



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

PLANNING COMMISSION HEARING, FEBRUARY 10, 2017

A. Application Summary

I. General

Project Name:	Place of Hope (SCA 2017-004)
Request:	LR-1 to CL-O
Acres:	2.27 acres
Location:	Southwest corner of Northlake Boulevard and Bates Road
Project Manager:	Stephanie Gregory, Senior Planner
Applicant/Owner:	Place of Hope, Inc./John Cinicolo
Agent:	Donaldson Hearing, Cotleur and Hearing
Staff Recommendation:	Staff recommends approval based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

The amendment is proposed to change the future land use designation of the subject site from Low Residential, 1 unit per acre, (LR-1) to Commercial Low Office (CL-O) for a 2.27 acre site located on Northlake Boulevard at the northern edge of the Square Lake neighborhood. The Square Lake neighborhood consists of primarily large lot residences, with commercial retail uses fronting its eastern edge along Military Trail, and low intensity non-residential uses fronting Northlake Boulevard, including a day care and church. The applicant has met with the residents from Square Lake throughout the amendment process and concurrent rezoning process to discuss the specific design and site plan for the proposed use.

The applicant has requested the future land use change and zoning application in order to establish office uses for the corporate/administrative office of the Place of Hope, a non-profit state-licensed children's organization providing family-style foster care, maternity care, transitional housing, foster care recruitment and other support for children and families needing assistance. The proposed site will include additional office space available for lease.

The proposed CL-O future land use designation would serve as a transitional use between the medium and high density and intensity future land uses to the north and the low residential uses to the south. The proposed amendment is compatible with the other non-residential uses fronting Northlake along this segment, and the adjacent large lot residential uses. The proposed amendment meets all of the policy requirements of the Comprehensive Plan, including the location requirements for the CL-O future land use designation.

III. Hearing History

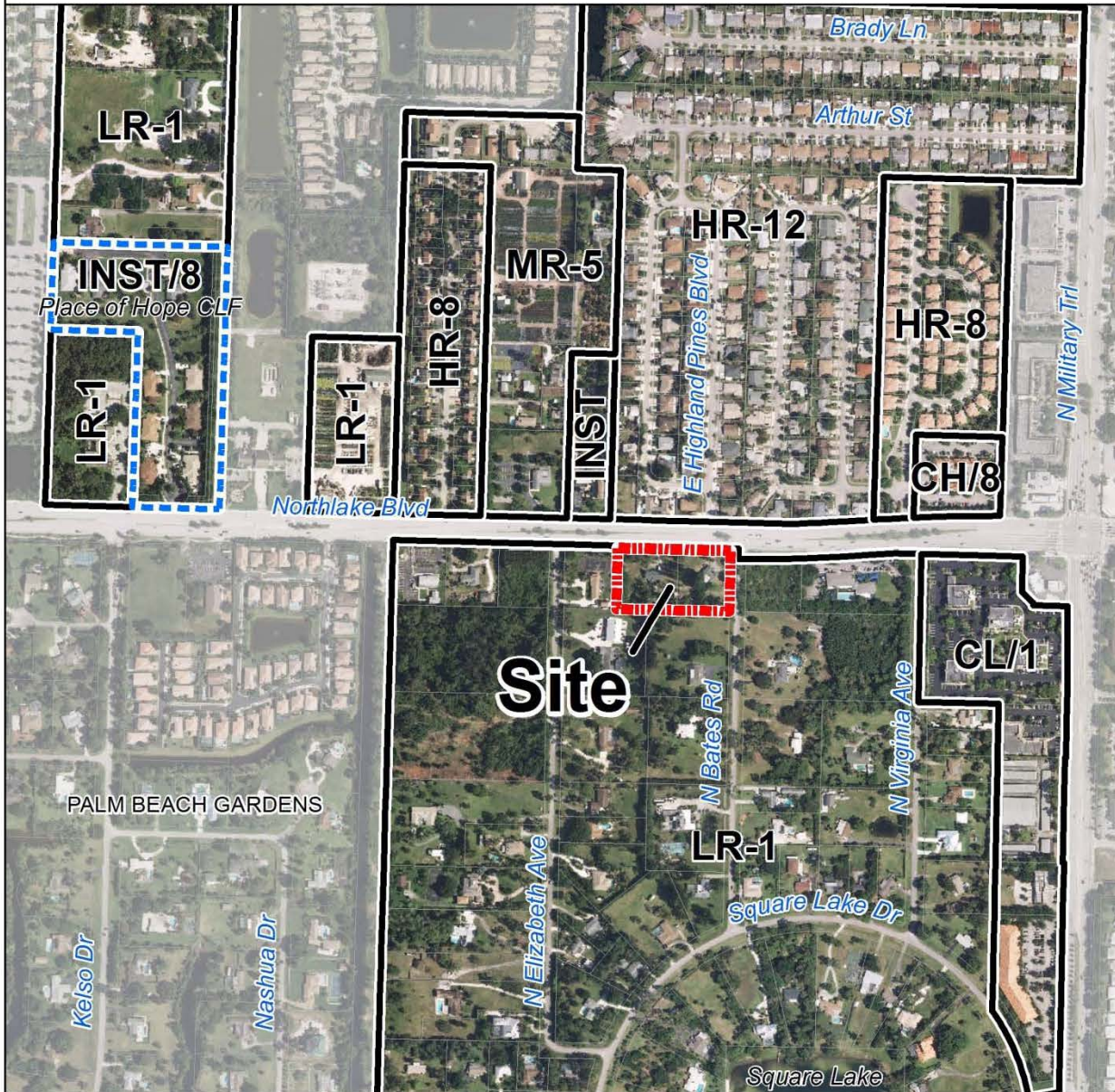
Local Planning Agency:

Board of County Commissioners Adoption Public Hearing:

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Future Land Use Atlas Amendment

Place of Hope (SCA 2017-004)



Site Data

Size: 2.27 acres
 Existing Use: Single Family
 Proposed Use: Commercial Office
 Current FLU: LR-1
 Proposed FLU: CL-O

Future Land Use Designations

LR-1	Low Residential, 1 unit per acre	CL/1	Commercial Low, underlying LR-1
MR-5	Medium Residential, 5 units per acre	CH/8	Commercial High, underlying HR-8
HR-8	High Residential, 8 units per acre	INST	Institutional
HR-12	High Residential, 12 units per acre	INST/8	Institutional, underlying HR-8
CL-O	Commercial Low Office		

Date: 8/16/2016
 Contact: Planning
 Filename: Planning\AMEND\17-SCA\Site\17-04
 Note: Map is not official, for presentation purposes only.



