglades.

**FLUM Amendments**

1. **LGA 2009-008 Okeelanta ILC**

   Both ILC amendment lands and potential Everglades restoration lands are owned by Florida Crystals. This puts Palm Beach County and the State in a unique position to pursue an agreement with the landowner about how to secure the use of its lands for necessary restoration; perhaps at a cost that would be beneficial to the public.

   Recommendation: Palm Beach County should meet with the State, the South Florida Water Management District and Florida Crystals to discuss the transfer of needed restoration lands to public ownership. The potential value of the ILC lands as a result of the significant increase in allowable land use intensity should be an important consideration in negotiating the public cost of land acquisition for restoration of the Everglades.

   This recommendation is consistent with SRPP Regional Goal 6.5, Strategy 6.5.1 and Policy 6.5.11 which are to protect, improve, and restore the functions and values of the Indian River Lagoon, Lake Worth Lagoon, and the St. Lucie and Loxahatchee River estuary systems; and Regional Goal 6.9 and Policy 6.9.1.6 which are to encourage the protection and sustainability of the Everglades ecosystem and the acquisition of private lands that will allow restoration of the Everglades.

2. **LGA 2008-024 112th/Northlake Commercial**

   A number of comprehensive plan amendments have been proposed in the area along Western Northlake Boulevard, both prior to and since the adoption of the WNCLUS in 1998. Nearly all of the amendments have been to increase the density/intensity of land use in the area, and most have been controversial. The proposed site does not appear to be an optimum location for a large retail facility, since it has access only from Northlake Boulevard. There will be no intersection or traffic signal at which westbound traffic can readily access the site. The BCC concluded, however, that this was one of the last remaining sites in the corridor that could accommodate such a use.

   Both the cities of Palm Beach Gardens and West Palm Beach sent letters expressing concerns regarding this proposed amendment.

   Recommendation for Modification: The County should work closely with the cities of Palm Beach Gardens and West Palm Beach on land use and transportation issues in the corridor. As Council has indicated for other proposed amendments in previous amendment rounds, no amendment should be adopted until the update of the WNCLUS in completed. The County has indicated that the completion of this update is imminent.
3. LGA 2009-006 (Lake Worth/Turnpike Commercial) and LGA 2009-007 (Lake Worth/Lyons Residential)

These two amendments are located within a section of land that has traditionally been used for agricultural and equestrian purposes. Based on previous FLUM amendments and new land use ownership characteristics, it is clear that this area is in transition to urban uses. The best way to guide this transition would be with a master plan for the area, to include an interconnected street network, a mix of uses, and a variety of housing types, sizes and affordabilities.

While such a master plan has not been prepared, there have been some efforts to comprehensively plan the area in cooperation with the Lake Worth Road Coalition (see Exhibits 10a and 10b). The conditions of approval for these amendments suggest that the County recognizes the need for a street network for the area including vehicular and pedestrian connections is important, as is the need for a mix of uses and urban design.

Recommendation for Modification: The County should not adopt these amendments until an interconnected street network for the entire area is identified. This should include a collector road between Lyons and Lake Worth Roads.
## PALM BEACH COUNTY AMENDMENT ROUND 09-1
### Executive Summary – Table of Contents
Adopted on August 25, 2009

### 2.A. Related Text and Site Specific Amendments to the Future Land Use Atlas – which received objections from the Department of Community Affairs

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| 2.A.2 Okeelanta ILC (LGA 2009-008) | **Request:** AP to AP/IND  Size: 318.17 acres  Location: Western Palm Beach County, fronting on US 27 (north-south road), and approx. 1.1 miles south of County Road 827A (nearest east-west road)  
**Text & Map Series Amendments:** To amend the Future Land Use and Introduction & Administration Elements to add implementing provisions for an inland logistic center (ILC). The Service Areas Map, LU 2.1, will be revised to identify the site as Limited Urban Service area. | Staff: *Approval with conditions*  
LPA: *Approval with conditions* (12-2 with Mr. Lipp and Mr. Shannon dissenting), March 13, 2009.  
BCC: *Motion to transmit* by Comm. Greene, seconded by Comm. Aaronson, passed in a 6-1 vote (with Comm. Marcus dissenting) at the April 13, 2009 Hearing. The Board discussed the condition of approval to limit the designation and LUSA only for an ILC, the DRI review process and thresholds, and the intent that the ILC not conflict with Everglades restoration efforts. Seventeen members of the public spoke. Eight spoke in support, citing the location and need for jobs and economic development. Members of the public opposed to the amendment cited that it was premature, would raise land prices and conflict with Everglades restoration efforts, was circumventing the DRI process, and should require environmental and other impact assessments. |

