



## 2016 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Palm Beach County Planning Division

2300 North Jog Road, WPB, FL 33411, (561) 233-5300

#### I. Amendment Data

Round	18-A	Intake Date	June 8, 2017
Application Name	Atlantis Reserve	Concurrent?	Yes
Acres	22.59 acres	Text Amend?	No
Location	West side of Military Trail, approximately 0.60 miles north of Lantana Road.		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Agricultural; Residential; Vacant	Multi-Family Residential and Type 3 CLF	
Zoning	AR (Agricultural Residential)	PUD (Planned Unit Development)	
FLU	MR-5 (Medium Residential – 5 du/ac) LR-3 (Low Residential – 3 du/ac)	HR-8 (High Residential – 8 du/ac) - 17.12 acres HR-12(High Residential – 12 du/ac) - 5.47 acres	
Underlying FLU	N/A	N/A	
Conditions	N/A	<i>“The density associated with the High Residential, 12 unit per acre (HR-12), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 3 units per acre (LR-3) and Medium Residential, 5 units per acre (MR-5) on the site”.</i>	

#### II. Site Data

Built Features	The subject site consists of an Agricultural Nursery, Residential, and Vacant land. Adjacent areas consist of a Place of Worship; School (City of Greenacres); Wholesale Nursery; Communication Tower; Single-Family Residential; Military ROW; City of Atlantis; Single-Family Residential, known as Winchester Woods. Please refer to <b>Attachment F</b> for the Built Features Inventory & Map.
PCN	00-42-44-36-08-009-0030 00-42-44-36-08-010-0000 00-42-44-36-08-016-0060

	00-42-44-36-08-016-0090 00-42-44-36-08-016-0110 Please refer to <b>Attachment A</b> for the Legal Description. Please refer to <b>Attachment P</b> for the Survey.
<b>Street Address</b>	(-0030) 5253 S. Military Trail (-0000) 5495 S. Military Trail (-0060) Dow Lane (-0110) 4551 Dow Lane (-0090) 4556 Dow Lane
<b>Frontage</b>	Approximately 1,030 feet of frontage along Military Trail and 312 feet along Dow Lane, and 937 feet of depth.
<b>Legal Access</b>	Current legal access is from Dow Lane and Military Trail. Proposed legal access is from Dow Lane and Military Trail.
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-44-36-08-010-0000 <ul style="list-style-type: none"> <li>The property was purchased on March 22, 2017 for \$3,500,000 from Rorabeck's Plants &amp; Produce, Inc.</li> </ul> 00-42-44-36-08-009-0030 <ul style="list-style-type: none"> <li>The property was purchased on August 29, 2014 for \$850,000 from the Lending House Inc.</li> </ul> 00-42-44-36-08-016-0060 <ul style="list-style-type: none"> <li>The property was purchased on March 22, 2017 for \$3,500,000 from Rorabeck's Plants &amp; Produce, Inc.</li> </ul> 00-42-44-36-08-016-0110 <ul style="list-style-type: none"> <li>The property was purchased on February 26, 2003 for \$120,000 from Donald P. Covino.</li> </ul> 00-42-44-36-08-016-0090 <ul style="list-style-type: none"> <li>The property was purchased on October 31, 2012 for \$20,000 from Doris May McNabb.</li> </ul>
<b>Size purchased</b>	+/- 22.59 acres purchased. Deeds provided in <b>Attachment A</b> .

### III. Development History

<b>Previous FLUA Amendments</b>	None
<b>Zoning Approvals, Control Number</b>	00-42-44-36-08-010-0000 <ul style="list-style-type: none"> <li>Control #: 1997-00008</li> <li>ZR-1998-01 (Approved, Conditional Use B, Wholesale Nursery)</li> <li>ZR-1999-06 (Approved with Conditions, DOA/modify/EDL Condition of ZR-1998-01)</li> </ul> 00-42-44-36-08-009-0030 <ul style="list-style-type: none"> <li>Control #: 1995-00109 and 2000-00045</li> </ul> 00-42-44-36-08-016-0060 <ul style="list-style-type: none"> <li>Control #: 1997-00008</li> </ul> 00-42-44-36-08-016-0110 <ul style="list-style-type: none"> <li>Control #: 1997-00066 and 2014-00101</li> </ul> 00-42-44-36-08-016-0090 <ul style="list-style-type: none"> <li>N/A</li> </ul>

Concurrency	N/A
Plat, Subdivision	N/A

#### IV. Development Potential Data and Analysis

	Current	Proposed
Max Trip Generator	Single Family Detached (ITE 210)	Single Family Detached (ITE 210)
Maximum DU <sup>1</sup>	5 du/acre x 20.18 ac) du/acre x (3 du/acre x 2.42 ac) = 108 DU	8 du/acre du/acre x 17.12 ac. = 136 DU <u>12 du/acre du/acre x 5.47 ac. = 65 DU</u> Total = 201 DU
Population Estimate	108 max du x 2.39 = 258	201 max du x 2.39 = 480
Maximum Beds	108 max du x 2.39 = 258	201 max du x 2.39 = 480
Maximum SF <sup>2, 4</sup>	_N/A_ FAR x _____ ac. = _____	_N/A_ FAR x _____ ac. = _____
Max Trip Generation	1,080	2,030
Conditioned DU <sup>3,4</sup>	N/A	_____ du/acre x _____ ac. = _____
Conditioned Beds <sup>3,4</sup>	N/A	_____ max du x 2.39 = _____
Conditioned SF <sup>3,4</sup>	N/A	_____ FAR x _____ ac. = _____
Conditioned Trip G. <sup>3,4</sup>	N/A	N/A
Trip Increase Max.	950	
Trip Inc. Conditioned or Concurrent	N/A	

##### Notes

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

## V. Agent Information

<b>Name</b>	Jeff Brophy / Lindsay Libes
<b>Company Name</b>	WGI
<b>Address</b>	2035 Vista Parkway
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	(561) 537-4542 / (561) 687-1110
<b>Email Address</b>	Jeff.Brophy@WGInc.com / Lindsay.Libes@WGInc.com

## VI. Applicant Information

	<b>Applicant A</b>	<b>Applicant B</b>	<b>Applicant C</b>	<b>Applicant D</b>
<b>Name</b>	Brian Lulfs	Michel Ranger	Claire Ranger	
<b>Company Name</b>	AMKBJ Partners, LTD. LLLP			
<b>Address</b>	7457 Park Lane	4551 Dow Lane	4551 Dow Lane	
<b>City, State, Zip</b>	Lake Worth, FL 33467	Lake Worth, FL 33463	Lake Worth, FL 33463	
<b>Phone / Fax Number</b>	(561) 734-7300 / (561) 424-0190			
<b>Email Address</b>	soilmaker@hotmail.com			
<b>Type (Owner, Contract Purchaser)</b>	Owner (00-42-44-36-08-009-0030); (00-42-44-36-08-010-0000; 00-42-44-36-08-016-0060)	Owner (00-42-44-36-08-016-0110; 00-42-44-36-08-016-0090)	Owner (00-42-44-36-08-016-0110; 00-42-44-36-08-016-0090)	

## VII. Consistency & Compatibility

<b>Justification</b>	Attachment G.
<b>Residential Density Increases</b>	Attachment G.
<b>Comprehensive Plan</b>	Attachment G.
<b>Florida Statutes</b>	Attachment G.
<b>Compatibility</b>	Attachment G.

Adjacent Lands	Uses	FLU	Zoning
North	<u>Place of Worship</u> Control #: 2014-00066 SF: 4,182	LR-3	AR
	<u>School</u> (City of Greenacres) SF: 190,596	Institutional (City)	GU (City)
South	<u>Wholesale Nursery</u> Control #: 1997-00066 SF: 11,220	LR-3	AR
East	<u>Communication Tower</u> Control #: 1983-00172		
	<u>Single-Family Residential</u> Density: 3 du/ac	MR-5	AR
	<u>Military Trail ROW</u>	LR-3	AR
	<u>City of Atlantis (Residential)</u> Density: 3.63 du/ac (R1AA); 4.33 du/ac (R1A)	R1A (City)	R1A, R1AA, RD (City)
West	<u>Single-Family Residential (aka Winchester Woods)</u> Density: 2 du/ac	LR-2	RT

## VIII. Public Facilities Information

### A. Traffic Information

In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the FLUE of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets FLUE 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030 or visit <http://www.pbcgov.com/pzb/planning/FLU.htm>

	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	1,080	2,030	N/A
Trip Increase Max.	950		
Trip Inc. Conditioned or Concurrent	N/A		

<b>Significantly impacted roadway segments that fail Long Range</b>	N/A	None	N/A			
<b>Significantly impacted roadway segments for Test 2</b>	N/A	None	N/A			
<b>Traffic Consultant</b>	Dr. Juan F. Ortega, P.E. - WGI					
<b>B. Mass Transit Information</b>						
<b>Nearest Palm Tran Route (s)</b>	Route Name: PBG – BCR via MILITARY Route Number: 3					
<b>Nearest Palm Tran Stop</b>	Stop Number: 1071 Stop Name: MILITARY TRL @ DOW LN Stop Distance: Adjacent to Subject Site frontage along Military Trail					
<b>Nearest Tri Rail Connection</b>	Boynton Beach Station via route 3 and 71					
<b>C. Portable Water &amp; Wastewater Information</b>						
The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as <b>Attachment I</b> . This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.						
<b>Potable Water &amp; Wastewater Providers</b>	PBCWUD					
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest water and sewer lines are located in Military Trail adjacent to the property. Substantial off-site sewer pipe improvements on Military Trail may be required in order to connect to PBCWUD wastewater collection system (approximately 2000 feet of 12" diameter force main south of Vespasian Court).					
<b>D. Drainage Information</b>						
The existing parcels serve as agricultural land and a nursery. The existing agricultural lots drain by overland flow to a detention pond located at the southwest corner of the site which discharges from a control structure into LWDD's L-15 Canal to the south. The proposed development will drain by a series of interconnected inlets and culverts to the proposed on-site lake and dry-detention areas. Water quality and quantity criteria will be met in the proposed lake and dry detention area prior to discharging via control structure through a piped connection directly into the LWDD L-15 Canal, the point of legal positive outfall. Historical drainage of the adjacent properties will be unaffected. Drainage Statement as <b>Attachment J</b> .						
<b>E. Fire Rescue</b>						
<b>Nearest Station</b>	The subject site is served currently by PBC Fire-Rescue station #43, which is located at 5970 S. Military Trail.					

<b>Distance to Site</b>	The subject site is approximately 1 mile from the station.
<b>Response Time</b>	The estimated response time to the subject property is 4 minutes 30 seconds.
<b>Effect on Resp. Time</b>	For fiscal year 2016, the average response time (call received to on scene for this stations zone is 6:29). The amendment of this property will have minimal effect on Fire Rescue. <b>Attachment K.</b>

## F. Environmental

<b>Significant habitats or species</b>	No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area. <b>Attachment L.</b>
<b>Flood Zone*</b>	X500
<b>Wellfield Zone*</b>	Not located within a Wellfield Protection Zone. <b>Attachment M.</b>

*\* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.*

## G. Historic Resources

Staff's review has identified no historic or architecturally significant resources on or within 500 feet of the subject site. In addition, staff's review has identified no known archaeological resources located on or within 500 feet of the subject site. Comment Letter as **Attachment N.**

## H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
<b>Regional</b>	John Prince Park	0.00339	+222	0.75
<b>Beach</b>	R.G. Kreusler Park	0.00035	+222	0.08
<b>District</b>	Santaluces Athletic and Aquatic Complex	0.00138	+222	0.31

## I. Libraries - Residential Only

<b>Library Name</b>	Lantana Road Branch			
<b>Address</b>	4020 Lantana Road			
<b>City, State, Zip</b>	Lake Worth, FL 33462			
<b>Distance</b>	Approximately 1.08 miles			
Component	Level of Service	Population Change	Change in Demand	
<b>Collection</b>	2 holdings per person	+222	444 holdings	

<b>Periodicals</b>	5 subscriptions per 1,000 persons	+222	1.11 subscriptions
<b>Info Technology</b>	\$1.00 per person	+222	\$222.00
<b>Professional staff</b>	1 FTE per 7,500 persons	+222	0.03 FTE
<b>All other staff</b>	3.35 FTE per professional librarian	+222	0.1 FTE
<b>Library facilities</b>	0.34 sf per person	+222	75.48 sf

## **J. Public Schools - Residential Only**

Comment Letter as **Attachment O**.