0 100 200 400 Feet

Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



B. Petition Summary

I. General

Project Name: Place of Hope (SCA 2017-004)
Request: LR-1 to CL-O
Acres: 2.27 acres
Location: Southwest corner of Northlake Boulevard and Bates Road
Project Manager: Stephanie Gregory, Senior Planner
Applicant: Place of Hope, Inc.
Owner: John Cinicolo
Agent: Donaldson Hearing, Cotleur and Hearing

II. Site Data

Current Future Land Use

Current FLU: Low Residential, 1 unit per acre (LR-1)
Existing Land Use: Single Family Residential
Current Zoning: Residential Estate (RE)
Current Dev. Potential Max: Residential, up to one unit per acre (2 units)

Proposed Future Land Use Change

Proposed FLU: Commercial Low - Office (CL-O)
Proposed Use: Professional and Medical Offices
Proposed Zoning: Commercial Low - Office (CL-O)
Dev. Potential Max/Conditioned: Office uses, up to 34,608 s.f. (0.35 FAR)

General Area Information for Site

Tier/Tier Change: Urban/Suburban Tier - No change
Utility Service: Seacoast Utility Authority
Overlay/Study: None
Comm. District: Commissioner Hal Valeche, District 1

C. Introduction

I. Intent of the Amendment

The intent of the amendment is to change the future land use designation for the subject site from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office (CL-O) in order to develop commercial office uses. The future land use change would allow up to 34,608 square feet of office uses (0.35 FAR); however, the concurrent zoning application (Z/CA-2016-01414) to rezone the parcel from Residential Estate (RE) to Commercial Low-Office (CL-O) is requesting a maximum of 18,000 square feet.

According to the applicant, the subject site will serve as the corporate/administrative office for Place of Hope, a 501(c)(3) organization which provides *"family style foster care (emergency and long term), family outreach and intervention, transitional housing and support services, adoption and foster care recruitment and support..for children and families who have been traumatized by abuse and neglect throughout our region."* The professional office use of the site is intended to provide support for the main foster care campus that is located just west of the subject site on the north side of Northlake Boulevard (outlined in blue on page 3). In addition, the proposed medical office use on the site "is intended for complementary counseling services, as well as leasable professional/medical office space. Any profit derived from leasing to these other users will be used to fund Place of Hope's various child welfare services."

II. Background and Overview

The 2.27 acre subject site is located at the southwest corner of Northlake Boulevard and Bates Road, approximately 1,270 feet west of Military Trail. The subject site consists of two parcels with existing single family homes on each lot and has never been the subject of a land use amendment.

Overview of the Area

The site is located along a corridor that contains a mixture of low, medium and high residential future land uses as well as Institutional and Commercial future land uses. The corridor also contains parcels located within either Unincorporated Palm Beach County or within the municipal limits of the City of Palm Beach Gardens. The site is located at the northern edge of the Square Lake Neighborhood where there are a few properties with institutional uses, such as a day care and church, with a Low Residential, 1 unit per acre future land use designation. The Square Lake neighborhood includes 175 residential lots with an average lot size of 1.3 acres. The neighborhood is 95% built-out with 8 vacant lots, the largest of which is three adjacent parcels owned by a single property owner totaling just over 10 acres. The neighborhood is bounded on its east side by Military Trail where commercial retail uses exist.

D. Consistency and Compatibility

I. Data and Analysis

This section of the report examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases **demonstrate that the current land use is inappropriate**. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.; (See Consistency with Florida Statutes)*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

The applicant includes a Justification Statement (Exhibit 2) which states that the amendment is justified as the proposed use is suitable and appropriate for the subject site. The applicant's points are summarized as follows:

- The current future land use designation is inappropriate for residential uses due to the site's location along Northlake Boulevard, a 6-lane major thoroughfare.
- Parcel size is appropriate for small scale commercial development which will serve the residents of the area.
- The proposed commercial office designation will act as transition and buffer between the higher density uses to the north beyond Northlake Boulevard.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regards to justification, the applicant states current low residential future land use designation is inappropriate for residential uses due to the site's location along Northlake Boulevard, a 6-lane major thoroughfare. Large lot residential future land use designations and low density residential development often exist along major County thoroughfares. However, in this particular location of Northlake Boulevard, many of the parcels fronting the corridor have been developed with low intensity non-residential uses such as churches and day care facilities. Staff concurs that the proposed Commercial Low Office designation is consistent with other non-residential uses along this corridor and could provide a transitional use between the medium and high density/ intensity

uses to the north and the low residential uses to the south. Therefore, the applicant has met the requirements for adequate justification.

2. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment to allow low intensity office uses would be consistent with the character and development pattern of this particular area, which can be characterized as a mixture of low, medium and high density/intensity uses. With respect to land use compatibility, which is also addressed elsewhere in this report, the proposed commercial low office designation will serve as a transitional use between the medium and high density and intensity to the north of Northlake Boulevard and the low density residential uses to the south and west of the site. Any compatibility issues should be resolved during the zoning site plan review process. Overall, this amendment is generally consistent with the County Directions.

3. **Piecemeal Development – FLUE Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: There are no other parcels under the same or related ownership adjacent to the subject site that are not included in the proposed amendment whereby residual parcels would be created. Therefore the proposed amendment would not constitute piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that*

an incompatibility is not created.

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as *"a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties."* As there are no other properties under related ownership, the proposed amendment would not result in a residual parcel and is therefore consistent with this policy.

5. **Strip Commercial – FLUE Policy 2.2.2-d:** *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.*

Staff Analysis: The proposed amendment does not exhibit any of the characteristics of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan. Therefore, the proposed amendment does not violate this policy.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *"Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers....."* The property is located in the Urban/Suburban Tier. The Comprehensive Plan contains several policies addressing future land uses in the Urban/Suburban Tier.

Policy 2.2.2-a: *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*

- *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Staff Analysis: The proposed amendment does not violate this policy as the site is located along Northlake Boulevard which is listed as a Urban Minor Arterial in Figure TE 3.1, Functional Classification of Roads. Therefore, the amendment meets the flexible location requirement in this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and FLU designations in Exhibit 2. The applicant indicates that the amendment would "allow for the development of neighborhood commercial uses to service the surrounding communities."

Surrounding Land Uses: Immediately abutting the site are the following:

North: To the north of the subject site, beyond Northlake Boulevard, is a mixture of institutional, civic and residential uses with various future land use designations. Starting at the intersection of Military Trail and Northlake Boulevard is a gas station and commercial center located within the municipal limits of Palm Beach Gardens with a Commercial future land use designation. West of that parcel is a commercial building with a Commercial High with an underlying 8 units per acre (CH/8) future land use designation, a large residential neighborhood with an High Residential, 12 units per acre (HR-12) FLU, two churches and more residential single family homes with Medium Residential, 5 units per acre (MR-5) and High Residential, 8 units per acre (HR-8) FLUs.