**DCA’s ORC Report:** There were six objections to these amendments:  
Obj. 1: inadequate demonstration of need for the proposed ILC  
Obj. 4: lack of standards for natural resource protection/ecosystem restoration  
Obj. 5: need for limitations on intense industrial uses in the proposed definition of an ILC  
Obj. 6: need for internal consistency/clarification in the text amendments of the ports to be served by the ILC  
Obj. 7: need to incorporate proposed site-specific conditions in a Comprehensive Plan policy, and  
Obj. 8: inadequate data and analysis regarding the anticipated potable water and wastewater treatment demands.  
**Staff Response:**  
Obj.1: Additional data and analysis demonstrating the need for an ILC, in the Okeelanta area, are being provided  
Obj. 4: Existing Comprehensive Plan and ULDC provisions that provide for these standards and protections are being provided; in addition, two conditions and two new policies are added to address natural resource protection  
Obj. 5: The proposed definition has been revised to address the State’s recommendations.  
Obj. 6: Pursuant to BCC direction on July 23rd, the text amendments and conditions have been revised to reflect that the ILC is expected to serve multiple South Florida ports, not just the Port of Palm Beach; additional data and analysis is provided to clarify that impact assessments in the amendment application assumed multiple ports.  
Obj. 7: An explanation has been provided of the County’s existing process to ensure that all adopted FLUA amendment conditions are adhered to through the development of the subject site, and that adopted conditions can only be modified through a subsequent FLUA amendment.  
Obj. 8: Additional information on potable water and wastewater demands, and provider capacity, is being provided.  

**MOTION:** To preliminarily adopt an ordinance with conditions amending the Future Land Use Atlas for the proposed Okeelanta ILC FLUA Amendment as modified. Motion by Commissioner Aaronson, seconded by Commissioner Abrams passed in a 6-1 vote (with Commissioner Marcus dissenting) at the August 25, 2009 Public Hearing. (Ord. 2009-026)
### 2.B. Privately Initiated Amendments to the Future Land Use Atlas - which received objections from the Department of Community Affairs

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<tr>
<td>2.B.1</td>
<td>Request: RR-5 to CL/RR-5  &lt;br&gt; Size: 9.83 acres  &lt;br&gt; Location: Southwest corner of Northlake Boulevard and 112th Terrace North.</td>
<td>Staff: <strong>Denial</strong>  &lt;br&gt; LPA: <strong>Approval with a Condition</strong> (8-4 with Mr. Greenfield, Ms. Murray, Mr. Shannon and Mr. Weiner dissenting), February 20, 2009.  &lt;br&gt; BCC: <strong>Motion to transmit with Conditions</strong> by Comm. Aaronson, seconded by Comm. Marcus, passed 7-0 at the April 13, 2009 Public Hearing.</td>
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<td><strong>DCA’s ORC Report:</strong></td>
<td>The ORC included objections to all of the Future Land Use Atlas Amendments with conditions, and recommended that site specific conditions be established policies in the Plan or be appropriately noted on the Future Land Use Atlas to clearly indicate that development limitations apply to the site.</td>
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<td><strong>Staff Response:</strong></td>
<td>An explanation has been provided of the County’s existing process to ensure that all adopted FLUA amendment conditions are adhered to through the development of the subject site, and that adopted conditions can only be modified through a subsequent FLUA amendment.</td>
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<td><strong>MOTION:</strong></td>
<td>To preliminarily <strong>adopt an ordinance with conditions</strong> amending the Future Land Use Atlas for the proposed 112th / Northlake Commercial SW FLUA Amendment. Motion by Commissioner Aaronson, seconded by Commissioner Vana passed in a 7-0 vote at the August 25, 2009 Public Hearing. (Ord. 2009-027)</td>
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<td>2.B.2</td>
<td>Request: LR-2 to CH/2  &lt;br&gt; Size: 19.04 acres  &lt;br&gt; Location: South side of Lake Worth Road, 154 ft west of the Florida Turnpike and .47 miles east of east of Lyons Rd</td>
<td>Staff: <strong>Approval with Conditions</strong>  &lt;br&gt; LPA: <strong>Approval with Conditions</strong> (11-1 with Mr. Shannon dissenting), February 20, 2009.  &lt;br&gt; BCC: <strong>Motion to transmit with Conditions</strong> by Comm. Aaronson, seconded by Comm. Vana, passed 7-0 at the April 13, 2009 Public Hearing.</td>
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<td><strong>DCA’s ORC Report:</strong></td>
<td>The ORC included objections to all of the Future Land Use Atlas Amendments with conditions, and recommended that site specific conditions be established policies in the Plan or be appropriately noted on the Future Land Use Atlas to clearly indicate that development limitations apply to the site.</td>
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<td><strong>Staff Response:</strong></td>
<td>An explanation has been provided of the County’s existing process to ensure that all adopted FLUA amendment conditions are adhered to through the development of the subject site, and that adopted conditions can only be modified through a subsequent FLUA amendment.</td>
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<td><strong>MOTION:</strong></td>
<td>To preliminarily <strong>adopt an ordinance with conditions</strong> amending the Future Land Use Atlas for the proposed Lake Worth / Turnpike Commercial SW FLUA Amendment. Motion to adopt as revised by Commissioner Santamaria, seconded by Commissioner Abrams passed in a 7-0 vote at the August 25, 2009 Public Hearing. (Ord. 2009-028)</td>
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2.B.3
Lake Worth / Lyons Residential (LGA 2009-007)
District: 6