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Diamond View	Tradewinds	Santaluces Community
<b>Address</b>	5300 Haverhill Road	5090 S. Haverhill Road	6880 Lawrence Road
<b>City, State, Zip</b>	Greenacres, FL 33463	Greenacres, FL 33463	Lantana, FL 33462
<b>Distance</b>	Approx. 1.70 miles	Approx. 2.30 miles	Approx. 2.30 miles



## IX. Attachments

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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in Word)
- B. **Agent Consent Form**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- C. **Applicant's Ownership Affidavit**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- D. **Applicant's Notice Affidavit and Property Appraiser Information List**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- E. **Disclosure of Ownership Interests**  
**Applicant** - *www.pbcgov.com/pzb/Zoning/newapps/Form-08.pdf*  
**Owner** - *www.pbcgov.com/pzb/Zoning/newapps/Form-09.pdf*
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes**
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application (if applicable)**

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.com/pzb/planning/FLU.htm>

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## ATLANTIS RESERVE BUILT FEATURES INVENTORY

	EXISTING USE	FLU	ZONING
<b>SUBJECT SITE</b>	<u>Agriculture, Nursery, Residential, Vacant</u> Control #: 1997-00008; 1995-00109; 2000-00045; 1997-00066; 2015-00101 Resolution: ZR-1998-01; ZR-1999-06	MR-5, LR-3	AR
<b>North</b>	<u>Place of Worship</u> Control #: 2014-00066 SF: 4,182	LR-3	AR
	<u>School (City of Greenacres)</u> SF: 190,596	Institutional (City)	GU (City)
<b>South</b>	<u>Wholesale Nursery</u> Control #: 1997-00066 SF: 11,220	LR-3	AR
<b>East</b>	<u>Communication Tower</u> Control #: 1983-00172	MR-5	AR
	<u>Single-Family Residential</u>	LR-3	AR
	<u>Military Trail ROW</u>		
	<u>City of Atlantis (Residential)</u> Density: 3.53 du/ac (R1AA); 4.33 du/ac (R1A)	R1A (City)	R1A, R1AA, RD (City)
<b>West</b>	<u>Single-Family Residential (aka Winchester Woods)</u> Density: 2 du/ac	LR-2	RT

The subject site currently consists of agricultural row crops/plant material and accessory uses; wholesale nursey buildings; and single-family residential units.





ATLANTIS RESERVE

Built Feature Map





**JUSTIFICATION STATEMENT  
LARGE SCALE FUTURE LAND USE ATLAS AMENDMENT  
AMENDMENT ROUND 18-A**

**Atlantis Reserve**

**ATTACHMENT G**

*Prepared by:*

WANTMAN GROUP, INC.

2035 Vista Parkway  
West Palm Beach, FL 33411  
(561) 478-8501 – Fax (561) 478-5012  
[www.wantmangroup.com](http://www.wantmangroup.com)

Initial Submittal: February 3, 2017  
Sufficiency Submittal: March 6, 2017  
Sufficiency Submittal: June 8, 2017



**Palm Beach County - Planning Division**

*2300 North Jog Road, WPB, FL 33411, (561) 233-5300*

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## I. INTRODUCTION

The subject site, known as “Atlantis Reserve” (previously known as “Rorabeck’s Property”), is located on the west side of Military Trail, approximately 0.60 miles north of Lantana Road. The 22.59 acre property is comprised of five parcels identified by a Future Land Use (FLU) designation of MR-5 (Medium Residential – 5 du/ac) and LR-3 (Low Residential – 3 du/ac) and a Zoning designation of AR (Agricultural Residential). The site’s property addresses and Property Control Numbers (PCNs) are as follows:

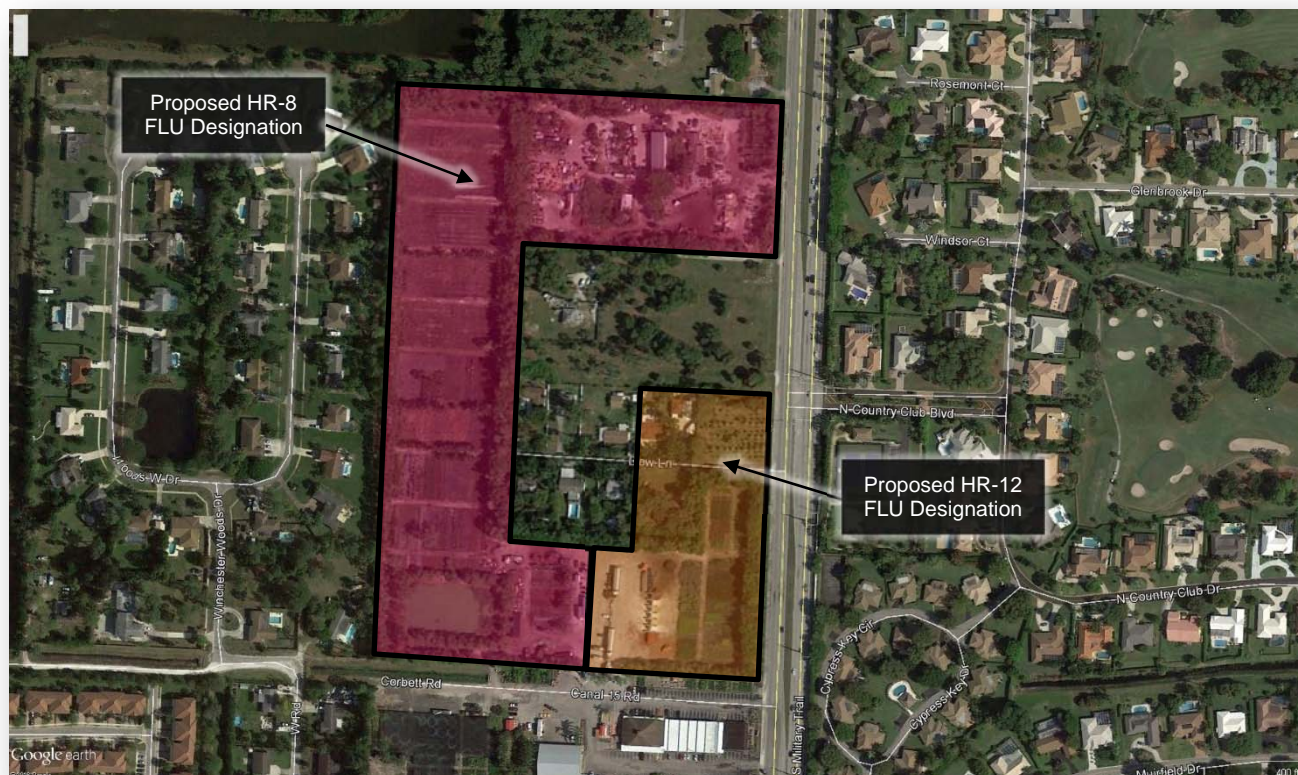
PCN	ADDRESS	EXISTING FLU	EXISTING ZONING
00-42-44-36-08-009-0030	5253 S. Military Trail	MR-5	AR
00-42-44-36-08-010-0000	5495 S. Military Trail	MR-5	AR
00-42-44-36-08-016-0060	Dow Lane	LR-3	AR
00-42-44-36-08-016-0110	4551 Dow Lane	LR-3	AR
00-42-44-36-08-016-0090	4556 Dow Lane	LR-3	AR

## II. PROPOSED FLUA MAP AMENDMENT

On behalf of the Applicant, WGI, is respectfully requesting a Future Land Use Atlas (FLUA) Amendment, in order to modify the FLU designation from MR-5 and LR-3 to HR-8 (High Residential – 8 du/ac) for 17.12 acres and HR-12 (High Residential – 12 du/ac) for 5.47 acres. The properties associated with the requests are as follows:

PCN	ADDRESS	EXISTING FLU	PROPOSED FLU
00-42-44-36-08-009-0030	5253 S. Military Trail	MR-5	HR-8
00-42-44-36-08-010-0000	5495 S. Military Trail	MR-5	HR-8 and HR-12
00-42-44-36-08-016-0060	Dow Lane	LR-3	HR-12
00-42-44-36-08-016-0110	4551 Dow Lane	LR-3	HR-12
00-42-44-36-08-016-0090	4556 Dow Lane	LR-3	HR-12

The aerial below offers a visual representation of the proposed FLU designations, in relation to the site area.





The split FLU designations are necessary in order to accommodate the two different residential uses proposed on the subject site. The HR-8 FLU designation will accommodate multi-family residential, whereas the majority of the HR-12 portion will accommodate a Type 3 CLF (note a small portion will remain vacant). The Applicant is proposing a self-limiting Condition of Approval on the project, in order to restrict the HR-12 FLU density to a Type 3 CLF Use. The proposed condition would read as follows:

*"The density associated with the High Residential, 12 unit per acre (HR-12), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 3 units per acre (LR-3) and Medium Residential, 5 units per acre (MR-5) on the site".*

### **Compatibility and Surrounding Uses**

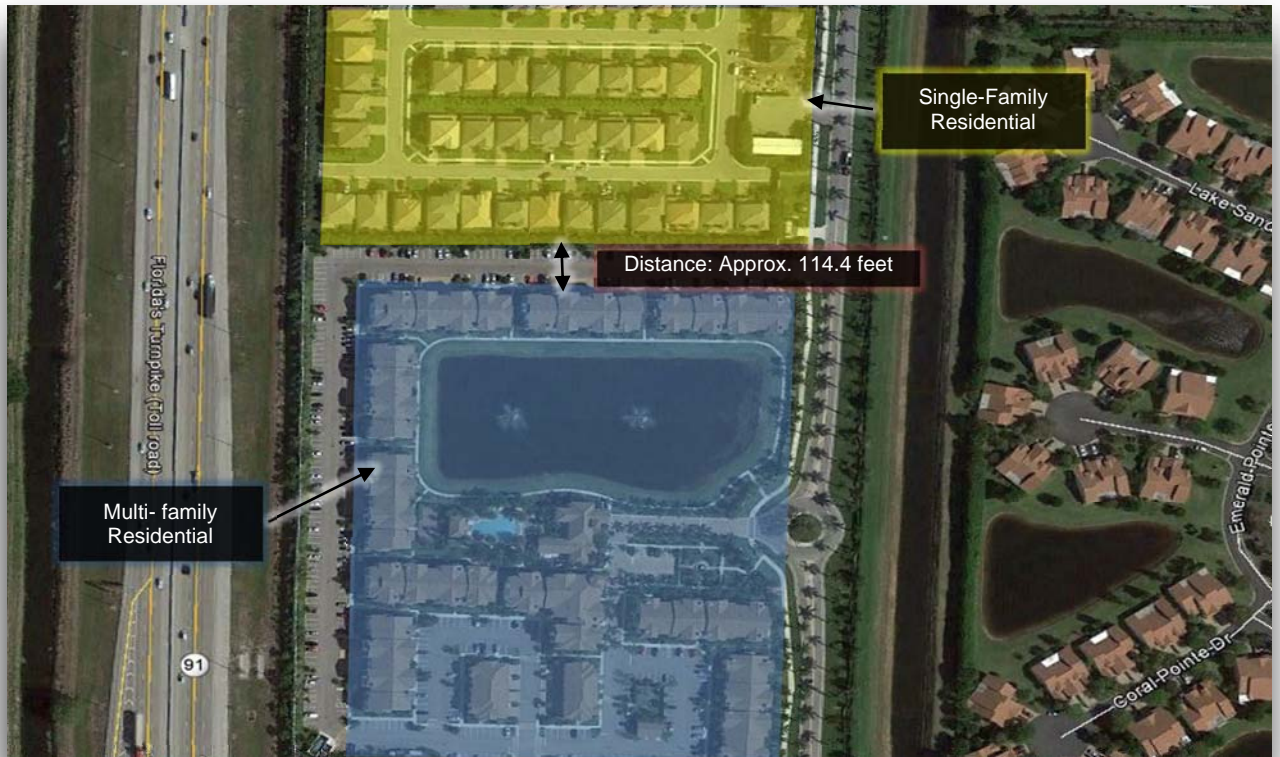
The surrounding uses vary and are found to be compatible with the proposed amendment. The site is near existing residential uses, and is bordered on the eastern property line by S Military Trail. It is not uncommon for residential uses of varying densities to be found adjacent to one another, examples of which can be found throughout Unincorporated PBC as well as within the County's municipalities. The extent to which the densities transition from one to another are often mitigated by the use of property development regulations including setbacks, height limitations and landscape buffer requirements. Examples of several of these uses adjacent to one another found in both the County and Municipalities are as follows:

#### **Municipality: Unincorporated Palm Beach County Hypoluxo Road & Military Trail**





**Municipality: Unincorporated Palm Beach County  
Turnpike & Atlantic Avenue**

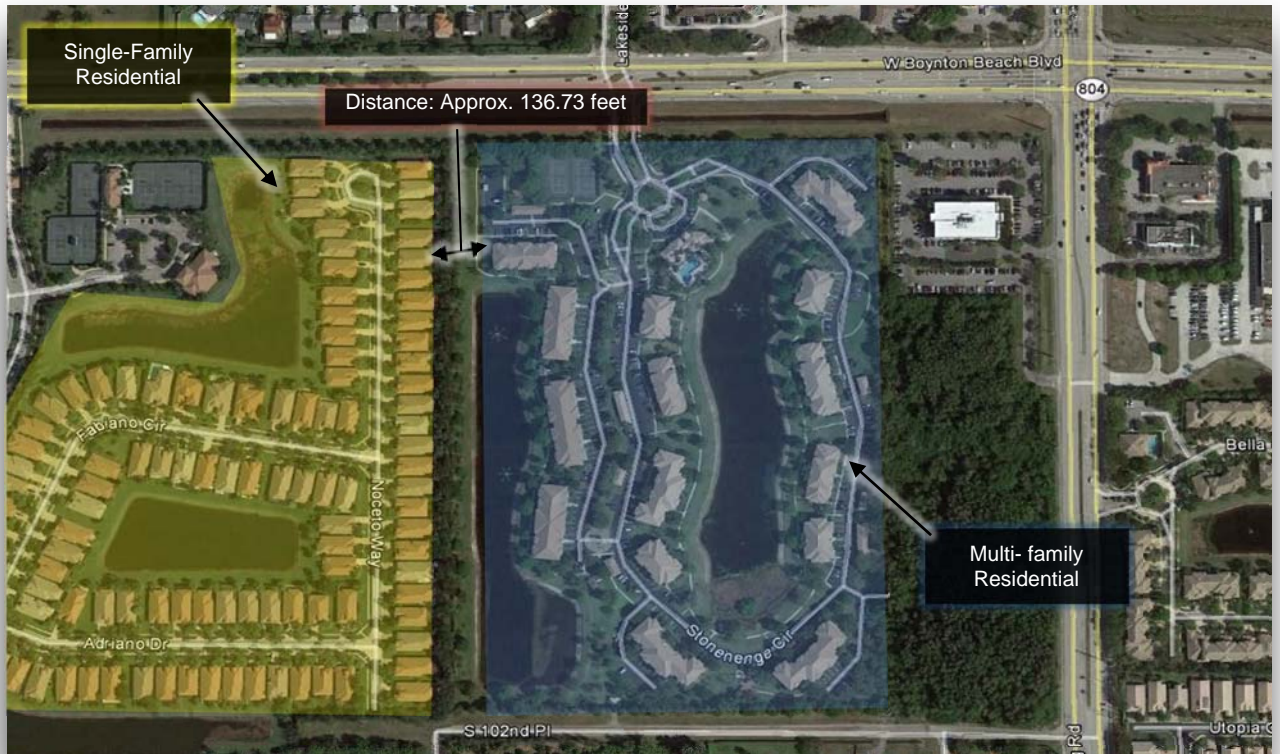


**Municipality: Unincorporated Palm Beach County  
Hypoluxo Road & Military Trail**





**Municipality: Unincorporated Palm Beach County  
Boynton Beach Blvd & Jog Road**

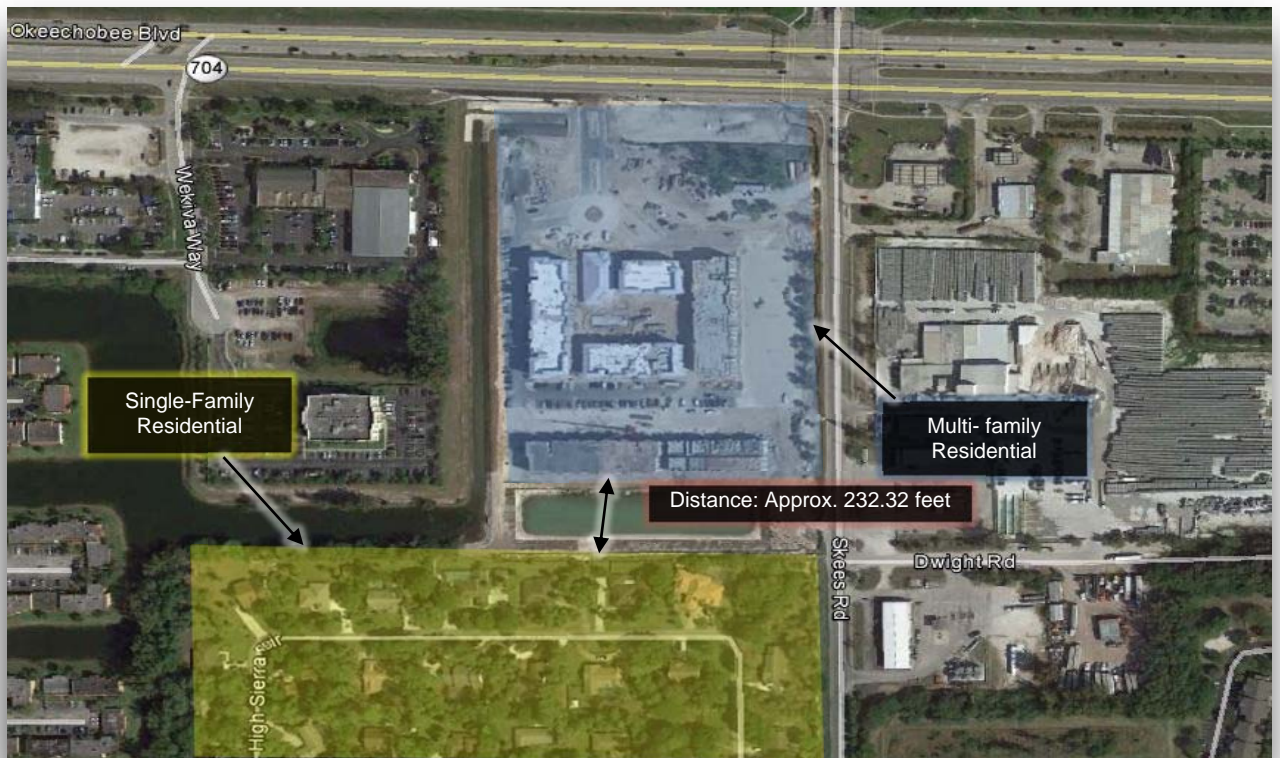


**City of West Palm Beach  
Okeechobee Blvd & Sansbury's Way**





**Municipality: City of West Palm Beach  
Okeechobee Blvd & Skees Road**



**Municipality: Royal Palm Beach  
US 441 & Victoria Grove Bend**

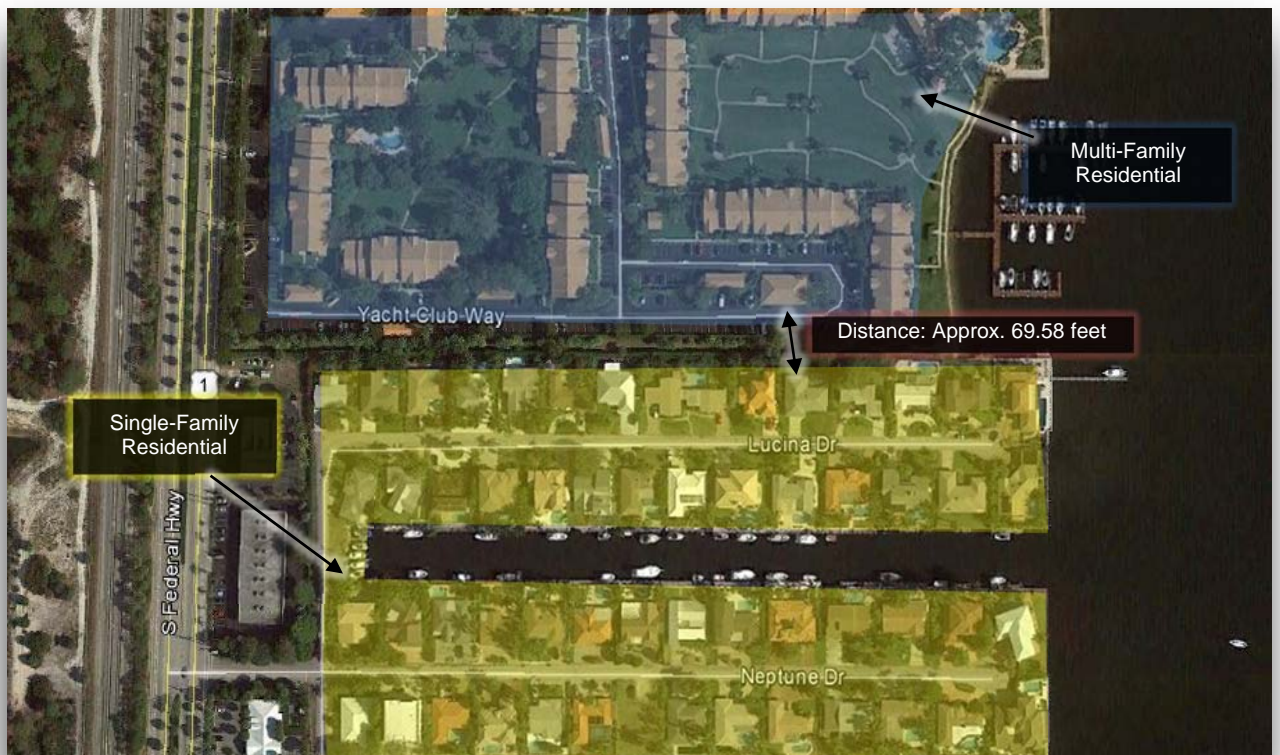




**Municipality: Royal Palm Beach**  
**Royal Palm Beach Blvd, north of Okeechobee Blvd**



**Municipality: Town of Hypoluxo**  
**S Federal Highway, south of Hypoluxo Road**



The following is a summary of the uses directly surrounding the subject site:

	FLU	Zoning District	Existing Use
<b>North</b>	LR-3, PI (City)	AR, GU (City)	Place of Worship, School (City of Greenacres)
<b>South</b>	LR-3	AR	Corbett Road, Wholesale Nursery
<b>East</b>	MR-5, LR-3, RS (City)	AR, R-1A (City), R-1AA (City), RD (City)	Communication Tower, Single-Family Residential, Military Trail ROW, City of Atlantis
<b>West</b>	LR-2	RT	Single-Family Residential (aka Winchester Woods)

**North:** Immediately north of the subject site is a Place of Worship (located within unincorporated Palm Beach County) and a School (located within the City of Greenacres). The Place of Worship retains a FLU designation of LR-3 and a Zoning designation of AR. The School retains a FLU designation of PI (Public/Institutional) with a Zoning designation of GU (Government Use).

**South:** Immediately south of the subject site is Corbett Road. Further south, is an existing Wholesale Nursery, known as Rorabeck's. This property retains an Unincorporated Palm Beach County FLU designation of LR-3 with a Zoning designation of AR.

**East:** East of the subject site is a Communication Tower, Single-Family Residential. Further east is the Military Trail ROW and the City of Atlantis. The adjacent properties retain an Unincorporated Palm Beach County FLU designation of MR-5 and LR-3 with a Zoning designation of AR. The residential properties located within the City of Atlantis, located on the east side of Military Trail, retain a FLU designation of RS (Residential) with Zoning designations of R-1A (Single-Family), R-1AA (Single-Family and RD (Recreational Area).

**West:** Immediately west of the subject site is Single-Family Residential, known as Winchester Woods, which retains an Unincorporated Palm Beach County FLU designation of LR-2 (Low Residential – 2 du/ac) and a Zoning designation of RT (Residential Transitional).