East: To the east of the site is a 0.98 acre site with a single family home with a Low Residential, 1 unit per acre (LR-1) FLU. This site has zoning approvals for a charter school called Levy Learning Center with a total of 7,783 square feet for 144 students. This project was originally approved in 2005 and remains un-built. The next parcel east of that is the approved and built World Class Academy with a 9,885 square feet day care for 224 students. Further east at the southwest corner of Military Trail and Northlake Boulevard is the Northlake Corporate Park, a commercial office center, with a Commercial Low future land use designation.

West: To the west of the site is a single family home with an LR-1 FLU. Beyond that parcel across Elizabeth Street is a vacant lot, a single family home and Saint Dimitri Macedonian Orthodox Church, all with an LR-1 FLU. Further west are single family homes located within the municipal limits of Palm Beach Gardens with a Residential Low Density (RL) future land use designation.

South: To the south of the site is the Square Lake neighborhood, platted in 1951, with 175 single family lots with an average lot size of 1.3 acres. This neighborhood has a Low Residential, 1 unit per acre (LR-1) FLU and is 95% built-out with 8 vacant lots, the largest of which is three adjacent parcels owned by a single property owner totaling just over 10 acres.

FLUE Policy 2.1-f states that *"the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity."* And **FLUE Policy 2.2.1-b** states that *"Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan."*

Staff Analysis: The site is located along a corridor that contains a mixture of low, medium and high residential future land uses as well as Institutional and Commercial future land uses. The south side of Northlake Boulevard near the subject site has

several non-residential uses including a church, an existing day care as well as an approved, un-built day care. The Commercial Low Office designation will serve as a transition between the medium and high density and intensity uses to the north and the low residential uses to the south. Any issues with compatibility due to the potential commercial office uses will be addressed during the zoning process.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment is not located within an overlay.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The property is not located within a neighborhood plan or study area.

E. Public Facilities and Services Impacts

The proposed amendment will change the FLU designation from LR-1 to CL-O. For the purposes of public facilities impact analysis, the maximum intensity is based on 34,608 square feet (.35 FAR) of office uses. Currently the potential development of the site is limited to two single family residential units. Public facilities impacts are detailed in the table in Exhibit 3.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 34,608 square feet of medical office. According to the County's Traffic Engineering Department (see letter dated July 21, 2016 in Exhibit 5) the amendment would result in an increase of 1,105 net daily trips and 73 (58/15) AM and 98 (26/72) PM net peak hour trips.

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the proposed potential use."*

The Traffic Study (see Exhibit 4) was prepared by Anna Lai of Simmons and White. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at: <http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

During the initial meeting with the residents of Square Lake, residents identified the need to address the median openings on Northlake Boulevard as part of the amendment and concurrent zoning application review. This issue will be addressed at the Zoning level. At this time, Engineering staff have indicated that a condition on the project is being added as part of the Zoning application to require the existing median on Northlake Blvd, to be modified to prohibit lefts out from Bates Road. The left turns coming from the north on E. Highland Pines Boulevard will continue to be allowed.

F. **Florida Statutes (FS) Consistency**

Consistency with Urban Sprawl Rule: Section 163.3177(6)(a)9.a., F.S., establishes a series of primary indicators to assess whether a plan amendment does not discourage the proliferation of urban sprawl. The statute states that the evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality.

The proposed amendment is not considered sprawl as it is within the Urban/Suburban Tier and within the Urban Service Area Boundary. This Tier is also the target of the County's redevelopment and revitalization strategies with the purpose of redirecting growth to older unincorporated areas, promoting mixed used development concepts, and transit oriented developments, where feasible, all with the explicit purpose of reducing sprawl.

II. **Public and Municipal Review**

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive*

Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on January 25, 2017. In addition, on January 25, 2017 a letter was sent to the City of Palm Beach Gardens regarding the amendment. To date, no comments have been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on January 24, 2017. In addition, on January 24, 2017 a representative of the Square Lakes Community was notified by mail. To date, one letter and a few emails from the Square Lakes Community has been received and were added to Exhibit 8. Any additional letters received will added to Exhibit 8 during the course of the amendment process.
- C. Informational Meeting:** The Planning Division hosted a meeting with area residents and interested parties to relay information regarding the amendment and development approval process on February 1, 2017. Six members of the public, the property owners of the subject site and the agent for the applicant were in attendance. Comments provided at the meeting included concerns regarding increased traffic, lighting, the proposed uses of the leasable space and vehicles using Bates Road to access Military Trail.

III. Conclusions and Recommendation

The amendment is proposed to change the future land use designation of the subject site from Low Residential, 1 unit per acre, (LR-1) to Commercial Low Office (CL-O) on a 2.27 acre site located Northlake Boulevard at the northern edge of the Square Lake neighborhood. The Square Lake neighborhood consists of primarily large lot residences, with commercial retail uses fronting its eastern edge along Military Trail, and intensity non-residential uses fronting Northlake Boulevard, including a day care and church in the vicinity of the subject site. The applicant has met with the residents from Square Lake throughout the amendment process and concurrent rezoning process to discuss the specific design and site plan for the proposed use.

The applicant has requested the future land use change and zoning application in order to establish office uses for the corporate/administrative office the Place of Hope, a non-profit state-licensed children's organization providing family-style foster care, maternity care, transitional housing, foster care recruitment and other support for children and families needing assistance. The proposed site will include additional office space available for lease.

The proposed CL-O future land use designation would serve as a transitional use between the medium and high density and intensity future land uses to the north and the low residential uses to the south. The proposed amendment is compatible with the other non-residential uses fronting Northlake along this segment, and the adjacent large lot residential uses. The proposed amendment meets all of the policy requirements of the Comprehensive Plan, including the location requirements for the CL-O future land use designation.

