



## FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 18-D

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**BCC ADOPTION PUBLIC HEARING, OCTOBER 31, 2018**

### A. Application Summary

#### I. General

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|------------------------------|--|
| <b>Project Name:</b>         | <b>Boca Municipal Golf Course (LGA 2018-022)</b>   |
| <b>Request:</b>              | <b>PARK to LR-3</b>  |
| <b>Acres:</b>                | 196.06 acres   |
| <b>Location:</b>             | West side of Florida's Turnpike, north of Glades Road  |
| <b>Project Manager:</b>      | Stephanie Gregory, Senior Planner  |
| <b>Applicant:</b>            | GL Acquisitions Corporation  |
| <b>Owner:</b>                | City of Boca Raton   |
| <b>Agent:</b>                | Urban Design Kilday Studios  |
| <b>Staff Recommendation:</b> | Staff recommends <b>approval with conditions</b> based upon the findings and conclusions contained within this report. |

#### II. Assessment & Conclusion

The applicant proposes to change the future land use designation on a 196-acre municipal golf course owned by the City of Boca Raton from Parks and Recreation (PARK) to Low Residential, 3 units per acre (LR-3) for up to 588 units with a condition limiting to 564 units (2.88 du/ac.).

Policy 2.4-b requires that density increases utilize the Transfer of Development Rights (TDR) Program, unless an applicant meets the criteria for an amendment or uses the workforce housing program (WHP). The applicant has met the criteria for an amendment by demonstrating that the PARK designation will be inappropriate once the sale from the City to the applicant is complete, as the PARK is limited to parks and recreation uses that are owned by governmental entities. In addition, the applicant cannot utilize the TDR Program since the site does not have a residential designation. The proposed LR-3 is compatible with the surrounding area.

In the last couple of years, for amendments seeking density increases, staff has recommended a condition requiring 25% of units to be restricted as WHP units, and requiring those units to be built on site. Those projects were seeking substantially higher densities, through designations in the medium to high range, and seeking to develop multifamily projects which would include the WHP units on site. This proposed amendment is for low density residential, and is not seeking additional density through density bonuses. Consistent with the intent of the condition applied to recent amendments, but recognizing the low density nature of this request, staff is recommending a condition requiring the applicant to provide 10-25% of the total units as WHP units. If the subject site is developed as single family, townhouse or zero lot line, the WHP units would also be required to be provided as single family, townhouse or zero lot line: a minimum of 10% of the total units if built on site, or 15% of the total units if built offsite. However, if the subject site is developed as multifamily, 25% of the total units would be provided as multifamily WHP units either on or offsite.

### III. Hearing History

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**Local Planning Agency: *Approval with modified conditions***, motion by Neil Merin, seconded by Barbara Roth, passed in a 7-2 vote with David Dinin and Kiley Harper-Larsen opposed at the July 13<sup>th</sup> public hearing. The modified condition was to establish a minimum of 10% of the units as workforce housing on site, off site, or in lieu payment as supported by the applicant rather than 10-25% recommended by staff. The Board discussion included comments that the subject site was not increasing density, but that it was establishing an alternate density consistent with the surrounding properties, that a requirement for a minimum percentage of workforce housing should be established by policy rather than on an individual basis, and that the traffic analysis for the report should also reflect the actual short term traffic impacts rather than only the long range Policy 3.5-d analysis, indicating that the maximum trip generation of a stadium for the site was misleading. Staff stated that the Policy 3.5-d analysis was based on maximum development potential for “Park” and not the existing use. One member of the public spoke in opposition citing drainage issues on the site.

**Board of County Commissioners Transmittal Public Hearing: *Transmit as recommended by PLC***, motion by Comm. Abrams, seconded by Comm. Kerner, passed in a 6 to 1 vote (with Comm. Burdick dissenting) at the July 23rd public hearing. Board discussion included comments and questions regarding the proposed workforce housing conditions of approval, the ongoing revisions to the workforce housing requirements, the need for workforce housing units, and the costs involved with homeownership. There was one speaker. A representative of the Center for Enterprise Opportunity spoke in support of a workforce housing condition

**State Review Comments:** The State Land Planning Agency issued a letter dated August 31, 2018 stating the Agency *“identified no comment related to important state resources and facilities within the Department's authorized scope of review that would be adversely impacted by the amendment if adopted.”* The Florida Department of Transportation (FDOT) provided comments, recommendations, and technical assistance comments in its letter dated August 31, 2018. The FDOT Comments and Recommendations are provided in Exhibit 10 with the Applicant's Responses and the County Responses.