The area immediately adjacent to the subject site is a mix of residential uses (to the north, west and east) and nonresidential (to the south). The development pattern in the context of the larger planning area is more diverse, with higher density residential and institutional uses situated along Military Trail, and more intense nonresidential commercial uses clustered near intersections. While there is an increase in residential density proposed on the subject site, this increase does not alter the character of the area, nor does it create any adverse impacts on adjacent communities and it remains compatible with the development patterns established along this (and similar) corridors. The proposed residential uses are more compatible than the existing use of a wholesale nursery, as well as within the broader land use context of the area, which is a mix of residential and commercial uses. The use of Wholesale Nursery is a holdover from the area's previously more rural setting, which has since been surrounded by a suburban form of development.

### Project History

The subject site has no previous Text or FLUA Amendments. Below is a zoning summary history of each parcel consisting of the subject site:

**00-42-44-36-08-010-0000:** This parcel has a Conditional Use B approval for a Wholesale Nursery under Resolution ZR-1998-1 (Application No. CB-1997-8) and a DOA approved with conditions under Resolution ZR-1999-6 (DOA-1997-8). Application No. DRC-1997-8 included adding a Type II Excavation, Wholesale Nursery to the Final Site Plan, Exhibit 1.

**00-42-44-36-08-009-0030:** This parcel received Final Site Plan approval for a Wholesale Nursery under Application No. DRC-2000-45.

**00-42-44-36-08-016-0060:** This parcel has a Control Number of 1997-0008 with an approval for a billboard demolition. No other zoning approvals are found on the property.

**00-42-44-36-08-016-0110:** This parcel received a Type IB Variance in order to encroach into the rear setbacks for an existing bathroom. Additionally, the property received approval, with

conditions, for an existing porch to encroach into the required side and front setbacks (Control Numbers: 1997-00066 and 2014-00101).

**00-42-44-36-08-016-0090:** No zoning approvals are found on the property.

#### **Justification for Future Land Use Atlas Amendment**

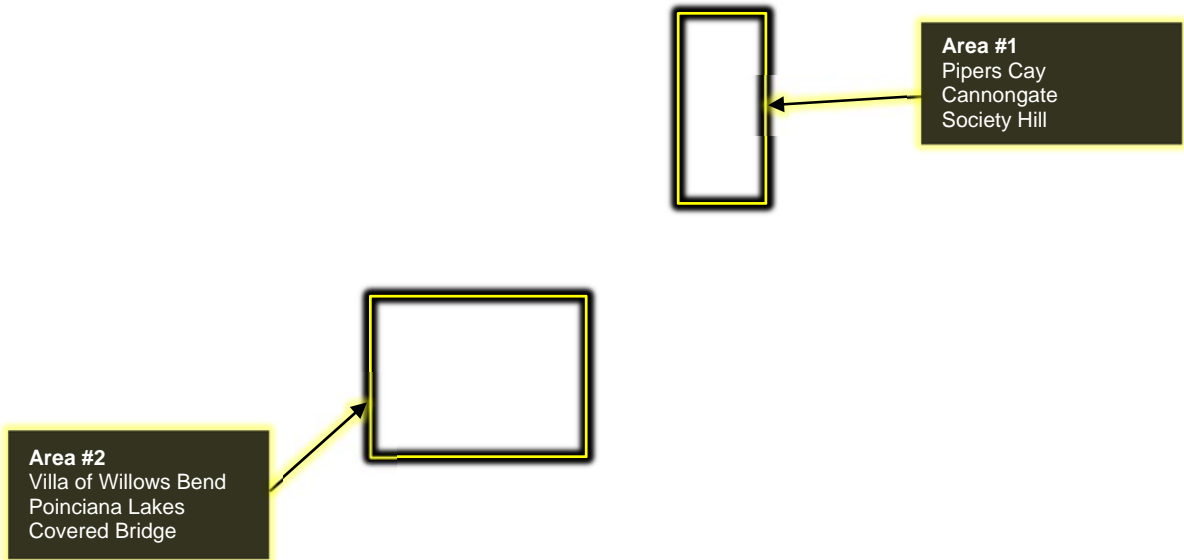
The subject site is located along Military Trail, a heavily travelled arterial roadway and is surrounded by a mix of uses including nurseries, residential developments and public/institutional uses. Along the same Military Trail corridor, to the north and south of the subject site, are commercial uses. All surrounding properties are located within the Urban/Suburban Tier which supports a diverse blend of housing choices, ranging from urban to residential estates in order to accommodate the bulk of the County population. Additionally the Tier encourages and supports infill developments. The proposed residential uses, under the HR-8 and HR-12 FLU designations, are within the intent of the Urban/Suburban Tier as the development will diversify the housing options in the surrounding area including the provision of rental units, housing for the elderly as well as Workforce Housing (WFH) units. This site is well suited for infill development as it is located along a major arterial roadway and surrounded by existing developed parcels.

Infill developments are usually higher in density and intensity in order to create opportunities for development to remain within urban and suburban areas, as opposed to development spreading and expanding into rural and agricultural areas; thus, relieving development pressure further west. Typically infill development retains urban characteristics; therefore requiring land use designations that support this type of higher density development. The Applicant is redeveloping a vacant, underutilized site and proposing multi-family residential (to include a WFH component) and a Type 3 CLF. The subject site is a "pocket" of undeveloped land that is not suitable for agricultural or commercial development, or residential housing of lower density. As can be seen up and down the Military Trail corridor, the majority of new residential development (of the size comparable to Atlantis Reserve) is either developed as Multi-Family or Townhomes. Situating the proposed development along an arterial roadway and developed corridor takes advantage of existing infrastructure and services, further promoting the County's infill objectives.

Since the Urban/Suburban Tier is intended to accommodate an array of land uses and development patterns, providing a land use pattern that situates higher intensity uses (such as commercial and high density residential) near intersections and along major roadways, and lower density (such as Single-Family residential) away from major corridors, creates a gradient in development intensities that appropriately transition uses. This proposed FLUA Amendment contributes to this development pattern. The proposed residential use, within the HR-8 and HR-12 designation will diversify housing options within the area while providing a transition from existing lower residential to the newer developments of higher intensity consisting of commercial, high density residential, and institutional uses.

#### *FLU Analysis*

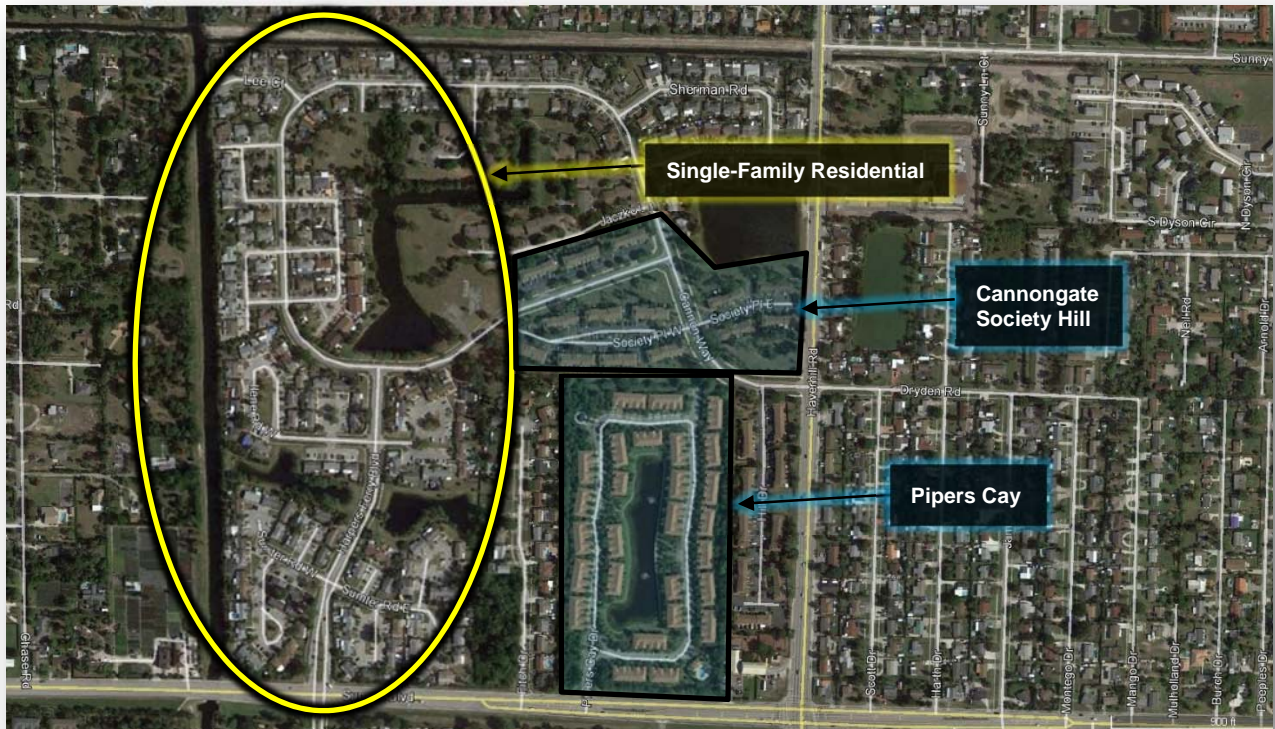
A data analysis of similar corridors in close proximity to the site yielded results which support the current request to amend the FLU to HR-8 and HR-12. As the graphic on the following page demonstrates, land area of similar size and location has been approved with either a HR-8 or HR-12 FLU designation. Further research and analysis concluded that a large percentage of these lands are built at a similar intensity and are adjacent to residential uses of a lower density, comparable to that of the subject site. The study area encompasses Military Trail, north to Okeechobee Boulevard and south to Hypoluxo Road, west to the Florida Turnpike and east to Interstate 95.





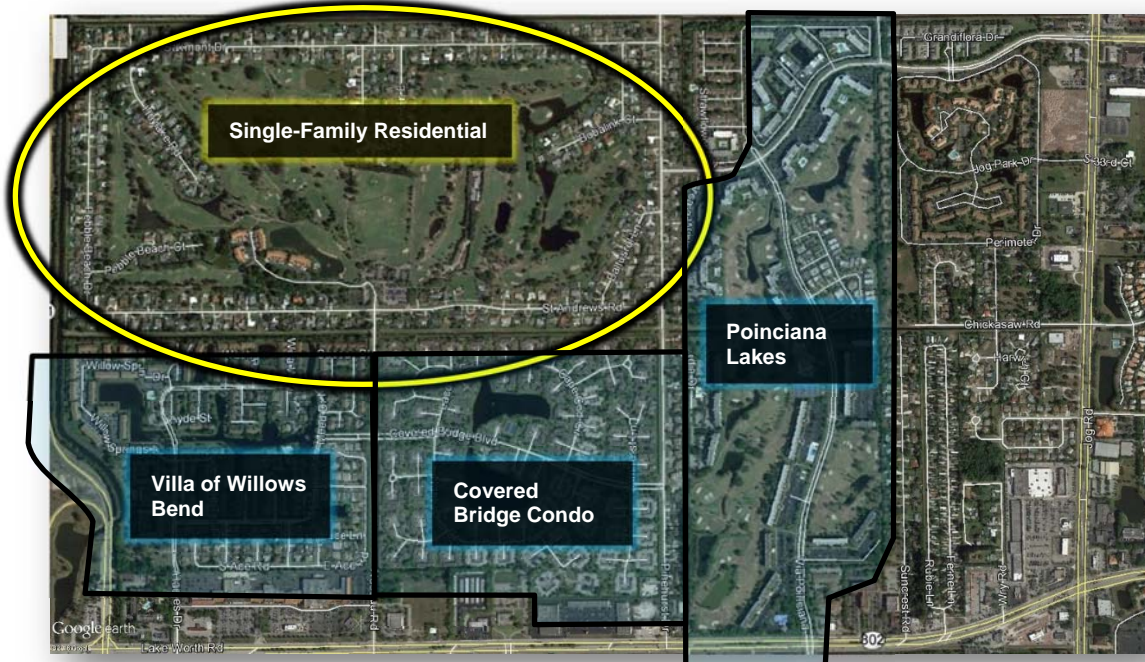
### Area 1: Pipers Cay, Cannongate & Society Hill

The Pipers Cay, Cannongate and Society Hill multifamily residential developments retain a FLU designation of HR-8. While the land directly adjacent to the site on the western side also retains a FLU designation of HR-8, the built environment proves that it is single-family residential in nature, comparable to the subject site.