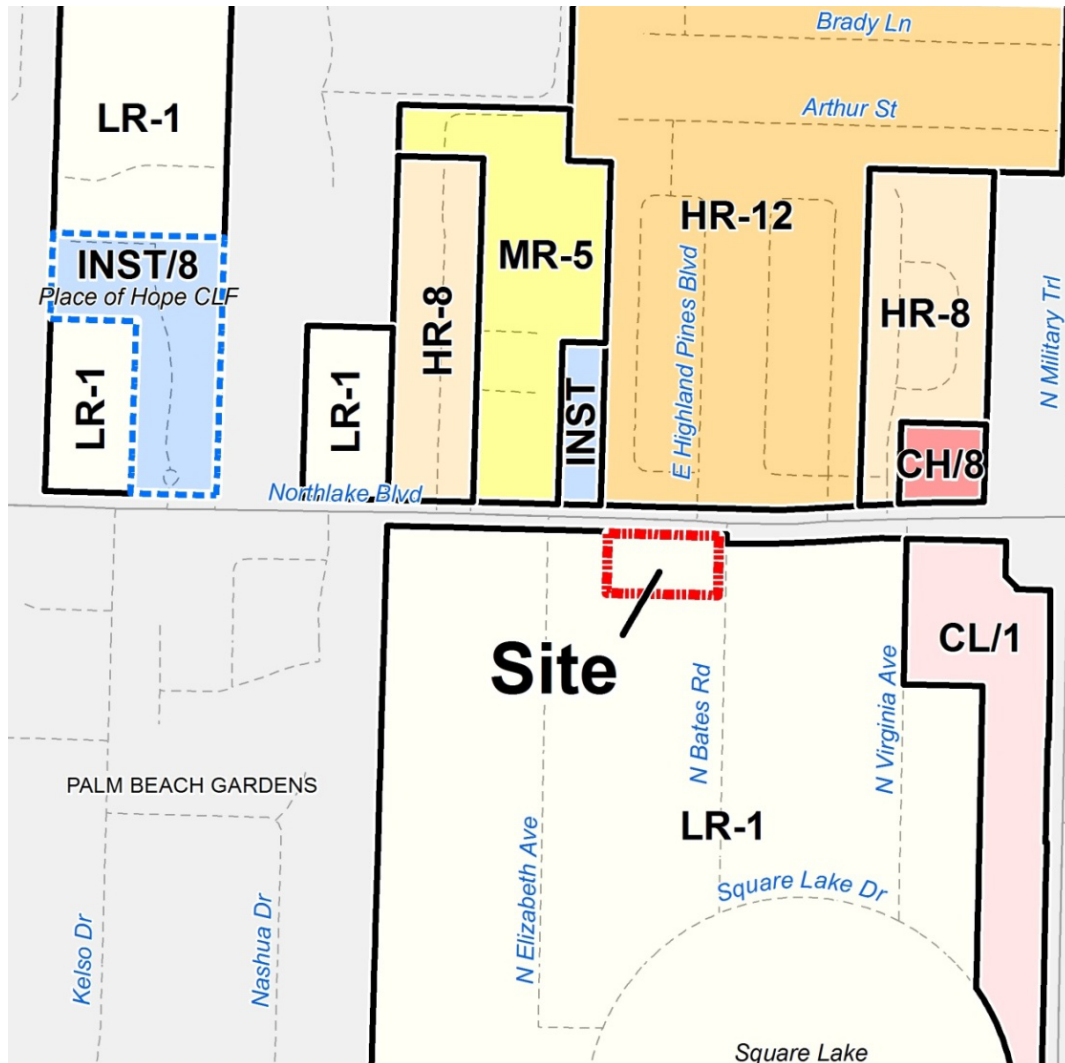
Therefore, staff is recommending **approval** of the amendment.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes	E-3
3. Applicant's Public Facility Impacts Table	E-9
4. Applicant's Traffic Study (<i>available to the LPA/BCC upon request</i>)	E-11
5. Palm Beach County Traffic Division Letter	E-12
6. Water & Wastewater Provider LOS Letter	E-13
7. Applicant's Disclosure of Ownership Interests	E-14
8. Correspondence	E-18

Exhibit 1

Amendment No:	Place of Hope (SCA 2017-004)
FLUA Page No:	37
Amendment:	From Low Residential, 1 unit per acre (LR-1) to Commercial Low - Office (CL-O)
Location:	Southwest corner of Northlake Boulevard and Bates Road
Size:	2.27 acres approximately
Property No:	00-42-42-24-01-000-0691 & 00-42-42-24-01-000-0692

Conditions: None



Legal Description

PARCEL 1:

THE EAST 230 FEET OF THE WEST 430 FEET OF LOT 69, OF SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 141, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 69, GO EASTERLY ALONG THE NORTH LINE OF LOT 69, 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 69, A DISTANCE OF 230 FEET TO A POINT; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF LOT 69, A DISTANCE OF 236 FEET, MORE OR LESS TO THE INTERSECTION OF THE SOUTH LINE OF LOT 69; THENCE WEST ALONG THE SOUTH LINE OF LOT 69, A DISTANCE OF 230 FEET TO A POINT WHICH IS 200 FEET EAST OF THE WEST LINE OF LOT 69, THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 69, A DISTANCE OF 237 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 230 FEET OF LOT 69, LESS THE EAST 30 FEET FOR BATES ROAD RIGHT-OF-WAY, AND LESS LAND CONVEYED FOR ROAD PURPOSES IN DEED BOOK 973, PAGE 694, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 141.

CONTAINING 99,090 SQUARE FEET/2.2748 ACRES, MORE OR LESS

Exhibit 2

Applicant's Justification and Consistency with Comprehensive Plan

INTRODUCTION

On behalf of the applicant (Place of Hope, Inc.) we are requesting a Small Scale Comprehensive Plan Amendment for the 2.27 acre property generally located on the southwest corner of Northlake Blvd. and Bates Road within unincorporated Palm Beach County, known as the Place of Hope Lane Outreach Center. The subject site is identified in the Palm Beach County Property Appraiser's records under the following property control numbers:

Subject Property PCNs are 00-42-42-24-01-000-0691; 00-42-42-24-01-000-0692

The 2.27 acre property is currently two parcels designated as Residential Low, one unit per acre (LR-1) and comprised of two single family homes, one home per parcel. The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from LR-1 to Commercial Low Office (CL-O).

VOLUNTARY COMMITMENTS

CL-O land use classification limits the FAR to a maximum of 0.35 or 34,608 SF with the maximum trip generator of Medical Office. The applicant is proposing a mix of professional office and medical office within two buildings totaling 18,000 SF, or 52% of the proposed maximum allocation. The applicant is willing to commit to limiting development to one-story and not exceeding 20,000 SF. In addition, the applicant has committed to provide a wall along the south property line of the subject site for security and privacy.

The subject site will serve as its "corporate office/administrative offices" for Place of Hope, Inc. These administrative offices will support the multiple foster care campuses, including its main campus on Northlake Boulevard. The medical office component is intended for complementary counseling services, as well as leasable professional/medical office space, including neighborhood uses such as a pediatrician, optometrist, lawyer's office, printing/copying services and catering services. Any profit derived from leasing to these other users will be used to fund Place of Hope's various child welfare services.

ABOUT THE APPLICANT

The Place of Hope, Inc. is a faith based state licensed child welfare organization that provides family style foster care (emergency and long term), family outreach and intervention, transitional housing and support services, adoption and foster care recruitment and support, hope, and healing opportunities for children and families who have been traumatized by abuse and neglect throughout our region. The "Place of Hope", is a nonprofit 501 (c)(3) organization and was established in 1999.

The subject site will serve as its "corporate office/administrative offices" for Place of Hope, Inc. These administrative offices will support the multiple foster care campuses, including its main campus on Northlake Boulevard. The medical office component is intended for complementary

counseling services, as well as leasable professional/medical office space, including neighborhood uses such as a pediatrician, optometrist, lawyer's office, printing/copying services and catering services. Any profit derived from leasing to these other users will be used to fund Place of Hope's various child welfare services.

REQUEST

The applicant is proposing a small scale FLU Amendment from LR-1 to CL-O. According to the Comprehensive plan the Commercial Low Office designation is described as:

Commercial Office Uses - Commercial Low -The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.