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<th>Request: LR-2 to HR-8</th>
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<td>Size: 58.26 acres</td>
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<td>Location: East side of Lyons Rd., approx. 0.3 miles south of Lake Worth Rd.</td>
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<th>Staff: Denial</th>
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<td>LPA: Denial (7-3 with Mr. Arnold, Mr. Koehler and Mr. Weiner dissenting), February 20, 2009.</td>
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<td>BCC: Motion to transmit with Conditions proposed by the applicant by Comm. Aaronson, seconded by Comm. Vana, passed in a 6-1 vote (with Comm. Santamaria dissenting) at the April 13, 2009 Public Hearing.</td>
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**DCA’s ORC Report:** The ORC included objections to all of the Future Land Use Atlas Amendments with conditions, and recommended that site specific conditions be established policies in the Plan or be appropriately noted on the Future Land Use Atlas to clearly indicate that development limitations apply to the site.

**Staff Response:** An explanation has been provided of the County’s existing process to ensure that all adopted FLUA amendment conditions are adhered to through the development of the subject site, and that adopted conditions can only be modified through a subsequent FLUA amendment.

**MOTION:**
To preliminarily adopt an ordinance with conditions amending the Future Land Use Atlas for the proposed Lake Worth / Lyons Residential FLUA Amendment as modified. Motion to adopt as revised by Commissioner Santamaria, seconded by Commissioner Aaronson passed in a 6-1 vote (with Commissioner Marcus dissenting) at the August 25, 2009 Public Hearing. (Ord. 2009-029)
2.C. Transportation Amendments - which received objections from the Department of Community Affairs

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| 2.C.1 Build-out Analysis / Corridor Master Plan Deletion | The proposed amendment will revise the Transportation Element to delete the policy regarding Corridor Master Plans (CMP), Policy TE 1.1-n, in light of budgetary constraints and complexity involved in resolving intergovernmental differences. | Staff: Approval  
LPA: Approval (8-2 with Mr. Shannon and Mr. Koehler dissenting), February 6, 2009.  
BCC: Motion to transmit by Comm. Marcus, seconded by Comm. Vana, passed in a 4-2 vote (with Comm. Aaronson absent and Comm. Koons and Vana dissenting) at the April 13, 2009 Public Hearing. The Board discussed the need for Corridor Master Plans (CMPs). Staff clarified that the removal of CMPs was necessary not only due to budgetary constraints but also due to difficulty in resolving intergovernmental conflicts. Staff also pointed out that there were other planning tools to address the issues. Two members of the public spoke in opposition to this amendment. |