### Area 2: Villa of Willows Bend, Poinciana Lakes & Covered Bridge Condos

The Villa of Willows Bend, Poinciana Lakes and Covered Bridge Condos multifamily residential developments retain a FLU designation of HR-12. The residential developments are adjacent a low density residential, golf course community, which is located on the north and west sides of the developments. The land area retains a FLU designation of LR-2.



### Type 3 CLF's and HR-12 FLU

As outlined in the table below, it is typical of Type 3 CLF's to be developed on land with FLU's of either HR-8 and HR-12, with density ranges of 18 beds per acre to 36.16 beds per acre. The proposed FLU of HR-12 is consistent with similar Type 3 CLF facilities approved in PBC.

Project Name	Control #	FLU/ Zoning	Acreage	# beds/du	Density	Surrounding Uses
ARC at Delray West	97-28	HR-8 PUD	4.75	86 beds	18.1 beds/ac	Duplexes
Veranda Club CLF	84-152	HR-8 PUD	6.028	218 beds	36.16 beds/ac	SF Residential
Boynton Healthcare Center	96-16	INST-8 RS	4.76	99 beds	20.79 beds/ac	SF; MF; Storage
Heritage Park	84-85	HR-8 RM	18.4	145 du	7.8 du/ac	SF; Duplex
Southwind Heights CLF	03-105	CLO/8 PUD	6.21	135 beds	21.74 beds/ac	SF; Office
Gardens ACLF	96-112	INST/8 MUPD	8.27	144 beds	17.41 beds/ac	SF; Ag
Gulfstream ACLF	07-64	HR-8 PUD	6.49	121 beds	18.65 beds/ac	SF
Lake Worth Senior Living	05-122	HR-8 PUD	6.81	134 beds	19.6 beds/ac	MF/Commercial
Lake Wroth Road CLF	81-13	CH/8 PUD	6.61	165 beds	24.9 beds/ac	MF/Commercial
Tuscan Gardens of Delray Beach	05-506	HR-8 PUD	7.57	144 beds	19.12 beds/ac	SF/MF
Allegro at Boynton Beach	97-75	INST/8 MUPD	7.5	140 beds	18.6 beds/ac	SF
Cobblestone Place CLF	75-68	HR-12 PUD	6.0	168 beds	28 beds/ac	SF/Commercial

### Multi-Family Residential and HR-8 FLU

The following are several examples of developments that have been approved under the HR-8 FLU designation, and are in relatively close proximity to the subject site. Also taken into consideration was the location of the multi-family developments adjacent to single family residential. The density ranges from 8 dwelling units per acre to 20.89 dwelling units per acre.

Project Name	Control #	FLU/ Zoning	Acreage	# du	Density	Surrounding Uses
Windsor Park Apartments (Summit Pines PUD)	84-160	HR-8 RS/PUD	11.49	240	20.89 du/ac	MF; SF
Worthington PRD (Winchester PUD)	89-47	HR-8 RM/PRD	37.6	300	8 du/ac	MF; SF
Technology Park PUD	93-54	HR-8 PUD	27.82	224	8 du/ac	SF; Commercial
Wyndham II PUD	04-08	HR-8 PUD	18.93	177	9.35 du/ac	MF; SF

### Compliance with Comprehensive Plan FLUE Policy 2.1-F

The proposed FLUA Amendment must be found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan. Future Land Use Element Policy 2.1-f requires that adequate justification for the proposed FLU be provided. The proposed FLUA Amendments to modify the FLU from MR-5 and LR-3 to HR-8 and HR-12 are in compliance with the requirements of the County's Comprehensive Plan, as outlined below.

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

*Response: The proposed use is suitable and appropriate for the subject site, as it promotes infill redevelopment opportunities in the Urban/Suburban Tier and allows for a mix of residential options that will diversify the housing stock in the area, while utilizing existing infrastructure and services. The property development regulations contained in the ULDC will require the project to meet buffering and setback requirements to ensure compatibility between the proposed uses and the existing residential uses nearby.*



*Special care will be taken in the design of the property, with the built environment of the proposed developed positioned in a favorable location, in relation to the adjacent single-family residential. Amenities such as lakes and recreation space will serve as additional separation and buffering, further negating any impacts on adjacent uses.*

**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: Over time the area surrounding the subject site has seen a shift in development patterns, from lower density residential and agricultural uses to high density residential, institutional and commercial uses. This demonstrates that the existing FLUA designation as well as the existing use on the subject site are no longer appropriate. A change in FLUA designation will offer the opportunity for infill development at a density that has proven compatible in other areas of the County. The existing development pattern surrounding the site is diverse, with residential and institutional uses along both sides of Military Trail, and commercial uses clustered towards the intersection. The current site configuration and access directly from Military Trail make this site the ideal location in which to develop higher density residential, to include both Multi-Family and a Type 3 CLF. As referenced in the prior policy response, special care will be taken to ensure that no impacts result as part of the request. This will be handled at the Zoning level through design requirements and conditions of approval.*

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

*Response: Since the time of the original assignment of the current FLU designations, the development pattern within the area has changed. As land becomes more scarce development pressures have pushed westward where large tracts of developable land are more available. The westward movement of development leaves "pockets" of undeveloped land within the County's developed, Urban/Suburban Tier. What results are underutilized tracts of land that do not take advantage of existing infrastructure and services available. Such sites often face constraints in the physical configuration of land area and site location, resulting in the need to amend the FLU designation, to allow for a development of viable density or intensity.*

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

*Response: Stated above.*

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

*Response: As this area has developed over time with higher residential, institutional and nearby commercial uses, the existing FLU designation on the subject site is no longer appropriate. A change in FLU designation will offer the opportunity for infill development to include different housing types not found in the immediate area as well as the allocation of WFH units along a heavily traveled arterial roadway while utilizing existing infrastructure. The HR-8 and HR-12 FLU designations represent density that create a viable development, which offers a diversity of housing options, all of which would not be possible under the current FLU designations.*

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

*Response: The adopted MR-5 and LR-3 FLU designations were not assigned in error.*

**Compliance with Florida Statutes Chapter 163.3177**

Florida Statute, Chapter 163.3177 is the principle state statute governing the comprehensive plans and plan amendments for all of the Counties within the State of Florida. In 2011, Chapter 163, F.S. was substantially revised and Rule 9J-5 was repealed and removed from the Florida Administrative Code (House Bill 7207). Today, Chapter 163.3177(1) (f) states, "all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government, that may include but not be limited to, surveys, studies, community goals and vision, and other data available on that particular subject at the time of adoption of the plan or plan amendment at issue."

*Response: The data and analysis presented in this application and justification statement support the request for amendment of the FLUA and demonstrate consistency with the Florida Statutes.*

**163.3177 – 6.a. Requires that a local government’s future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services and other planning objectives.**

*Response: The subject site creates an opportunity for infill development within the County’s Urban/Suburban Tier. The development proposal offers a diversity of housing choices, to include both market rate and workforce housing Multi-Family units, and a Type 3 CLF, which will offer housing options to the aging population in the area. Development of these uses in this location will allow the user to take advantage of existing infrastructure and PBC services, while maximizing an underutilized piece of land.*

#### **Consistency with Directives, Goals, Objectives, and Policies of the PBC Comprehensive Plan**

The Future Land Use Element (FLUE) of the Comprehensive Plan establishes the framework for future development within Unincorporated Palm Beach County and includes Goals, Objectives and Policies which guide this future growth. Section I.C of the FLU Element also establishes County Directions which reflect the type of community residents wish to see within Palm Beach County. The Directions particularly relevant to this application include:

- Livable Communities;
- Growth Management;
- Infill Development;
- Land Use Compatibility;
- Neighborhood Integrity; and
- Housing Opportunity.

*Response: The following analysis demonstrates the proposal’s consistency with the relevant Goals, Objectives and Policies of the Future Land Use Element of the Plan, as demonstrated throughout this report. Additionally, the proposed FLUA Amendments to HR-8 and HR-12 are consistent with infill development characteristics and the general development pattern of the surrounding area.*

#### **Consistency with the PBC Future Land Use Element**

Goals – The proposed FLUA Amendment furthers the County’s goals as further described below.

- **Land Planning** – “It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.”

*Response: The proposed project adds to Palm Beach County’s livable communities by offering housing options for residents at compatible intensities. The proposed density and intensity provides a distribution of housing types that balance the existing uses within the area. The proposed use will serve the needs of the residents of the Tier as the amendment will allow for the development of varying residential uses, which maintains a diversity of lifestyle choices within the Urban/Suburban Tier.*

Objectives – The proposed FLUA Amendment furthers the County’s objectives as further described below.

- **Objective 1.2 Urban/Suburban Tier – Urban Service Area**  
**General:** “This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older, communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. However, due to the period in which many of the coastal communities were built and the County’s efforts to keep pace with rapid growth in its western area, some of the eastern areas did not receive a full complement of urban services. If the County is to meet its primary

goal to create and maintain livable communities, balance growth throughout the County, protect natural resources and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively.”

*Response: This request is consistent with this Objective as the HR-8 and HR-12 FLU are permitted within the Urban/Suburban Tier. A change in FLU designation will offer the opportunity to develop the site appropriately, given the surrounding characteristics and increased development intensity, as well as the location along a highly traveled arterial roadway. Additionally, the FLU Amendments to HR-8 and HR-12 are consistent with infill development characteristics, such as permitting higher densities along major roadways, while utilizing existing infrastructure and County services.*

**Objective:** “Palm Beach County shall plan to accommodate approximately 90% of the County’s existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.”

*Response: The Urban/Suburban Tier is to accommodate an array of land uses and development patterns, providing a land use pattern that situates higher intensity uses (such as commercial and high residential) near intersections and along major roadways, and lower density (such as single-family residential) to the interior creating a flow in development intensities that transitions from high to low.*

*Thus, the proposed amendment is consistent with the above Objective. The proposed FLUA Amendment will provide housing options with appropriate density and intensity with surrounding uses.*

- **Objective 2.1 Balanced Growth** – “Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.”

*Response: The proposed FLUA Amendment will allow for the development of needed alternatives in housing types, while protecting the environment and utilizing existing infrastructure. The proposed use offers the opportunity for populations within the area to be adequately served by providing a range of housing options.*

- **Objective 2.2 Future Land Use Provisions – General** – “Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provision of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.”

*Response: The proposed FLUA Amendment is consistent with the County’s diverse character and future land use designations as the proposed use will offer housing options and create a transition between higher and lower intense uses. Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan.*

- **Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

*Response: The subject site is located near all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit, opportunities, etc. The proposed development will sufficiently utilize the existing urban services within the area. Furthermore, the proposed use will provide additional services to the community to help protect the health, safety and welfare of its residents.*

Policies – The proposed FLUA Amendment furthers the County’s policies as further described below.

- **Policy 1.2-a:** “Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:
  1. Allowing services and facilities consistent with the needs of urban and suburban development;
  2. Providing for affordable housing and employment opportunities;
  3. Providing for open space and recreational opportunities;
  4. Protecting historic, and cultural resources;
  5. Preserving and enhancing natural resources and environmental systems; and,
  6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.”

*Response: The proposed FLUA Amendment is consistent with this policy as it is appropriate for the site. The site is surrounded by existing development and would likely, long term, be unsuitable for agricultural production. The subject site is located within the Urban/Suburban Tier, which encourages a variety of lifestyle living choices, ranging from urban to residential estate. The HR-8 and HR-12 designation will create an opportunity to diversify living options within the surrounding area, while ensuring the infill development is compatible with the scale, mass, intensity of use, height, and character of the existing uses and traffic intensities.*

- **Policy 1.2-b:** Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

*Response: The site is well suited for infill development as it is located along an arterial roadway, Military Trail, and surrounded by existing developed parcels and established infrastructure. Typically, infill development retains urban characteristics; therefore, requiring land use designations support this type of development.*

- **Policy 2.1-a:** “Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.”

*Response: The subject site is located near all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit, opportunities, etc. The proposed development will sufficiently utilize the existing urban services within the area.*

- **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.”

*Response: The proposed FLUA Amendment is consistent with the County’s diverse character and future land use designations as the proposed use will offer housing options and create a transition between higher and lower intense uses. Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan.*

- **Policy 2.1-h:** “The County shall not approve site specific FLUA Amendments that encourage piecemeal development.”