According to Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, the only compatible zoning districts for the CL-O FLU is CLO and Infill Redevelopment Overlay (IR). The applicant is proposing a concurrent rezoning to CLO.

CONCURRENT ZONING REQUEST

The zoning district of (CLO) will further restrict a one-story use to 25 percent lot coverage or a maximum of 24,503 SF. The proposed development shall also need to meet all property development regulations, as detailed in the table below.

Property Development Regulations (PDRs)

Zoning District	Min Lot Dimension			Max FAR	Max Building Coverage	Min Setbacks			
	Size	Width Frontage	Depth			Front	Side	Side Street	Rear
CLO	1 AC	100'	200'	.35 *	25 %	30'	15'	15' **	20'

(*) The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted.

(**) Setback equal to width of R-O-W buffer pursuant to Art. 7, Landscaping.

JUSTIFICATION

Palm Beach County requires all land use re-designation requests to provide a written justification for the amendment as required by the Future Land Use Element Policy 2.1-f in attachment G. The adopted FLU designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted and demonstrate the following two factors in order to be considered adequate:

1) The proposed use is suitable and appropriate for the subject site; and

RESPONSE: The proposed change in the Future Land Use designation from LR-1 to CL-O is suitable and appropriate for the subject site. The site has access direct access to Northlake Boulevard which is a 6-lane major thoroughfare. In accordance to Policy 2.2.2-a: of the Future Land Use Element, *Commercial Low-Office land use may be*

allowed in any location along all arterial or collector roads. Northlake Boulevard is considered an Urban Minor Arterial (U-MA) as indicate on Map TE 3.1, Functional Classification of Roads Map.

The site is appropriately sized for small scale neighborhood commercial development. The site has 460' of frontage on Northlake Boulevard and is 230.5' in depth allowing for more than adequate setbacks and required amount of parking.

The site will service neighborhood commercial uses for the surrounding community and reinforce good planning concepts by provided the highest and intense use adjacent to the corridor and a transition/buffer between a major road and residential uses.

In addition, the proposed FLUA is an infill site and shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

2) There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**

RESPONSE: There are several parcels along the perimeter of the Square Lake Subdivision that have been amended to the Residential Transitional (RT) District zoning district, including the parcel directly adjacent to the subject site.

The property to the east is Phase 2 of a Class A Conditional Use private charter school, totaling 144 students. North of the subject site is a six-lane road known as Northlake Blvd. and the residential development to the north is designated as Multifamily Residential with an underlying HR-12, (12 units to the acre).

Surrounding Development

The surrounding development is described as commercial corridor along Military Trail only 0.25 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses containing professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Macedonian Orthodox Church is located 0.12 miles west of the subject site and an institutional use is across Northlake Blvd. to the west.

Several other RT FLU sites are located along the western perimeter to Square Lake including undeveloped and development subdivisions with a higher density than the surrounding homes.

Changes in the access or characteristics of the general area and associated impacts on the subject site;

RESPONSE: The residential land use is no longer appropriate on the subject site. The single family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU will place the non-residential uses on major thoroughfare and act as a buffer to the residential uses.

- **New information or change in circumstances which affect the subject site;**

RESPONSE: The surrounding area is completely built-out. No major modifications or changes will affect the subject site

- **Inappropriateness of the adopted FLU designation; or**

RESPONSE: The residential (LR-1) land use is inappropriate for the subject site. The single family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU will place non-residential uses on major thoroughfare and they will act as a buffer to the residential uses, per good planning practices. The parcels are not incorporated into the adjacent Square Lake Subdivision and is segregated from the residential community.

- **Whether the adopted FLU designation was assigned in error.**

RESPONSE: Not applicable to this request.

Compatibility Statement

Surrounding Development

The surrounding development is described as commercial corridor along Military Trail is only 0.25 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses containing professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Macedonian Orthodox Church is located 0.12 miles west of the subject site and an institutional use is across Northlake Blvd. to the west.

Several other RT FLU sites are located along the western perimeter to Square Lake including undeveloped and development subdivisions with a higher density than the surrounding homes.

Compatibility

The parcels to the south and east are single-family residential. The CL-O FLU designation will act as a transition buffer between the 6-lane road and higher density residential uses.

The applicant is willing to commit to limiting development to one-story and not exceeding 20,000 SF. The applicant and agent have met with the residents of Square Lake and agreed to a significant landscape buffer along the east, south and west property lines. In addition, the applicant has committed to providing a wall along the south property line of the subject site for privacy and to reduce the visual impact of the proposed development.

CL-O is an appropriate FLUA designation of the subject site and would not negatively affect the balance of the urban/suburban tier. Approval of the FLUA would allow for the development of neighborhood commercial uses to service the surrounding communities and therefor enhancing the quality of life for current and future residents of the area.

The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

Adjacent Lands	Uses	FLU	Zoning
North	Multifamily Residential Highland Pines (Duplexes)	HR-12, 12 du/acre maximum 8 du/acre provided	RM
South	Single Family Residential Square Lake Subdivision (Control#1973-00079)	LR-1, 1 du/acre maximum 0.42 du/acre provided	RE
East	CA- Charter School Levy Learning Center (Control# 2005-00193)	LR-1 7,783 SF/ 75 Students (Phase 2) 144 Total Students	RT
West	Single Family Residential Square Lake Subdivision (Control#1973-00079)	LR-1, 1 du/acre maximum 0.42 du/acre provided	RL

Florida Statutes Statement

FLORIDA STATUTES

***Key sections of the Florida Statutes include, but are not limited to the following:
Chapter 163.3177, F.S.***

RESPONSE: Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

Key provisions of Chapter 163.3177, as is relates to the proposed Amendment include the following:

“Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . .”

RESPONSE: The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter

and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter).

Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter).

No negative environmental impacts are identified and potential historical resources impacts are addressed by the Palm Beach County Archeologist. Justification for the proposed amendment is based upon providing neighborhood-serving commercial office services consistent with policies of the Future Land Use Element.

“Chapter 163.3177(4) (a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region . . .”.

RESPONSE: Approval of the proposed Amendment is consistent with the definition of the CL-O FLU category and the associated location criteria as stated in the Palm Beach County Comprehensive Plan.

“Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved”.

RESPONSE: Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein support the proposed amendment.

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan; Florida’s State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant’s agent if additional information is required.