DCA ORC Objection: In Objection 10 indicated a lack of data and analysis showing how the traffic on these 28 roadways will be mitigated to ensure mobility, and deleting is inconsistent and lacks coordination with the MPO 2030 Cost Feasible Long Range Transportation Plan and the FDOT 5 year Work Program. The ORC recommended to revise or update the completion dates for the CMPs or to add specific, measurable, and immediate measures to evaluate the progress of the CMP implementation, including adding programs and activities to achieve and maintain adopted LOS.  
Staff Response: There is no statutory requirement to develop a Corridor Master Plan (CMP), and these CMPs were not included to address concurrency, but is one of several tools to address long-range failures that might occur in year 2025. Since there is no other policy in the Plan that relies on a CMP, the proposed deletion will not cause internal inconsistency. The County is committed to maintaining the adopted roadway level of service standards and will only issue development orders when traffic concurrency and adopted LOS prescribed by the countywide Traffic Performance Standards created pursuant to the home rule charter authority are met. The County will continue to develop land use and transportation strategies to support and fund mobility through efforts responding to SB 360 TCEA area, HB 697, and through the EAR and the MPO 2035 Plan over the next two years.

MOTION: To preliminarily adopt an ordinance with conditions amending the Comprehensive Plan for the proposed Build-out Analysis / Corridor Master Plan Deletion Amendment. Motion by Commissioner Marcus, seconded by Commissioner Abrams passed in a 5-1 vote (with Commissioner Koons dissenting and Commissioner Aaronson absent) at the August 25, 2009 Public Hearing. (Ord. 2009-030)
2.D. Transportation Amendments - which *did not* receive objections and comments from the Department of Community Affairs

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| 2.D.1 Policy 3.5-d Update | The proposed amendment will modify Policy 3.5-d for land use traffic analysis requirements. | Staff: *Approval*  
LPA: *Approval* (14-0), March 13, 2009.  
BCC: *Motion to transmit as amended* at the hearing by Comm. Marcus, seconded by Comm. Vana, passed in a unanimous vote (6-0, with Comm. Aaronson absent) at the April 13, 2009 Public Hearing. The modification consisted of the retention of the language proposed for deletion after the LPA hearing regarding Test 2 on P.8. Two members of the public spoke in support of this amendment with the modification. |

**MOTION:** To preliminarily *adopt an ordinance* amending the Comprehensive Plan pursuant to the Policy 3.5-d Update Amendment. Motion by Commissioner Marcus, seconded by Commissioner Vana passed in a 6-0 vote (with Commissioner Aaronson absent) at the August 25, 2009 Public Hearing. (Ord. 2009-031)
2.E. Proposed Text And Map Series Amendments - which did not receive objections and comments from the Department of Community Affairs