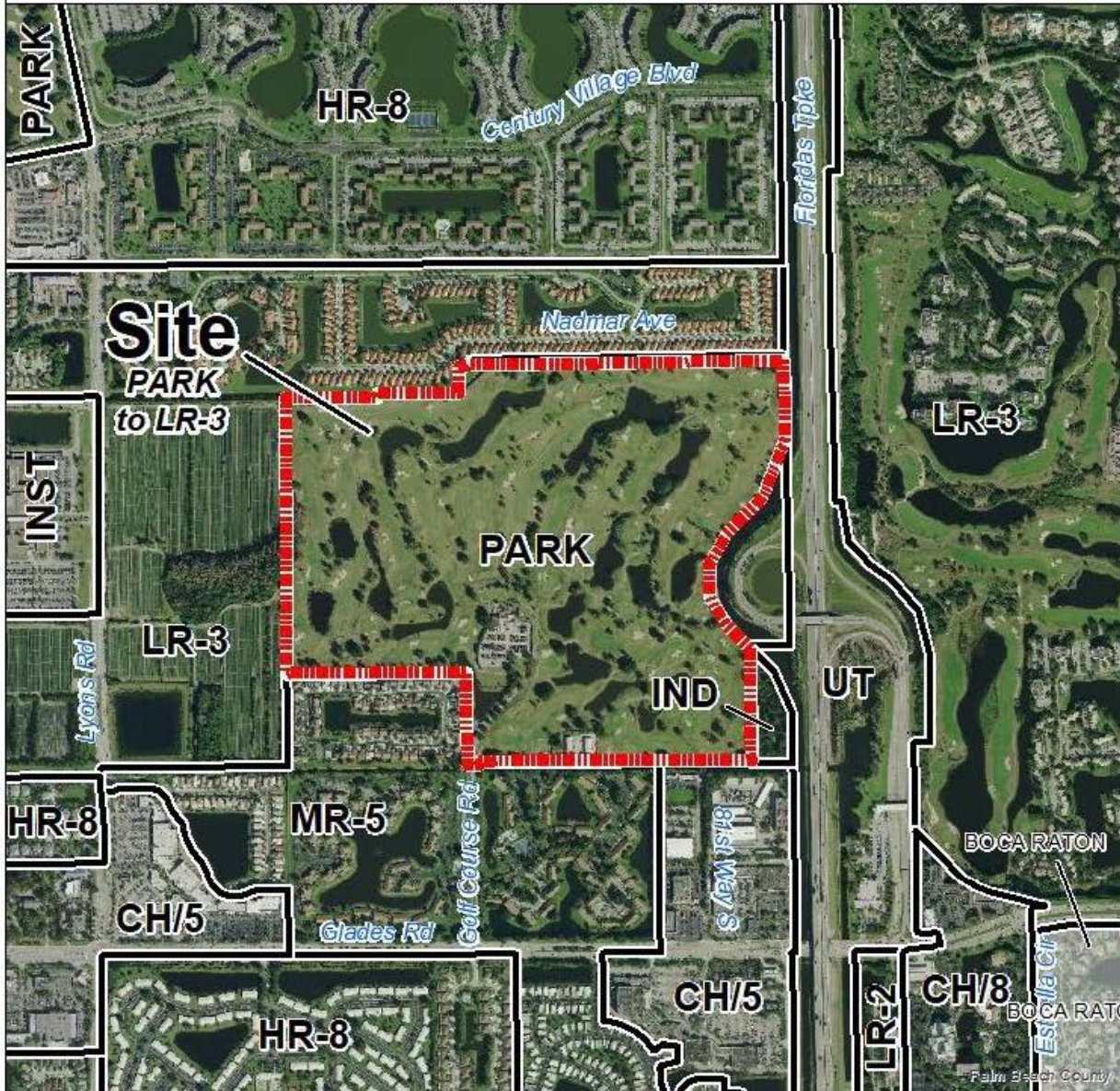
**Board of County Commissioners Adoption Public Hearing: *Wednesday, Oct. 31, 2018***