Exhibit 3
Applicant's Public Facility Impacts Table

VIII. Public Facilities Information

A. Traffic Information- See Exhibit 4 and 5			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	20 trips per day	1,125 trips per day	N/A
Trip Increase Max.	1,105 trips per day		
Trip Inc. Conditioned or Concurrent	N/A		
Significantly impacted roadway segments that fail Long Range	None	None	N/A
Significantly impacted roadway segments for Test 2	None	None	N/A
Traffic Consultant	Simmons & White, Inc. - Kyle Duncan		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	Palm Tran Route 20		
Nearest Palm Tran Stop	Corner of Northlake Boulevard and Military Trail approximately 1,300' east of the subject parcel.		
Nearest Tri Rail Connection	Mangonia Park Tri-Rail Station		
C. Portable Water & Wastewater Information- Attachment I			
Please see Exhibit 6 Capacity Availability letter from Seacoast Utility Authority.			
Potable Water & Wastewater Providers	Potable water and wastewater provider will be Seacoast Utility Authority		
Nearest Water & Wastewater Facility, type/size	12" water main adjacent to the parcel on the south side of Northlake Boulevard and 6" force main along the north side of Northlake Boulevard.		

D. Drainage Information- See Application Attachment J

Site is located within the boundaries of the South Florida Water Management District C-17 drainage basin. Legal Positive outfall will be established via connection to Northlake Boulevard drainage system.

E. Fire Rescue- See Application Attachment K

Nearest Station	Station #63 – 5161 Northlake Boulevard Palm Beach Gardens, FL 33410
------------------------	--

Distance to Site	0.75 miles from Station #63
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Response Time	4 min.
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Effect on Resp. Time	minimal
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F. Environmental

Significant habitats or species	Developed site. No wetlands or environmentally sensitive habitats. No significant species are located on the site. Application Attachment L.
--	--

Flood Zone*	Flood Zone x500, provided in Application Attachment M
--------------------	---

Wellfield Zone*	Zone 4, provided in Application Attachment M.
------------------------	---

G. Historic Resources

No known archaeological resources are located on or within 500 feet of the subject property. Application Attachment N.

Exhibit 4 Traffic Study

Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

Exhibit 5

Palm Beach County Traffic Division Letter



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

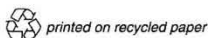
**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



July 21, 2016

Anna Lai, P.E., PTOE
Simmons & White Engineering, Inc.
2581 Metrocentre Blvd West, Suite 3
West Palm Beach, FL 33407



**RE: Round 2017-B
Place of Hope – Lane Outreach Center
Policy 3.5 Review**

Dear Anna:

Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project, dated July 1st, 2016, 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:	On south side of Northlake Blvd, and approximate 1500' west of Military Trail
PCN #:	00-42-42-24-01-000-0691; -0692
Size:	2.27 acres
Existing FLU:	Low residential
Existing Zoning:	RE
Existing Use:	2 single family dwelling units
Existing Max Potential:	2 single family dwelling units at 1 DU per acre
Proposed FLU:	Commercial Low Office/ CL-O
Prop. Zoning:	Commercial Low Office/ CL-O
Restricted Development Potential:	34,608 SF of medical office
Prop. Max Potential:	34,608 SF of medical office at 0.35 FAR
Daily Trips (Max):	1,125
Net Daily Trips (Max):	1,105
Daily Trips (Restricted):	1,125
Net Daily Trips (Restricted):	1,105
PH Trips (Restricted):	75 (59/16) AM; 101 (28/73) PM
Net PH Trips (Restricted):	73 (58/15) AM; 98 (26/72) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the proposed potential use.

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

Sincerely,

Quan Yuan, P.E.
Professional Engineer - Traffic Engineering

QY:saf

cc: Addressee

Omelio Fernandez, P.E. – Director, Roadway Production Division
Lisa Amara – Senior Planner, Planning Division
Quazi Bari, P.E. – Professional Engineer, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS - Traffic Study Review

F:\TRAFFIC\Development Review\Comp Plan\17-B\Place of Hope - Lane Outreach Center.doc

Exhibit 6 Water & Wastewater Provider LOS Letter



Seacoast Utility Authority

Mailing Address:
P.O. Box 109602
Palm Beach Gardens,
FL 33410-9602

September 7, 2016

Erik Cooper, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

Re: Place of Hope -Lane Outreach Center
PCN: 00-42-42-24-01-000-0091, 0692

Dear Mr. Cooper:

This letter is in response to your request for capacity availability. The below calculations are based on the proposed 18,000 sf lane outreach center indicated in your property questionnaire and are subject to change should plans indicate otherwise.

The referenced project lies within the water and sewer service area of Seacoast Utility Authority.

This will confirm the current status of water and wastewater capacity and commitments for Seacoast Utility Authority (Million Gallons Per Day):

	<u>Capacity</u>	<u>Committed & In Use</u>	<u>This Project</u>	<u>Balance</u>
Water	21.09	18.72	0.0022	2.36
Sewer	12.00	7.98	0.0018	4.01

Please note that this statement reflects conditions as of this date; no guarantee of capacity availability in the future is expressed or implied, and **no capacity has been reserved for the referenced project.**

SEACOAST UTILITY AUTHORITY


Jennifer Millette
Engineering Clerk

cc: J. Lance
J. Callaghan

Page 1 of 1

Exhibit 7

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Charles Bender, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

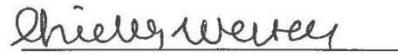
1. Affiant is the ☐ individual or ☒ Executive Director _____ [position—e.g.,
president, partner, trustee] of Place of Hope, Inc. _____ [name and type of entity -
e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant").
Applicant seeks Comprehensive Plan amendment or Development Order approval
for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 9078 Isaiah Lane
Palm Beach Gardens, FL 33418
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Applicant.
Disclosure does not apply to an individual's or entity's interest in any entity
registered with the Federal Securities Exchange Commission or registered pursuant
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of Applicant's
application for Comprehensive Plan amendment or Development Order approval.
Affiant further acknowledges that he or she is authorized to execute this Disclosure
of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Applicant that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment
or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and
to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

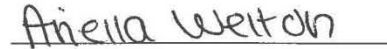


Charles Bender, III, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 3 day of Aug,
2016, by Charles L. Bender III, [X] who is personally
known to me or [] who has produced _____
as identification and who did take an oath.



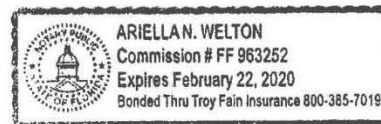
Notary Public



(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 02/22/2020

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION
FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
John P. Cinicolo, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☒ individual or ☐ _____ *[position - e.g.,
president, partner, trustee] of _____ [name and type of
entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership
interest in real property legally described on the attached Exhibit "A" (the "Property").
The Property is the subject of an application for Comprehensive Plan amendment or
Development Order approval with Palm Beach County.*
2. Affiant's address is: 15863 75th Ave
Palm Beach Gardens, FL 33418

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity
registered with the Federal Securities Exchange Commission or registered pursuant
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities
holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment
or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

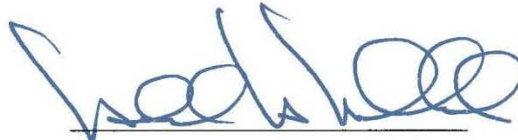
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



John P. Cinicolo, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 3 day of August, 2016, by JOHN P CINICOLA, [☒] who is personally known to me or [☐] who has produced _____ as identification and who did take an oath.