*Response: The subject site is surrounded by existing residential, public/institutional, and nearby commercial developments, as well as being located along Military Trail. As such, the proposed amendment does not encourage piecemeal development, nor does it create residual parcels.*

- **Policy 2.4-b:** “The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

1. An applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or

*Response: The Applicant is seeking a FLUA Amendment to increase density on the site, rather than solely utilizing the TDR Program, as the subject site is surrounded by existing residential, public/institutional, and nearby commercial developments that support the proposed density. Additionally, the site is located along Military Trail, an arterial roadway, making it unsuitable for commercial and lower residential to be developed on these parcels.*

*Utilizing the TDR Program, only, would not yield a density intense enough to create a development that is best suitable as an infill development and economically impossible to supply the number of WFH units that will be provided. The site is surrounded by existing development and would likely, long term, be unsuitable for agricultural production; thus creating the ideal opportunity for infill development.*

*Typically, infill development retains urban characteristics, therefore requiring land use designations that support this type of development. The proposed higher residential density within the HR-8 and HR-12 designation will diversify housing options within the area while proving a transition from lower intense uses to higher intense uses, which could otherwise not be achieved exclusively through the use of the TDR Program.*

*Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan as well as the Introduction and Administration Element of the Comprehensive Plan.*

2. An applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or

*Response: The Applicant will utilize the WFH Program as identified within the ULDC (a 76% density bonus is being requested).*

### **Conclusion**

The requested FLUA Amendment from MR-5 and LR-3 to HR-8 and HR-12 is justified and consistent with the Palm Beach County Comprehensive Plan, State of Florida laws, and is compatible with surrounding uses. The subject site in an ideal location in which to promote infill development. The current development program offers a diversity of housing options, including both multifamily (at a variety of income levels) and Type 3 CLF (which supports the aging population). The development of these uses at this location improves an underutilized land area that is surrounded on all sides by the built environment. Like the other land areas analyzed earlier in this report, density at this level is established in other areas of the County, and has proven to be compatible and harmonious. The HR-12 FLU designation is being utilized exclusively for the development of a Type 3 CLF. The HR-8 FLU designation will be utilized for multifamily residential, with special care being taken in the design, to negate any impacts on adjacent areas. Through the Zoning application, design considerations and conditions of approval will be utilized to ensure proper buffering.

On behalf of the applicant, WGI, respectfully requests approval of this request to amend the FLUA designation on the subject site.



June 6, 2017

Jackie Michels  
Palm Beach County Water Utilities Department  
8100 Forest Hill Boulevard  
West Palm Beach, FL 33416  
[jmichels@pbcwater.com](mailto:jmichels@pbcwater.com)

RE: Atlantis Reserve – Future Land Use Atlas Amendment  
PCN's: 00-42-44-36-08-009-0030; 00-42-44-36-08-010-0000; 00-42-44-36-08-016-0060; 00-42-44-36-08-016-0090; 00-42-44-36-08-016-0110

Dear Ms. Michels,

On behalf of the Applicant, WGI is preparing a Future Land Use Atlas (FLUA) Amendment application for a property located approximately 0.64 miles north of the Lantana Road and S Military Trail intersection, in unincorporated Palm Beach County.

The subject site is approximately +/- 22.60 acres in size. The site is currently agricultural/nursery and retains a FLU designation of LR-3 and MR-5 (Medium Residential, 5 units per acre) and a Zoning District of AR (Agricultural Residential).

It is proposed to amend the FLU designation of the subject site to 17.12 acres of HR-8 (High Residential, 8 units per acre) and 5.47 acres of HR-12 (High Residential, 12 units per acre) and a Zoning designation of Planned Unit Development (PUD). The proposed amendment will yield a maximum development potential of 201 units.

- 8 du/acre x 17.12 ac= 136 DU
  - 12 du/acre x 5.47 ac= 65 DU
- Total=201 DU

We would appreciate it if you would review the information below and provide a written response verifying that your Agency provides service to this site and is able to maintain the current level of service standards. In addition, please verify that your Agency will be able to meet the utility needs at the increased density/intensity of this proposed amendment, particularly in the areas of potable water utility service and wastewater utility service. Finally, please identify how far, in feet, the site is located from a potable water and wastewater line, along with the street/location where the nearest line is located.

Should you need any additional information, please do not hesitate to contact me. Thank you.  
Sincerely,

WGI

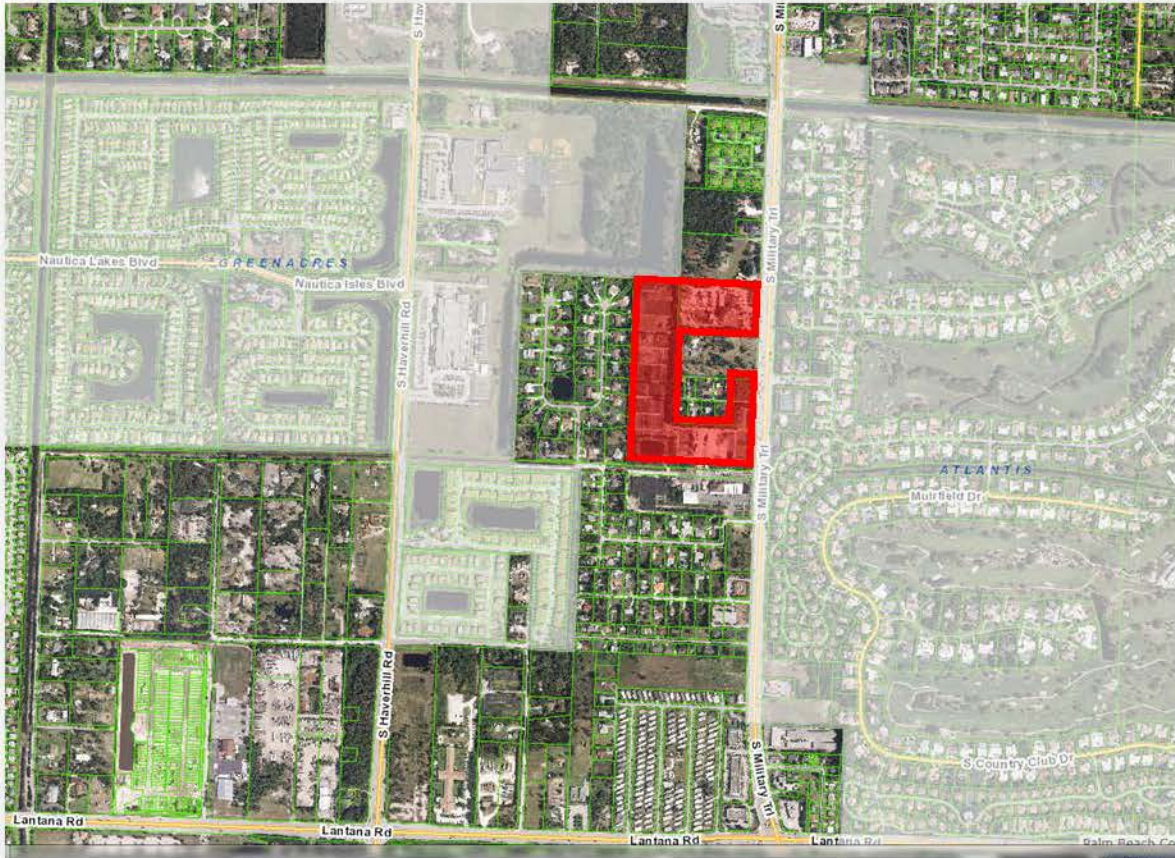
A handwritten signature in blue ink that reads 'Lindsay Libes'.

Lindsay Libes  
Senior Project Manager

Encl.



Aerial of the Site



**PROJECT:** Atlantic Reserve  
**ENGINEER:** Schnars Engineering Corp., Project No. 17127  
**DATE:** May 2, 2017

### **DRAINAGE STATEMENT**

The project is a proposed 240 unit residential apartment community and 121 bed Assisted Living Facility on approximately 22.59 acres. This site is located on the west side of Military Trail at the intersection of N. Country Club Blvd. in unincorporated Palm Beach County. The project is within the jurisdiction of South Florida Water Management District (SFWMD) C-16 Drainage Basin, Lake Worth Drainage District (LWDD) and Palm Beach County Land Development. The project will discharge into the LWDD L-15 canal located adjacent to the south property line via an existing 24" CMP with discharge limited by a proposed control structure to 62.6 CSM at the 25 year-3 day storm event.


There is an existing SFWMD Permit No. 50-04125-P that will be modified to accommodate the new project. The finished floor elevations will set at or above elevation 19.00' NAVD, the calculated 100 year - 3 day, zero discharge storm event, 18 inches above the crown of the adjacent road or the FEMA elevation whichever is higher. A berm will be placed around the perimeter of the site with a top elevation equal or exceeding the calculated 25 year - 3 day routed storm event to prevent unauthorized discharge from the site. The crown of the onsite roads will be designed above the 5 year-1 day storm event elevation which has been established as 17.0' NAVD.

The water quality volume will be detained in the on-site lake and will be allowed to bleed-down at a rate of one-half inch per day.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the on-site lake. In accordance with SFWMD Permit No. 50-04125-P, the design water level will be 12.0' NAVD. The on-site drainage system will be designed for a 3 year storm event.

Drainage easement widths within the plat shall be adequate to accommodate the proposed size and depth of the drainage line.

**SCHNARS ENGINEERING CORPORATION**

(SEAL)   
James W. Mahannah, P.E.  
Florida Reg. No. 47066  
(For the Firm)





**Fire Rescue**

Chief Jeffrey P. Collins

405 Pike Road

West Palm Beach, FL 33411

(561) 616-7000

www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

**County Administrator**

Verdenia C. Baker

May 5, 2017

WGI

Attention: Lindsey Libes  
2035 Vista Parkway  
West Palm Beach, FL 33411

Re: Atlantis Reserve

Dear Lindsey Libes:

Per your request for response time information to the subject property located approximately 0.64 miles north of the Lantana Road and S. Military Trail intersection. This property is served currently by Palm Beach County Fire-Rescue station #43 which is located at 5970 S. Military Trail. The subject property is approximately 1 miles from the station. The estimated response time to the subject property is 4 minutes 30 seconds. For fiscal year 2016, the average response time (call received to on scene) for this stations zone is 6:29.

The amendment of this property will have minimal impact on Fire Rescue

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue



**ATLANTIS RESERVE  
CPA ENVIRONMENTAL REPORT  
Section 36, Township 44S, and Range 42E  
February 1, 2017**

**INTRODUCTION**

The subject parcel is located on the west side of Military Trail just north of Lantana Rd. in unincorporated Palm Beach County, Florida (Section 36, Township 44S, Range 42E). The assessment area is approximately 22.59 acres in size. See Exhibit A, Location Map.

**METHODOLOGY**

WGI environmental staff visited the subject site on February 1, 2017. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject site's conditions was performed by walking and driving transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

**SITE CONDITIONS**

The subject property consists primarily of an active ornamental plant nursery. There is also an open field and residence on the property. There are scattered native and non-native vegetation throughout the parcel but mainly along the parcel boundaries. Please see Exhibit B, FLUCCS Map.

The site is bound to the north by residences, to the east by Military Trail and a residential neighborhood beyond, to the south by a nursery and to the west by a residential development.

**COASTAL RESOURCES**

The subject property is not located within an area that contains coastal resources.

**HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA**

The subject property is not located in a Hurricane Vulnerability Zone or a Coastal High Hazard Zone.

## **VEGETATION INVENTORY**

The parcel is dominated by an ornamental nursery. Otherwise, a variety of native and non-native shade trees were observed around the residence and along the property lines.

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>	<b><u>Designation</u></b>
Slash Pine	<i>Pinus elliottii</i>	Native
Live Oak	<i>Quercus virginiana</i>	Native
Strangler Fig	<i>Ficus aurea</i>	Native
Cabbage Palm	<i>Sabal palmetto</i>	Native
Pond Cypress	<i>Taxodium ascendens</i>	Native
Royal Palm	<i>Roystonea regia</i>	Native
Queen Palm	<i>Syagrus romanzoffiana</i>	Non-native
Black Olive	<i>Bucida buceras</i>	Non-native
Mother's Tongue	<i>Albizia lebbbeck</i>	Non-native
Weeping Fig	<i>Ficus benjamina</i>	Non-native
Elephant Grass	<i>Pennisetum purpureum</i>	Non-native
Castor Bean	<i>Ricinus communis</i>	Non-native
Brazilian Pepper	<i>Schinus terebinthifolius</i>	Non-native

## **SOILS**

The following are the soils and their descriptions found throughout the project site according to the Soil Survey of Palm Beach County published by the US Department of Agriculture Soil Conservation Service (1979). See Exhibit C, Soil Survey Map.