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# Future Land Use Atlas Amendment

Boca Municipal Golf (LGA 2018-022)



## Site Data

Size: 196.06 acres  
Existing Use: Golf Course  
Proposed Use: Residential  
Current FLU: PARK  
Proposed FLU: LR-3

## Future Land Use Designations

|      |                                      |      |                                   |
|------|--------------------------------------|------|-----------------------------------|
| LR-2 | Low Residential, 2 units per acre    | CH/8 | Commercial High, underlying HR-8  |
| LR-3 | Low Residential, 3 units per acre    | IND  | Industrial                        |
| MR-5 | Medium Residential, 5 units per acre | INST | Institutional & Public Facilities |
| HR-8 | High Residential, 8 units per acre   | UT   | Utilities & Transportation        |
| PARK | Park                                 |      |                                   |
| CH/5 | Commercial High, underlying MR-5     |      |                                   |

Date: 02/05/2018  
Contact: Planning  
Filename: Planning\AMEND\18-D\Site\18-22  
Note: Map is not official, for presentation purposes only.



SITE



0 200 400 800 Feet

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



## **B. Petition Summary**

### **I. General Data**

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**Project Name:** Boca Municipal Golf Course (LGA 2018-022)  
**Request:** PARK to LR-3  
**Acres:** 196.06 acres  
**Location:** West side of Florida's Turnpike, north of Glades Road  
**Project Manager:** Stephanie Gregory, Senior Planner  
**Applicant:** GL Acquisitions Corporation  
**Owner:** City of Boca Raton  
**Agent:** Urban Design Kilday Studios

### **II. Site Data**

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#### **Current Future Land Use**

**Current FLU:** Parks and Recreation (PARK)  
**Existing Land Use:** Golf Course and Communication Tower  
**Current Zoning:** Agricultural Residential (AR)  
**Current Dev. Potential Max:** Park or Recreation use

#### **Proposed Future Land Use Change**

**Proposed FLU:** Low Residential, 3 units per acre (LR-3)  
**Proposed Zoning:** Planned Unit Development (PUD) and Public Ownership (PO)  
**Dev. Potential Max/Conditioned:** Residential, up to 588 dwelling units or (564 with condition of approval)

#### **General Area Information for Site**

**Tier/Tier Change:** Urban/Suburban Tier – No Change  
**Utility Service:** Palm Beach County Water Utilities Department  
**Overlay/Study:** None  
**Annexation Area:** None  
**Comm. District:** Commissioner Mary Lou Berger, District 5

## **C. Introduction**

### **I. Intent of the Amendment**

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The subject of the amendment is a 196.06-acre site located north of Glades Road and west of the Florida's Turnpike. The amendment proposes to change the future land use designation on the site from Park to Low Residential, 3 units per acre (LR-3) in order to develop the site for residential use, up to 588 units. The applicant has proposed a voluntary condition to limit the residential development to a maximum of 564 units (2.88 du/acre density).

The concurrent zoning application (ABN/PDD-2018-0775) proposes to rezone 192.79 acres of the property from Agricultural Residential (AR) to Planned Unit Development (PUD). The 3.27-acre portion of the site with a communication tower is the subject of a rezoning application (CA/ABN/Z/W-2018-930) from Agricultural Residential (AR) to Public Ownership (PO). The applicant is also requesting a Development Order abandonment for Resolutions R-81-318 and R-87-1107, which allowed for a golf course, recreational facilities, and the communication tower.

### **II. Background/History**

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The subject site is located in the Urban Suburban Tier, just west of the Florida's Turnpike and north of Glades Road. The 196-acre property is an 18-hole championship golf course with a 9-hole executive course owned by the City of Boca Raton. The golf course property also contains a 9,092 square foot clubhouse and a 180-foot communications tower serving the City of Boca Raton for emergency services. The site includes a communication tower that is proposed to remain.

The site has never been the subject of a land use amendment and received the Park designation during the adoption of the 1989 Comprehensive Plan. The site was granted a special exception (R-81-318) by the Board for a public golf course in 1981. According to the City of Boca Raton's website, after "receiving multiple unsolicited offers and letters of intent to purchase the golf course, the City asked for highest and best offers" to be submitted by October 2017. After reviewing the offers, on November 14, 2017 the City of Boca Raton approved an Ordinance authorizing the sale of the municipal golf course to GL Homes. The closing date is expected to occur no later than eighteen months from November 27, 2017, the effective date of the sales contract.