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| 2.E.1 Office of Community Revitalization Update | This proposed amendment will revise the Future Land use, Intergovernmental Coordination and Capital Improvement Elements by:  
- Revising the Office of Community Revitalization’s mission, programs and initiatives supporting and promoting the County’s revitalization efforts;  
- Clarifying the purpose of the Glades Technical Advisory Committee and OCR’s role in enhancing communication with Glades communities and organizations; and  
- Directing appropriate departments to coordinate with OCR in their efforts to establish overall priorities for resource allocation and infrastructure improvements in the RRIO, specifically the CCRT areas. | Staff: Approval  
LPA: Approval (9-0), February 20, 2009.  
BCC: Motion to transmit by Comm. Abrams, seconded by Comm. Marcus, passed 7-0 at the April 13, 2009 Hearing. There was minimal board discussion. Two members of the public spoke in support of focusing efforts for infill and redevelopment to only the areas within the URA, and not the entire County. |
| 2.E.2 Minor Revisions and Updates | This proposed ‘housekeeping’ amendment will update references, clarify and consolidate text, specifically:  
- Eliminate references to the Economic Element in the I&A and FLUE and to delete outdated text;  
- Relocate language regarding the Future Land Use Atlas from the I&A to the FLUE;  
- Remove previously deleted CRALLS from Map TE 15.1. | Staff: Approval  
LPA: Approval (10-0), February 6, 2009.  
BCC: Motion to transmit by Comm. Aaronson, seconded by Comm. Abrams, passed 7-0 at the April 13, 2009 Hearing. There was minimal board discussion. Two members of the public spoke in support of retaining the small scale amendment process and in support of property rights. Staff stated that these two items were not being negatively affected by this amendment. |
| 2.E.3 Renewable Energy | This proposed amendment will revise the Introduction & Administration (I&A) and Future Land Use Elements (FLUE) to:  
- Add definitions to the I&A for Electrical Power Facilities and Renewable Energy;  
- Relocate language limiting Electrical Power Facility locations to FLUE policy; and  
- Add language to the FLUE to allow Renewable Energy electrical power facilities solely utilizing solar, wind, or hydroelectric power in all future land use designations, excluding Conservation categories. | Staff: Approval  
LPA: Approval (12-0), March 13th 2009.  
BCC: Motion to transmit as amended at the hearing by Comm. Aaronson, seconded by Comm. Mercus, passed 7-0 at the April 13, 2009 Hearing. One Commissioner questioned the impacts if the legislature altered the definition of Renewable Energy to include nuclear power. Staff stated that any changes to the Plan would require Board action. Two members of the public spoke in support; one questioned the word ‘hydrogen’ and its implications to nuclear power. The BCC revised the amendment to add a sentence to the Renewable Energy definition exclude nuclear power and to replace ‘shall’ with ‘may’ in the first sentence of Policy 2.2.9-d. |
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| 2.E.4 Energy Efficiency | This proposed amendment will amend the Future Land Use Element to implement the provisions of 163.3177(6)(a), F.S. only as this section was amended by Chapter 2008-191, Laws of Florida.  
- Adding a seventh principle guiding sustainable land use planning and development;  
- Adding text to consider energy-efficient land use patterns, energy conservation and greenhouse reduction strategies in the creation of community and neighborhood plans; and  
- Adding a new policy to address energy efficiency and sustainability as part of the next Evaluation Appraisal Report (EAR). | Staff: Approval  
LPA: Approval (9-0), February 20, 2009.  
BCC: Motion to transmit by Comm. Aaronson, seconded by Comm. Marcus, passed 7-0 at the April 13, 2009 Hearing. There was minimal board discussion. One member of the public spoke in favor of this amendment and the linking of energy efficiency with the discouragement of urban sprawl. |
| 2.E.5 Conservation & Coastal Management Revisions | This amendment is a 'housekeeping' amendment that makes minor text revisions in two elements, specifically:  
- Coastal Management Element to delete the reference to supplemental protection for wetlands to reflect revisions to Unified Land Development Code (ULDC) Article 14 C; and,  
- Conservation Element in order to add the Conservation Lands Protection Ordinance (No. 2003-052). | Staff: Approval  
LPA: Approval (10-0), February 6, 2009.  
Motion to transmit by Comm. Aaronson, seconded by Comm. Abrams, passed 7-0 at the April 13, 2009 Hearing. There was minimal Board discussion and minimal public comment. Discussion topics included the wetland permitting agencies, their jurisdiction and their role in the County’s development review process. |

MOTION:  
To preliminarily adopt an ordinance amending the Comprehensive Plan pursuant to Agenda Items 2.E.1 through 2.E.5. Motion by Commissioner Marcus, seconded by Commissioner Vana passed in a 6-0 vote (with Commissioner Aaronson absent) at the August 25, 2009 Public Hearing. (Ord. 2009-032)

| 2.E.6 Affordable Housing Program | The proposed amendment to the Introduction & Administration, Housing, Transportation and Future Land Use Elements will revise language to establish and recognize an Affordable Housing Program (60% and below area median income), and to exclude the Workforce and Affordable Housing Programs within the Limited Urban Service Areas and the Rural and Exurban Tiers. | Staff: Approval  
LPA: Approval (11-0), March 13, 2009.  
BCC: Motion to transmit as amended at the hearing by Comm. Marcus, seconded by Comm. Vana, passed in a 4-3 vote (with Commissioners Aaronson, Green, and Koons dissenting) at the April 13, 2009 Hearing. The motion included a change to exclude the Workforce and Affordable Housing Programs within the Limited Urban Service Areas and the Rural and Exurban Tiers. This change is reflected in Exhibit 1, and stemmed from questions raised by several Commissioners. |