### **06 – Basinger Fine Sand :**

This is a nearly level, poorly drained, deep, sandy soil in broad grassy sloughs in the eastern part of the county. The water table is within 10 inches of the surface for 2 to 6 months in most years and within 10 to 30 inches for the rest of the year. The natural vegetation is St. John's Wort, slash pine, southern bayberry, and scattered cypress, pineland three awn, blue maidencane, broomsedge bluestem, and low panicum grasses.

### **21 – Myakka sand:**

This is a nearly level, poorly drained, deep sandy soil that has a dark colored layer, weakly cemented with organic matter, above a depth of 30 inches. It is in broad, flatwoods areas in the eastern part of the survey area. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years and recedes to below 40 inches during extended dry periods. Natural vegetation is slash pine, saw palmetto, inkberry, fetterbush, pineland three awn, and many other grasses.

### **SIGNIFICANT HABITATS/SPECIES**

No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area.

### **WELLFIELD PROTECTION ZONE**

The subject property is not located within a zone of influence in Palm Beach County. Please see Exhibit D, Wellfield Protection Zone of Influence Map by Palm Beach County Department of Environmental Resources Management.

### **POLLUTION SOURCES**

No obvious pollution sources (storage tanks, vents, 55 gallon drums, etc.) were observed on the property.

### **JOHN D. MACARTHUR/JOHNATHAN DICKINSON OVERLAY**

The subject property is located a distance in excess of 660 feet from the property lines of both the John D. MacArthur and Jonathan Dickinson State Parks.

### **HISTORIC AND ARCHAEOLOGICAL RESOURCES**

It is not anticipated that any resources will be present on this site due to the previous intense industrial uses. See Exhibit E, Resource Data Review Verification Letter.

### **SURFACE WATERS AND WETLANDS**

There does not appear to be any wetlands located on the property. The site has been historically filled to support the agricultural processing activities. There are several detention/retention swales around the property but all were dry and no wetland indicators were observed. There is a small pond in the southwest corner of the property that would be considered a surface water. This determination would need to be confirmed by the South Florida Water Management District (State) and the US Army Corps of Engineers (Federal) as the wetland regulatory agencies.

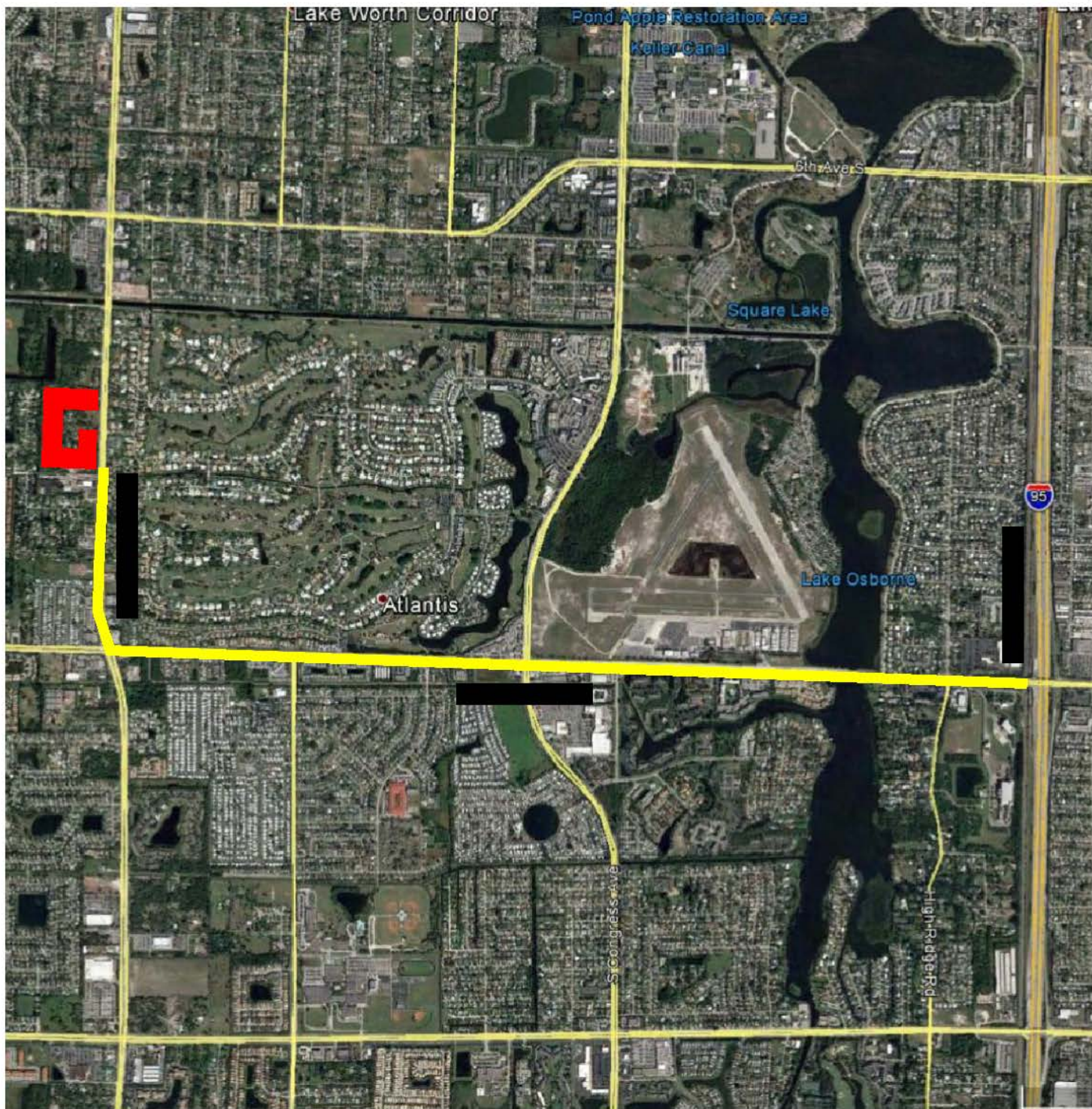
## **TRASH AND DEBRIS**

There are piles of fill and mulch that are used in the nursery operations. Scrap pieces of PVC and sprinkler heads were observed throughout the site that came from the irrigation system. No other piles of trash and debris were observed.

## **CONCLUSION**

There are few environmental issues of great significance on the subject property. The lack of habitat makes it improbable for any listed animal species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are very few native trees that would require mitigation through the County tree removal approval process. There appear to be no jurisdictional wetlands located on the property however this will need to be verified by SFWMD and USACE.



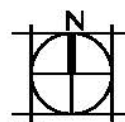


Source: Google Earth

# ATLANTIS RESERVE

PREPARED FOR AMBKJ PARTNERS LTD LLLP

## LOCATION MAP



SCALE: NTS



DRAWN BY:

RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

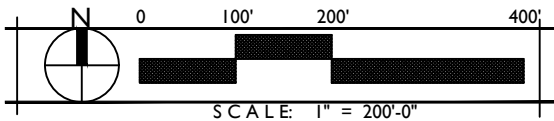
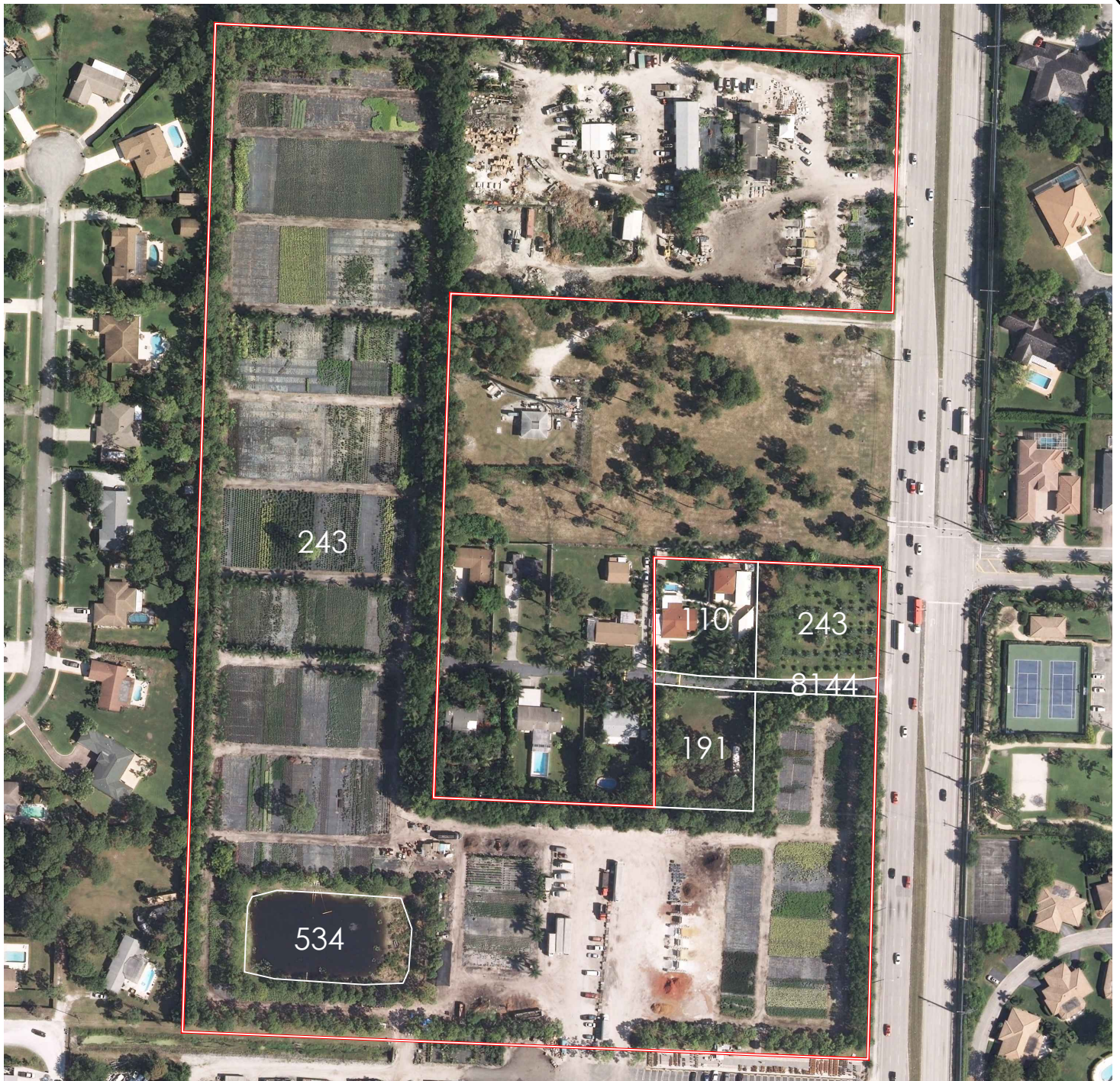
FILE #:

2292.00

DATE:

01/31/2017





Source: PBC GIS Aerials

**FLUCCS CODE**

110 - Residential - 0.51 ac.

191 - Undeveloped - 0.52 ac.

243 - Ornamental Nursery - 20.83 ac.

**FLUCCS CODE**

534 - Reservoir < 10 ac. - 0.60 ac.

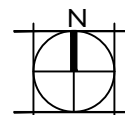
8144 - Road - 0.13 ac.