The City of Boca Raton will retain ownership of the 3.27-acre communications tower site and access will be provided from Golf Course Road. The communications tower was approved in 1987. The City and the County's Facilities Development & Operations department are discussing the possibility of co-locating City and County communications facilities on the civic pod of the PUD.

#### **Overview of the Area**

The site is located in the Urban/Suburban Tier with a mix of low and medium residential FLUs on the north side of Glades Road and high residential FLUs on the south side. There is a large commercial node consisting of Commercial High FLUs on the south at the intersection of Glades Road and the Florida's Turnpike as well as at Lyons Road. A recently approved land use amendment, known as Johns Glades West, which received a land use change from LR-3 to MLU (CH/HR-8) is located about three quarters of a mile west of the site.

## D. Consistency and Compatibility

### I. Data and Analysis Summary

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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, and 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 has prepared a Justification Statement (Exhibit 2) which is summarized as follows:

- The site, due to the sale by the City of Boca Raton to GL Homes, will no longer be owned by a governmental entity and therefore not appropriate for a PARK future land use designation.
- The proposed density of three units per acre is *"consistent and compatible with the surrounding communities."*
- There are changed circumstances due to the City of Boca Raton's plans to redevelop an existing golf course (Boca Tecca) east of I-95 to become the new municipal golf course.

**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.

The site is currently operating as a golf course owned by the City of Boca Raton. Under the Park future land use designation, the current development potential for the subject site is parks and recreation uses under government ownership. The proposed amendment, per voluntary condition of approval, is 564 residential dwelling units, which will result in a density of 2.88 units/acre.



According to the Future Land Use Element, Regulating Section the Park FLU is “designated on the Future Land Use Atlas to reflect developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.” Therefore, the site cannot be developed privately for any use. The applicant has demonstrated that the current future land use of Park will be inappropriate once the sale from the City to the applicant is complete. If the applicant had intended to retain the golf course use, an amendment to Commercial Recreation (CR) future land use designation would be required for consistency with the Comprehensive Plan.

As the applicant is requesting Low Residential, 3 units per acre (LR-3), the applicant must also provide an adequate justification for the proposed designation. The applicant states that the proposed LR-3 designation is compatible and consistent with the surrounding designations considering there is LR-3 to the north and west, MR-5 and CH to the south as well as the Florida’s Turnpike and LR-3 to the east. Furthering this justification is the applicant’s proposed condition limiting the site to 564 residential units, which means that no additional density will be obtained through TDRs or WHP density bonus.

Considering the findings above, the applicant has met the requirements for an 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.*

**Staff Analysis:** Several County Directions are relevant to the proposed amendment:

**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.*

**Direction 7. Housing Opportunity.** *Ensure that housing opportunities are compatible with the County’s economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.*

**Staff Analysis:** This proposal represents the residential redevelopment of a municipal golf course, with access to a major corridor, contributing toward the efficient use of land where existing public facilities and services are located. Land use compatibility is discussed in Section C below. The conditions of approval proposed with this amendment are intended

to increase workforce housing opportunities, while ensuring compatibility and respecting the characteristics of an area. Therefore, this amendment is not in conflict with the County Directions.

3. **Piecemeal Development - 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 the 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:** The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” No parcel in same ownership is left out of proposed amendment. Therefore, the proposed amendment is not piecemeal, and does not create a residual parcel pursuant to this policy and definition.

## **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.

1. **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.*

**Staff Analysis:** The site is surrounded by densities of 3 to 5 units per acre. The proposed amendment to LR-3 would allow for a development that is compatible with the surrounding communities considering the surrounding densities and designations. Therefore, this amendment is consistent with this policy.

