



## Palm Beach County Amendment Round 24-B Transmittal Executive Summary - Table of Contents

### A. County Proposed Text Amendment

#### A.1. [Port of Palm Beach Master Plan Update](#)

**Summary:** This proposed amendment would revise the Transportation and Coastal Management Elements of the Comprehensive Plan to incorporate by reference Appendix A, which contains the Port of Palm Beach Goals, Objectives and Policies, Figure 55, the Initial Master Plan Map (Improvements 2023-2027), and Figure 57, Key Master Plan Improvement Projects Timing and Budgetary Cost (Capital Improvement Program) of the Port of Palm Beach Master Plan, which were adopted by the Port Commission on September 8, 2023.

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Dagmar Brahs, seconded by Penny Pompei, passed in an 6 to 0 vote at the April 12, 2024 Planning Commission public hearing. Varisa Lall Dass abstained from this item. There was minimal discussion and no public comment.

**BCC Action:** *Transmit*, motion by Vice Mayor Marino, seconded by Commissioner Barnett, passed in a 7 to 0 vote at the May 1, 2024 public hearing. There was minimal Board discussion. Three members of the public, including a representative of the Loxahatchee Group of the Sierra Club spoke citing environmental concerns, Port worker safety, and possible conflicts with whales in the Port area. A letter was submitted for the record and is included in Exhibit 3.

### B. Privately Proposed FLUA and Text Amendment

#### B.1. [Central Park Commerce Center MUPD \(LGA 2024-002\) FLUA and Text](#)

**Proposed FLUA Amendment:** Rural Residential, 1 unit per 10 acres (RR-10) to Economic Development Center (EDC) on 64.46 acres and to revise conditions of approval in Ordinance 2018-012 and apply these conditions to 202.79 acres.

**Proposed Text Amendment:** 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, to include 64.46 acres of the subject site.

**Size:** 202.79 acres total      **BCC District:** Commissioner Baxter, District 6

**Location:** North side of Southern Boulevard, west of the L-8 Canal, and approximately 3.4 miles west of Seminole Pratt Whitney Road

**Summary:** The purpose of this amendment is to change the designation of the 64.46 acre portion of the site to EDC, to allow for this portion to be incorporated into the Central Park Commerce Center Multiple Use Planned Development (MUPD) approved and under development on the 138.31 acre portion. In addition, the amendment proposes to eliminate a

condition of approval for the 138.31 acre portion currently designated EDC, adopted by Ordinance 2016-026 and amended by Ord. 2018-012, which has been satisfied. These conditions, which include limitations on the maximum allowable square footage and uses allowed on the 138.31 acres will then be applied to the entire 202.79 acre site.

**Staff Recommendation: *Approval with conditions***

**Planning Commission/LPA Recommendation: *Approval with conditions (as proposed by staff)***, motion made by Barbara Roth, seconded by Penny Pompei, passed in an 8 to 0 vote at the April 12, 2024 public hearing. The Commission asked questions regarding possible additional future land use changes in the vicinity. One member of the public, representing the Sierra Club-Loxahatchee Group, spoke in opposition, citing concern over proximity to the Everglades Agricultural Area.

**BCC Action: *Transmit***, motion by Commissioner Baxter, seconded by Vice Mayor Marino, passed in a 7 to 0 vote at the May 1, 2024 public hearing. There was minimal Board discussion. Three members of the public, including one representing the Sierra Club Loxahatchee Group, spoke in opposition citing concerns over the location's proximity to agricultural and environmental lands. One of the applicants spoke in support, citing the progress on the project and interest in data center development.