MOTION:  
To preliminarily adopt an ordinance amending the Comprehensive Plan pursuant to the Affordable Housing Amendment. Motion by Commissioner Marcus, seconded by Commissioner Vana passed in a 5-1 vote (with Commissioner Vana dissenting & Commissioner Aaronson absent) at the August 25, 2009 Public Hearing. (Ord. 2009-033)
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<td>2.E.7 Urban Redevelopment Area Update</td>
<td>The proposed amendment will modify URA provisions in the Future Land Use Element to: - Establish an Apartment Building Type in Policy 1.2.2.d. - Establish policy language for &quot;Specialized Districts&quot; within the Priority Redevelopment Areas. - Extend the deadline for the County to conduct a feasibility study for a Stormwater Utility.</td>
<td>Staff: Approval LPA: Approval (10-0). February 6, 2009. BCC: Motion to transmit by Comm. Marcus, seconded by Comm. Aaronson, passed 7-0 at the April 13, 2009 Hearing. In response to the concerns raised by the Planning Commission over the establishment of a stormwater utility, Chairman Koons referenced the efforts underway by the County to look at reducing stormwater runoff that ultimately drains into the C-51 canal basin. One member of the public spoke, but did not address the amendment or issues under consideration.</td>
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<td>MOTION:</td>
<td>To preliminarily adopt an ordinance amending the Comprehensive Plan pursuant to the URA Update Amendment. Motion by Commissioner Marcus, seconded by Commissioner Santamaria passed in a 6-0 vote (with Commissioner Aaronson absent) at the August 25, 2009 Public Hearing. (Ord. 2009-034)</td>
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<td>2.E.8 Port of Palm Beach Master Plan</td>
<td>The proposed amendment will revise the Transportation and Conservation Elements to reflect recent revisions to the Port of Palm Beach Master Plan.</td>
<td>Staff: Approval LPA: Approval (13-0). March 13, 2009. BCC: Motion to transmit by Comm. Aaronson, seconded by Comm. Abrams, passed 7-0 at the April 13, 2009 Hearing. The Board discussed the balance between protecting the environment and supporting economic development in the Glades. Three members of the public spoke. Additionally, concerns were raised by the two elected officials from the Glades cities regarding language that states that sites outside of the County may be considered for the Inland Logistics Center (ILC) location. Mr. Edward Oppel, Chair of the Port of Palm Beach, stated that the proposed language regarding site location could not be County specific because the ILC was a regional project involving multiple ports and limiting the site to the County in their Master Plan would preclude the Port from pursuing federal funding sources.</td>
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<td>MOTION:</td>
<td>To preliminarily adopt an ordinance amending the Comprehensive Plan pursuant to the Port of Palm Beach Master Plan Amendment. Motion by Commissioner Marcus, seconded by Commissioner Vana passed in a 6-0 vote (with Commissioner Aaronson absent) at the August 25, 2009 Public Hearing, (Ord. 2009-035)</td>
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2.F. County Initiated Corrective Amendments to the Future Land Use Atlas

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<td>2.F.1</td>
<td>Lantana Road Property (LGA 2009-009a): Request: LR-3 to MR5 Size: 17.20 acres Location: SE corner of Lantana Rd and Hagen Ranch Rd</td>
<td>Staff: Approval LPA: Approval (10-0), February 6, 2009. BCC: Motion to transmit by Comm. Marcus, seconded by Comm. Vana, passed 7-0 at the April 13, 2009 Public Hearing. There was minimal board discussion and no public comment.</td>
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<td>Boca Dunes Property (LGA 2009-009b) Request: UT to HR-8 Size: 0.92 acres Location: Southwest corner of Boca Rio Rd and Via Ancho Rd</td>
<td>Justification: These proposed amendments are corrections related to previous data and mapping errors.</td>
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<td>2.F.2</td>
<td>Request: CL/IND to UT Size: 0.33 acres Location: North and south side of So. Grace Drive, approx. 0.25 mile south of the Southern Blvd/Congress Ave interchange.</td>
<td>Staff: Approval LPA: Approval (10-0), February 6, 2009. BCC: Motion to transmit by Comm. Marcus, seconded by Comm. Vana, passed in a 7-0 at the April 13, 2009 Public Hearing. There was minimal board discussion and no public comment.</td>
</tr>
<tr>
<td></td>
<td>Justification: This proposed amendment will assign UT designation to properties owned by the Dept. of Airports.</td>
<td></td>
</tr>
</tbody>
</table>

**MOTION:**

To preliminarily adopt an ordinance amending the Future Land Use Atlas for the proposed County Initiated Site Specific Amendments, 2.F.1 – 2.F.2. Motion by Commissioner Abrams, seconded by Commissioner Vana passed in a vote 5-0 (with Commissioner Aaronson & Commissioner Koons absent) at the August 25, 2009 Public Hearing. (Ord. 2009-036)

**Final 09-1 Adoption Motion**

**FINAL MOTION:**

Motion to adopt ordinances for Agenda Items 2.A.1 through 2.F.2 and reflecting the preliminarily votes on these items. Motion by Commissioner Vana, seconded by Commissioner Santamarina passed in a 5-0 (with Commissioner Aaronson and Koons absent) at the August 25, 2009 Public Hearing.