## **2. Future Land Use Element, FLUA Regulation Section, 5. Parks and Recreation**

*Parks and Recreation areas are designated on the Future Land Use Atlas to reflect developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.*



*Parks and Recreation areas conserve open space and natural resources while providing the public with a variety of recreational and cultural opportunities. The County's park system can be classified into six types of parks, dependent primarily on size of service area, available resource base, and recreational and/or cultural facilities provided. They range from local level parks that include infill, neighborhood, and community type parks to countywide level parks that include district, beach, and regional parks. Public parks in the County Park System offer an array of recreational opportunities through the provision of passive, active and special recreational facilities. Typically, passive or resource-based facilities, i.e. beaches, picnicking, hiking, nature centers, museums, camping, boating, etc., and special facilities such as golf courses, aquatic facilities, recreation centers are provided within regional, district, and beach parks. Uses such as beach renourishment may also be allowed on areas designated as Parks and Recreation. Active or user-based facilities, i.e. baseball, softball, football, soccer, tennis, basketball, play courts, exercise trails, etc., may be provided in all types of parks, subject to site constraints.*

**Staff Analysis:** The proposed amendment is requesting a change from the Park future land use designation to Low Residential, 3 units per acre. This portion of the Comprehensive Plan's Future Land Use Element Regulation section describes the appropriate areas to receive a PARK designation. As mentioned in the applicant's justification statement and in the Comprehensive Plan language above, the sale of the site to GL Homes, a private entity would make the current Park future land use designation inappropriate, as this designation is limited to parks and recreation areas that are owned by a governmental entity.

**3. Density Increases - 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*
- 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....*

**Staff Analysis:** Policy 2.4-b requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, or uses the workforce or affordable housing programs. In order for a site to increase density through the TDR Program, it must have a residential designation or underlying residential designation. Therefore, the TDR Program is not applicable to the subject site. In addition, the applicant has met the criteria for an amendment.

**4. Housing Element, Policy 1.1-o:** *The County shall preserve affordability of affordable housing units developed through the Workforce Housing Program and the Affordable Housing Program as follows:*

- 1. The Workforce Housing Program will target households with incomes ranging from 60%-140% of area median income.*
- 2. The Affordable Housing Program will target households at or below 60% of area median income.*

*The Workforce Housing Program and Affordable Housing Program units shall be made available at a rate affordable to the specified income groups, and only to income-eligible households for a period of time to be set forth in the Unified Land Development Code (ULDC). All Workforce Housing Program and Affordable Housing Program criteria shall be subject to the review and approval of the Board of County Commissioners.*

**Staff Analysis:** This policy of the Comprehensive Plan is implemented through the WHP, found in Article 5 of the County's ULDC. Under this program, any residential development of 10 or more units in the Urban/Suburban Tier is required to provide a percentage of units as WH units. In addition, under the WHP program, there is the option to further increase density through a WH Density Bonus in exchange for an additional percentage of units to be dedicated as WH units. The WH units are to be for-sale or rental units, affordable to households having 60% to 140% of area median income. (The 2017 Area Median Income in Palm Beach County was \$67,900 for a family of four.) The Workforce Housing obligation can be met through construction of the WH units, either on or off site, or through payment of an in lieu fee, currently \$81,500 for for-sale units, and \$50,000 for rental units.

### **Workforce Housing Obligation**

If this site were to be granted the amendment, and become subject to the WHP program requirements, the mandatory workforce housing obligation based on the future land use designation would be in the range of 4.25% to 8.5%, depending on whether the developer chose the Limited or Full incentive option available in the WHP. In this case, the applicant's concurrent zoning application indicates the intent to develop under the limited incentive option, with an obligation of 4.25% or 24 workforce housing units. Per the parameters of the WHP, this obligation could be met on site, off site, or through payment of the in-lieu fee.

However, recognizing that amendment applicants are receiving a substantial benefit in the form of a density increase through the amendment process, in recent years staff has recommended, and the Board has approved, a condition typically requiring 25% of units to be provided as workforce, with the units to be provided on site. Those recent projects were seeking substantially higher densities, through FLU designations in the medium to high range, and in order to develop multifamily projects which would include the WHP units on site.

In this case, the proposed amendment seeks to change the FLU from PARK to a low density category of LR-3, for the purposes of a single-family development, is not seeking additional density beyond the amendment through density bonuses. Consistent with the intent of the condition applied to recent amendments, but recognizing the low density nature of this request, staff is recommending a condition requiring the applicant to provide 10-25% of the total units as WHP units. If the subject site is developed as single family, townhouse or zero lot line, the WHP units would also be required to be provided as single family, townhouse or zero lot line: a minimum of 10% of the total units if built on site, or 15% of the total units if built offsite. However, if the subject site is developed as multifamily, 25% of the total units would be provided as multifamily WHP units either on or offsite.. Should this amendment be approved with this condition, these percentages will replace the mandatory percentages that would have been applied to this project under the Limited or Full Incentive Options of Workforce Housing Program.