**Total Acreage = 22.59**

# ATLANTIS RESERVE

PREPARED FOR AMBKJ PARTNERS LTD LLLP

## FLUCCS MAP



SCALE: 1" = 200'0"



**DRAWN BY:** RMH

**DRAWING #:** Location, Soil Survey, FLUCCS Maps.dwg

**FILE #:** 2292.00

**DATE:** 01/31/2017





### Soil Series

**06 - Basinger fine sand**

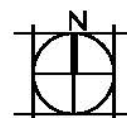
**21 - Myakka fine sand**

*Source: USDA Soil Survey of Palm Beach County, 1978*

## ATLANTIS RESERVE

PREPARED FOR AMBKJ PARTNERS LTD LLLP

## SOIL SURVEY



SCALE: NTS

**WGI**

DRAWN BY:

RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

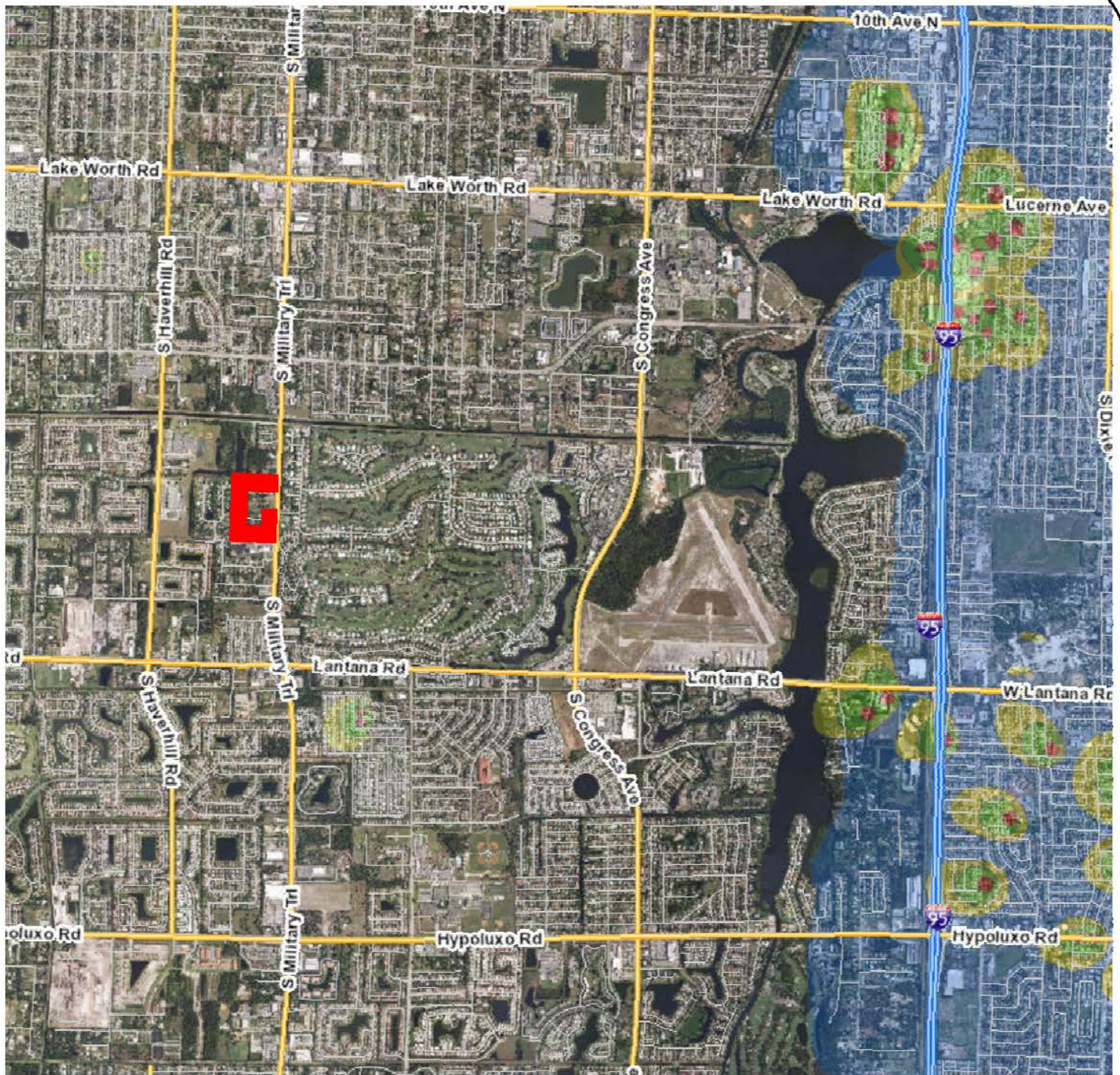
FILE #:

2292.00

DATE:

01/31/2017





Map Legend  
2006 Zones

- 1
- 2
- 3
- 4

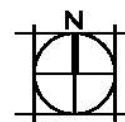
Source: PBC GIS

The property is not located  
within a wellfield protection zone

## ATLANTIS RESERVE

PREPARED FOR AMBKJ PARTNERS LTD LLLP

## WELLFIELD PROTECTION MAP



SCALE: NTS

**WGI**

DRAWN BY: RMH  
DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg  
FILE #: 2292.00  
DATE: 01/31/2017





**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Paulette Burdick, Mayor  
Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

January 19, 2017

WGI

Ms. Courtney O'Neill  
400 Columbia Drive, Suite 110  
West Palm Beach, FL 33409

**RE: Historical and Archaeological Resource Review for project named:  
Rorabeck's FLUA Amendment, PCN's: 00-42-44-36-08-009-0030, 00-  
42-44-36-08-010-0000, 00-42-44-36-08-016-0060, 00-42-44-36-08-016-  
0090 and 00-42-44-36-08-016-0110**

This correspondence is in reply to your request for a review of the above referenced properties in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of these properties.

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced properties.

Lastly, should skeletal remains be encountered during construction, per Florida Statue 872, construction must stop around the remains and the local sheriff and medical examiner contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport MA, RPA  
Palm Beach County Archeologist



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

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Hal R. Valeche  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

May 4, 2017

WGI  
Ms. Veronica Sanchez  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for project named:  
Atlantis Reserve FLUA Amendment, PCN's: 00-42-44-36-08-009-0030,  
00-42-44-36-08-010-0000, 00-42-44-36-08-016-0060, 00-42-44-36-08-  
016-0090 and 00-42-44-36-08-016-0110**

This correspondence is in reply to your request for a review of the above referenced properties in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of these properties.

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Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport".

Christian Davenport MA, RPA  
Palm Beach County Archeologist





THE SCHOOL DISTRICT OF PALM BEACH COUNTY  
PLANNING AND INTERGOVERNMENTAL RELATIONS

The School District of Palm Beach County  
Planning & Intergovernmental Relations  
3661 Interstate Park Road, N. Building 200  
Riviera Beach, FL 33402  
Phone: 561-434-8042

## School Capacity Availability Determination (SCAD) Application

**Instructions:** At least 30 days prior to seeking approval from County/local government, please submit a complete application to the School District for SCAD review. A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

**Choose the type(s) of application:** Fees: \$200.00 for 20 units and more or \$100.00 for under 20 units

☐ Re-Zoning ☒ Future Land Use Atlas (FLUA) Amendment ☐ Development Order (D.O.) or Amendment to D.O. ☐ No Impact

### PART I - PROJECT INFORMATION

PROJECT NAME Atlantis Reserve		MUNICIPALITY Unincorporated	
PROPERTY CONTROL NUMBER(s) 00-42-44-36-08-009-0030; 00-42-44-36-08-010-0000; 00-42-44-36-08-016-0060; 00-42-44-36-08-016-0090; 00-42-44-36-08-016-0110			
PROPERTY ADDRESS See attached list	CITY Lake Worth	STATE FL	ZIP CODE 33463
GENERAL LOCATION West side of Military Trail, approximately 0.60 miles north of Lantana Road			
PROPERTY ACREAGE 22.59	SAC 219A	PLANNING AREA 14	

Complete the following table(s) according to your request(s). Please also provide agent consent form, a copy of the warranty deed and a brief statement on project description & development history on a separate sheet.

☐ **For Re-Zoning**

Existing Use of Land	Proposed Use of Land
Current Zoning Designation	Proposed Zoning Designation
Total No. of Units Permitted	Max No. of Units Permitted
<b>Net Increase in Number of Units</b>	

☒ **For Future Land Use Atlas (FLUA) Amendment**

Existing Use of Land	Agricultural: residential: vacant	Proposed Use of Land	Multi-family residential and Type 3 CLF
Current FLU Designation	MR-5 and LR-3	Proposed FLU Designation	HR-8 (17.12 ac) and HR-12 (5.47 ac)
Total No. of Units Permitted	108	Max No. of Units Permitted	201
<b>Net Increase in Number of Units</b>			

☐ **For Development Order (D.O.) or Amendment to D.O.**

Project Information	Unit Type	Number of Units
Total Number of Units Proposed	Single-Family	
Are there previous approval(s)* (Y/N)	Multi-Family (other than Apartments)	
Will the Project be Phased?*** (Y/N)	Apartments (3 stories or less)	
	High Rise Apartments (4 stories or more)	
	Age Restricted (Adults Only)**	

\* If applicable, please attach previous approval letter(s).

\*\* A Restrictive Covenant is required for age restricted communities.

\*\*\* If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

### Ownership/Agent Information:

OWNER'S NAME AMKBJ Partners, LTD: LLLP	OWNER'S EMAIL ADDRESS	TELEPHONE NUMBER 561-734-7300
AGENT'S NAME Lindsay Libes	AGENT'S EMAIL ADDRESS lindsay.libes@wginc.com	TELEPHONE NUMBER 561-537-4542
MAILING ADDRESS 2035 Vista Parkway	CITY West Palm Beach	STATE FL
		ZIP CODE 33411

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner or Owner's Agent Signature

6/7/2017

Date

**School Capacity Availability Determination (SCAD) Application, Continued**

PROJECT NAME Atlantis Reserve	OWNER'S NAME AMKBJ Partners, LTD. LLLP	AGENT'S NAME Lindsay Libes
----------------------------------	---	-------------------------------

**PART II - LOCAL GOVERNMENT REVIEW**

DATE APPLICATION FILED <input type="text"/>	PETITION # - RE-ZONING <input type="text"/>	PETITION # - FLU <input type="text"/>	PETITION # - D.O. <input type="text"/>	PETITION # - NO IMPACT <input type="text"/>
REVIEWED BY (Please print) <input type="text"/>			EMAIL ADDRESS <input type="text"/>	
Did the applicant pay the filing fee to you? <input type="checkbox"/> YES (Please attach proof of payment) <input checked="" type="checkbox"/> NO (Applicant must pay to the School District)				

Government Representative Signature

Title

Date

**PART III - SCHOOL DISTRICT REVIEW**

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued	Notes
Re-Zoning					
FLU					
D.O.					
No Impact					

\*Please refer to the SCAD Letter(s) for District staff determination.

**Additional Information**



June 7, 2017

Ms. Joyce Cai  
Palm Beach County School District  
North Contact Support Center  
3661 Interstate Park Road N., Suite 209  
Riviera Beach, FL 33404  
joyce.cai@palmbeachschools.org

RE: Atlantis Reserve – Future Land Use Atlas Amendment  
PCN's: 00-42-44-36-08-009-0030; 00-42-44-36-08-010-0000; 00-42-44-36-08-016-0060; 00-42-44-36-08-016-0090; 00-42-44-36-08-016-0110

Dear Ms.Cai,

On behalf of the Applicant, WGI is preparing a Future Land Use Atlas (FLUA) Amendment application for a property located approximately 0.64 miles north of the Lantana Road and S Military Trail intersection, in unincorporated Palm Beach County.

The subject site is approximately +/- 22.60 acres in size. The site is currently agricultural/nursery and retains a FLU designation of LR-3 and MR-5 (Medium Residential, 5 units per acre) and a Zoning District of AR (Agricultural Residential).

It is proposed to amend the FLU designation of the subject site to 17.12 acres of HR-8 (High Residential, 8 units per acre) and 5.47 acres of HR-12 (High Residential, 12 units per acre) and a Zoning designation of Planned Unit Development (PUD). The proposed amendment will yield a maximum development potential of 201 units.

- 8 du/acre x 17.12 ac= 136 DU
  - 12 du/acre x 5.47 ac= 65 DU
- Total=201 DU

We would appreciate it if you would review the information below and provide a response verifying that the request does not affect historic resources within the area and is able to maintain the current standards of the Historic Resources Review Board.

Should you need any additional information, please do not hesitate to contact me. Thank you.  
Sincerely,

WGI

A handwritten signature in blue ink that reads 'Lindsay Libes'.

Lindsay Libes  
Senior Project Manager

Encl.



## Aerial of the Site