Notary Public

HAROLD H HOLLANDER

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 03.11.2019

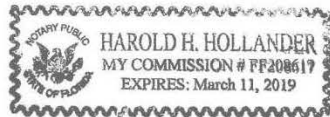


Exhibit 8 Correspondence

From: Catsmeowsue@aol.com [<mailto:Catsmeowsue@aol.com>]
Sent: Wednesday, February 01, 2017 7:17 PM
To: Stephanie Gregory
Cc: Patricia Weaver
Subject: Place of Hope

Stephanie,

This is a copy of the items that were to be discussed at the 2/1 meeting with Don Hearing and the applicant. The meeting as discussed was canceled at the last minute due to outside representatives being invited. As per our meeting with you and Staff on 2/1 I am sending a copy to you. This is the same information that was given to Josue Leger at the meeting. Please let me know who else in Planning should receive this and I will gladly forward it to them. I think you said you would forward it to Lisa Amara.

Thanks

Sue Anderson

The first meeting the Square Lake Team had with Don Hearing and Place of Hope representatives was on June 22, 2016. At that meeting we were told Place of Hope was planning to build 2 one story buildings, one 12,000 sq. ft. and one 6,000 sq. ft. 25 ft high. We were told that they planned to lease out 1/2 of the west building. That retail would be prohibited and that it would be leased for professional offices and possible medical. That there would be one monument sign on Northlake approximately 8 ft. Primary access was to be on Northlake Blvd. A wall was required between residential and commercial by code. We were told the wall would be like those on Square Lake Drive by Square Lake Plaza North and South. At this meeting there were no architectural drawings or renderings presented. We were told 2 Traffic studies would take place.

Several things have changed since this project was first presented to the Square Lake Team and also the meeting that was held with Square Lake residents in attendance.

Concerns of the Team and the Residents are as follows:

1. The architecture of building as proposed is just too stark and modern for the surrounding area. The Justification statement from Place of Hope to the County states that "the intention of the applicant is to provide CLO zoning and appropriate uses to act as a transition to the residential and buffer Northlake"

The Team and residents feel that the height of the building should be held to the original 25 ft to the highest point from the ground elevation that was initially presented. Make the entire roof line a hip style roof within the 25 ft height restriction. Incorporate stone, brick or possible wood siding on the facade to soften the look of the building. This was done on the original rendering shown at the meeting with the residents on August 10, 2016, but excluded in future renderings after horizontal "entry covers" were changed to Bahama shutters. Size of the building is a concern. A change in color of the exterior of the building may help to "soften" the stark appearance of the structure.

2. Hours of Operation At the meeting with POH and the Residents of Square Lake on August 10, 2016 the hours of operation were proposed as 8-9 a.m. to 5:00 p.m. The hours of operation requested by POH to the County are 6:00 a.m. to 11:00 p.m. The hours of Operation agreed upon by the residents of Square Lake for the commercial buildings Square Lake Plaza North and Square Lake Plaza South are as follows: "open to the public, including deliveries and loading activities shall be limited to 8:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturdays and no Sunday operations The residents of Square Lake seem to have no issues with the hours at the existing commercial already around us. Hours such as these would be acceptable to the community.

3. Uses of the Building The original meeting held with County Staff proposed a request to build administrative offices geared toward donors. At the initial meeting held with Square Lake Team on June 22, 2016 POH indicated that they planned to lease out 1/2 of the west building for professional offices and/or medical offices. In the Justification Statement submitted to the County by POH, the applicant states that they propose to lease out space in both Building A and Building B. Both the Square Lake Team and Residents would like a commitment from the applicant as to how much space will actually be leased and conditions of approval on what types of business will be allowed. Although POH says it is their intention to grow into the entire space this is not how this was presented to the Square Lake Team or the residents in our meetings with them.

4. Signage Remove the sign on the east (North Bates side) of Building B. Limit the back lighting of all signs to lighting with a shaded spotlight type of lighting. Restrict hours of illumination. Direction of lighting as it relates to adjacent residential properties is a concern.

5. Traffic The square footage is over the amount allowed under CLO unless a Class A Conditional Use is granted. The increased square footage indicates a level of activity that will add to the already difficult traffic around our Community. The intersection of Northlake Blvd. and North Bates already has issues with traffic from U turns on Northlake, traffic from Highland Pines to the North, and school bus stops at North Bates Rd. Traffic studies were to be done. With the increase in leased space should another traffic study be requested.

Removing the ability to make a U turn on Northlake at North Bates and/or closing off the east bound exit from Highland Pines would help to eliminate the traffic issues that will only increase when this project is completed.

In conclusion, the residents of Square Lake and the Square Lake Team realize that the properties in question will most likely "go commercial" at some point. However, there will be very little commercial to the west of Square Lake on Northlake up to the Turnpike as most all of that area is residential within gated communities. What the community would like to see is a building that is less "stark commercial" and more "residential estate" which could be easily accomplished with a change in color and simple changes to the facade all mentioned above.

-----Original Message-----

From: Catsmeowsue@aol.com
Sent: Nov 16, 2016 6:40 AM
To: catsmeowsue@aol.com
Subject: Place of Hope Project

Hi,

The Team and residents of North Bates met with Don Hearing, the agent for Place of Hope on Monday 11/14. Also at the meeting was the architect for the project, representatives from Place of Hope and Trish Weaver from our County Commissioner's office.

This meeting was for the sole purpose of bringing up comments from the residents of Square Lake. These comments had been requested in the last several emails that had gone out to the community regarding this project. **If you did not respond to the email requests we need to hear from you regarding your comments on this project!**

The main concerns of the community seemed to focus on:

The Design of the Building - most of the respondents felt it was too commercial looking for the area and that it was not compatible with the surroundings. A wall on the east side adjacent to N. Bates Road in order to buffer sound and view of the dumpster and parking lot was also high on the majority of responses. Light poles on the outside of the south wall of the property were a concern as well.

The Hours of Operation - 6:00 am to 11:00 was an issue with quite a few respondents.

Usage of the Building - Comments received questioned the usage of the building since originally the community had been told that the building would be used as administrative offices for Place of Hope.

Here is what was accomplished at the meeting:

The Design of the Building - Don Hearing has agreed to a wall along N. Bates up to the North end of the building and then possibly a fence barrier. The wall would be the same as the ones along Square Lake Drive that are behind Square Lake Plaza North and South. 75% of the landscaping would be on the outside of the wall and fence. The south side of the project already had a wall proposed and it too would have 75% of the landscaping on the outside of the wall (meaning the side we would all see). The west side would be landscaping only. Light poles on the outside of the wall would be put on the inside of the wall. Lighting can not spill over on any other property. They use what is known as "sharp cut off" lights which only throw light down, not out. They would consider having a cut off time for lighting in the parking lot as a condition of approval.