Staff's recommended condition provides an incentive for the development of onsite, single-family/zero lot line WHP units by reducing the WHP requirement for on-site construction as the proposed development's zoning application consists of zero lot line

and single family homes. If built off site, the units are likely to be developed as multifamily and thus the minimum WHP percentage is increased.

#### Maximum Number of Units:

In several recent amendments, a condition has also been included to limit the maximum number of units to be developed. If an amendment were approved without such a condition, a project would potentially be able to seek additional density through the Workforce Housing Density Bonus and Transfer of Development Rights programs, after an amendment was approved. In this case, the applicant has proposed a condition to limit the maximum number of units to 564.

#### Impact of Proposed Conditions:

The table below compares the number of WHP units that would be required should the subject site be amended to LR-3 FLU and develop under the mandatory Workforce Housing Program (as proposed by applicant, using the Limited Incentive Option and capping the total number of units), and the number of WHP units that would result from the additional condition recommended by staff to require 10-25% of units as WHP.

**Table 1. Required Number of Workforce Housing Units**

|  | FLU  | FLU*<br>Units | Workforce                          |       |
|--|------|---------------|------------------------------------|-------|
|  |      |               | Units                              | %     |
| <b>Current</b>   | PARK | 0             | 0                                  | 0%    |
| <b>As proposed by Applicant, with</b><br><ul style="list-style-type: none"> <li>Condition capping total units at 564</li> <li>Using WHP Limited Incentive Option</li> </ul>  | LR-3 | 564           | 24                                 | 4.25% |
| <b>As proposed by Staff with Conditions:</b><br><ul style="list-style-type: none"> <li>Capping total units at 564, and</li> <li>Requiring 10% WHP units on site as single family, or 15% WHP units off site as single family, or 25% if developed as multifamily.</li> </ul> | LR-3 | 564           | If on-site as single family<br>56  | 10%   |
|  |      |               | If off-site as single family<br>85 | 15%   |
|  |      |               | If multifamily<br>141              | 25%   |

\*no WHP density bonus

### 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 surrounding land uses immediately abutting the site are the following:

**North:** To the north of the site is Brentwood Place, a single family Planned Unit Development, with a Low Residential, 3 units per acre (LR-3) future land use designation. North beyond Brentwood is Century Village with a High Residential, 8 units per acre (HR-8) FLU.

**West:** To the west of the site is a 71.5-acre parcel owned by the Johns Family that is currently utilized for agricultural production with a Low Residential, 3 units per acre (LR-3) FLU. Beyond this parcel is Lyons Road.

**South:** To the south of the site are two residential PUDs that share access to Glades Road from Golf Course Road - Wedgewood Estates PUD, a single family Planned Unit Development and Boca Lakes North PUD, a multifamily residential Planned Unit Development. Also to the south is the Sonoma Lake Estates, a single family PUD that accesses Lyons Road. All of the above-mentioned communities have a Medium Residential, 5 units per acre (MR-5) future land use designation. To the southwest at the corner of Glades Road and Lyons Road and southeast at the corner of Glades Road and the Florida's Turnpike are two commercial nodes with a Commercial High with an underlying MR-5 (CH/5) FLU. To the southeast, is a 4.31-acre site known as Glades Road Self Storage that received a land use amendment in 2011 from MR-5 to Industrial. The site never developed with industrial uses and remains vacant.

**East:** To the east, across the Florida's Turnpike, is Boca West PUD that consists of over 3,500 residential units and has a future land use designation of Low Residential, 2 units per acre (LR-2).

**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 maintain 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 proposed residential development of three units per acre is compatible considering the adjacent surrounding FLUs consist of Low Residential, 3 units per acre to the west and north as well as Medium Residential, 5 units per acre and Commercial High to the south. The site is also adjacent to the Florida's Turnpike to the east. In addition, the applicant has voluntarily agreed to limit the site to the development of 564 units (2.87 units/acre) instead of developing 588 units (3 units/acre) which is the maximum available from the proposed future land use designation.

#### **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 subject site 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 site is not located within a neighborhood plan.