Don Hearing agreed that they may be able to "soften" the look of the building. He and the architect will see about possibly adding some different elements to make the building a bit more compatible with our community.

Hours of Operation - Hours of operation will be looked at and be a condition of approval.

Usage of the Building - The building is designed to be leased out with Place of Hope having administrative offices in one portion. There will be no retail allowed or restaurants but they are requesting zoning for medical usage. When Square Lake Plaza North and South were being built years ago, the community had requested that several usages be denied and was successful in getting this as a condition of approval. If any one has any comments on the usage of the new project we need to hear from you.

Finally, this is going to DRO on November 28th for December certification. If it is certified at that time then it would go to the Planning and Zoning Board in February and the go before the Board of County Commissioners also in February. There would be public hearings at both hearings.

If you have comments or concerns regarding this project, now is the time to make them known. We can meet with Place of Hope and Don Hearing again as a community before this goes to the Planning and Zoning Board. Please go over the site plan and rendering of the building that has been sent in the past emails. Let us know what you think about this project. We need input from the entire community as this project will forever change Square Lake. Let's make it as compatible with our neighbor as possible!

Subj: Re: Place of Hope Project
Date: 11/16/2016 4:06:33 P.M. Eastern Standard Time
From: jpruszynski@aol.com
To: Catsmeowsue@aol.com

The only additional things that we thought that should be addressed is the entrance and exit issues, the Bates/N. Lake Blvd intersection and the hours of operation. Civilization is closing in on us!!

Arlene and Joe

Subj: **RE: Place of Hope Project**
Date: 11/16/2016 7:38:46 A.M. Eastern Standard Time
From: kt4825@gmail.com
To: Catsmeowsue@aol.com

Thanks for the update. I had not responded before because I thought this was just to be an office building and live a few blocks away. Now I am very concerned with any medical usage and the proposed hours of operation. I really do not want any of their "clients" on site. I recently worked in a building that also housed a treatment center and we had multiple problems with their clients – who were only there during office hours. Police visits, overdoses and medical emergencies. Their clients had no respect for the building so they smoked inside, left trash everywhere, and even urinated in the parking lot. I really think that any medical usage for the City of Hope building would cause multiple problems and decrease our property values. Please do all you can to restrict this to an administrative office building that will close by 6:00 pm.

I do like the recommendations for the wall and buffer landscaping. Anything to make it look less commercial is great.

Thanks again and please keep us posted.
Katie Beer

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Subj: **RE: Place of Hope Project**
Date: 11/16/2016 7:43:05 A.M. Eastern Standard Time
From: dustyrose404@aol.com
To: Catsmeowsue@aol.com

I'd like to know what kind of medical usage? What kind of people are going to be brought into our neighborhood? Thank you for all that you do.

Sent via the Samsung GALAXY S5 5, an AT&T 4G LTE smartphone

Subj: **RE: Place of Hope Project**
Date: 11/16/2016 7:02:43 A.M. Eastern Standard Time
From: jenhockey@aol.com
To: Catsmeowsue@aol.com
Hi Sue,

The first email got by me somehow. I too don't like the hours of operation. Why the need to be there until 11:00 at night? If the building is for office use only, I would like to see the hours of operation be more in line with actual business hours, maybe 8:00-6:00.

I'm concerned about what they mean by medical usage. Can we know more about that?

Those are my issues. I like the ideas for the walls and landscaping.

Thank you very much,
Jenna Payne
North Elizabeth Ave.

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Subj: **Re: Place of Hope Project**
Date: 11/16/2016 6:18:10 P.M. Eastern Standard Time
From: richmarble@comcast.net
To: Catsmeowsue@aol.com
Hi Sue,

Thank you again for all your great efforts for our neighborhood. Richie and I had a chance to talk about this, and we have concerns about the commercial design and the extended hours. This design does not blend architecturally well with the rural residential environment of our long established neighborhood, as we believe it must. The hours present concerns for the preservation and respect for the quiet, and increasingly fragile, lifestyle our neighborhood has always afforded.

Thank you again for gathering input.

Sincerely,

Lauren & Richard Corwin
4932 South Kay Street

Sent from my iPad

Subj: **Re: Place of Hope Project**
Date: 11/16/2016 8:25:39 A.M. Eastern Standard Time
From: s.rodman.shepard@gmail.com
To: Catsmeowsue@aol.com
Hi, Sue.

Thank you for all the information you have provided to Square Lake residents regarding the Place of Hope project. I know it is a big task and while I am sure it is mostly a thankless one, be aware that most residents in Square Lake (although often silent), appreciate the work you and the team have taken on.

Alex and I have reviewed the previous emails and plans. Additionally, I have looked at the Place of Hope news articles and website. I am still a bit unclear on the use of the facility planned. As you stated, the plans include office space and over 100 parking spaces. From what I can tell, Place of Hope advocates for children and families in need or crisis.

- Administrative offices are planned but what else will that large facility be used for?
- Will there be buses arriving regularly? For example, if the center offers tutoring programs, will there be buses of children arriving after school hours?
- Why is the center open until 11 p.m.? Are there classes planned for the evening or is that to allow the landlord to rent to other organizations or businesses?
- What happens on North Bates in terms of traffic flow? Getting onto Northlake from Square Lake is tough at certain hours (Sunday, in particular) due to the church traffic to our west. Is this being considered regarding the hours of operation at this center?

As you mentioned, this project affects us all in Square Lake, regardless of our location in the neighborhood. We all want it to be an asset, not a drawback, to our area.

Please continue to keep us informed.
Thanks very much, Susan and Alex Shepard

Subj: **Re: Place of Hope Project**
Date: 11/20/2016 4:25:24 P.M. Eastern Standard Time
From: jillq325@aol.com
To: Catsmeowsue@aol.com

Hi Sue,

After reading your update below, we are in agreement with the conditions set forth. We do not like the medical zoning and the hours of operation. We would never vote yes for this. We do not want anyone from that building to have access to Square Lake for a big cut through. That is already a problem for our community. We also think the proposed building design is entirely tall! It looks massive. We would also like to see more traffic studies and the impact to our neighborhood. Thank you Sue for dispersing all of this information to our community.
Jill and Angelo Gavagni

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Subj: **Re: Place of Hope Project**
Date: 11/17/2016 5:30:31 P.M. Eastern Standard Time
From: Steve@GliddenSpina.com
To: Catsmeowsue@aol.com

It is very commercial looking and very tall for a one story building. Since it is not retail it does not need to be so tall. I heard that the client wants to have the ability to possibly add a mezzanine level in the future to pick up additional square footage which could account for the extra height shown.

I think we should ask for a lower building with a design more compatible with the residential neighborhood!
Thank you Sue for keeping us abreast of this

Sent from my iPhone