## E. Public Facilities and Services Impacts

The proposed amendment will change the Future Land Use designation from Park to LR-3 in order to develop up to a maximum of 588 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. There are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Staff sent a request for departmental review of the proposed amendment to various County departments and external agencies for review of public facility impacts. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), Land Development (Engineering), and Health (PBC Dept. of Health).

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 based on the existing potential of an 8,500 seat stadium with a communications tower. According to the County’s Traffic Engineering Department (see letter dated March 7, 2018 in Exhibit 5) the amendment would result in a reduction of 565 net daily trips, and a reduction of 386 AM and 445 PM net peak hour trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential shown above in accordance with the following condition that the residential density on the site shall be limited to a maximum of 564 dwelling units and the existing communications tower”*.

The Traffic Study (see Exhibit 4) was prepared by Bryan Kelley, Simmons & White, 2581 Metrocentre Blvd West, Suite 3, West Palm Beach, FL 33407. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://www.pbcgov.com/pzb/planning/activeamend/>



3. **School District Comments:** The School Board indicated that the proposed amendment would have a “negative impact on the public school system.” Therefore, the School District has recommended the following condition to mitigate the impacts if approved by the Board:  
  
“In order to address the school capacity deficiency created by this proposed amendment at the District elementary, middle and high school level, the property owner is required to contribute a total of \$1,385,360 to the School District of Palm Beach County prior to issuance of the first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).”
4. **Zoning Implications:** The concurrent zoning application is currently under review by the Zoning Division and participating departments.
5. **Fire Rescue Comments:** This property is primarily served by Station #53, located at 19950 Lyons Road. The subject property is approximately 2.25 miles from the station. In fiscal year 2017, the station had an average response time of 6:25 to its entire service area. It is anticipated that this land use change will generate an additional 85 calls a year to this already busy station.

## II. Public and Municipal Review

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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 May 21, 2018. To date, no correspondence has been received through the IPARC process to this amendment. In addition, notice was sent on June 21, 2018 to the City of Boca Raton.
- B. **Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on June 21, 2018. In addition the following neighboring Home Owners Associations were notified by mail: Boca West, Boca Glades, Concord Green, West Lakes of Boca Raton, Sonoma Lakes Estates at Boca Raton and Brentwood. The West Boca Community Council was also notified by mail on June 21, 2018. Correspondence as it is received is provided in Exhibit 9.
- C. **Informational Meeting:** The Planning Division hosted a meeting for area residents and interested parties to relay information regarding the amendment and development approval process on July 5, 2018. Six members of the public attended and expressed concerns regarding traffic on Glades Road and the increased traffic that will occur on Golf Course Road.

## III. Conclusions and Recommendation

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The applicant proposes to change the future land use designation on a 196-acre municipal golf course owned by the City of Boca Raton from Parks and Recreation (PARK) to Low Residential, 3 units per acre (LR-3) for up to 588 units with a condition limiting to 564 units (2.88 du/ac.).

Policy 2.4-b requires that density increases utilize the Transfer of Development Rights (TDR) Program, unless an applicant meets the criteria for an amendment or uses the workforce housing program (WHP). The applicant has met the criteria for an amendment by demonstrating that the PARK designation will be inappropriate once the sale from the City to the applicant is complete, as the PARK is limited to parks and recreation uses that are owned by governmental entities. In addition, the applicant cannot utilize the TDR Program since the site does not have a residential designation. The proposed LR-3 is compatible with the surrounding area.

In the last couple of years, for amendments seeking density increases, staff has recommended a condition requiring 25% of units to be restricted as WHP units, and requiring those units to be built on site. Those projects were seeking substantially higher densities, through designations in the medium to high range, and seeking to develop multifamily projects which would include the WHP units on site. This proposed amendment is for low density residential, and is not seeking additional density through density bonuses. Consistent with the intent of the condition applied to recent amendments, but recognizing the low density nature of this request, staff is recommending a condition requiring the applicant to provide 10-25% of the total units as WHP units. If the subject site is developed as single family, townhouse or zero lot line, the WHP units would also be required to be provided as single family, townhouse or zero lot line: a minimum of 10% of the total units if built on site, or 15% of the total units if built offsite. However, if the subject site is developed as multifamily, 25% of the total units would be provided as multifamily WHP units either on or offsite.

As demonstrated by the findings and conclusions, staff recommends **approval with conditions**.

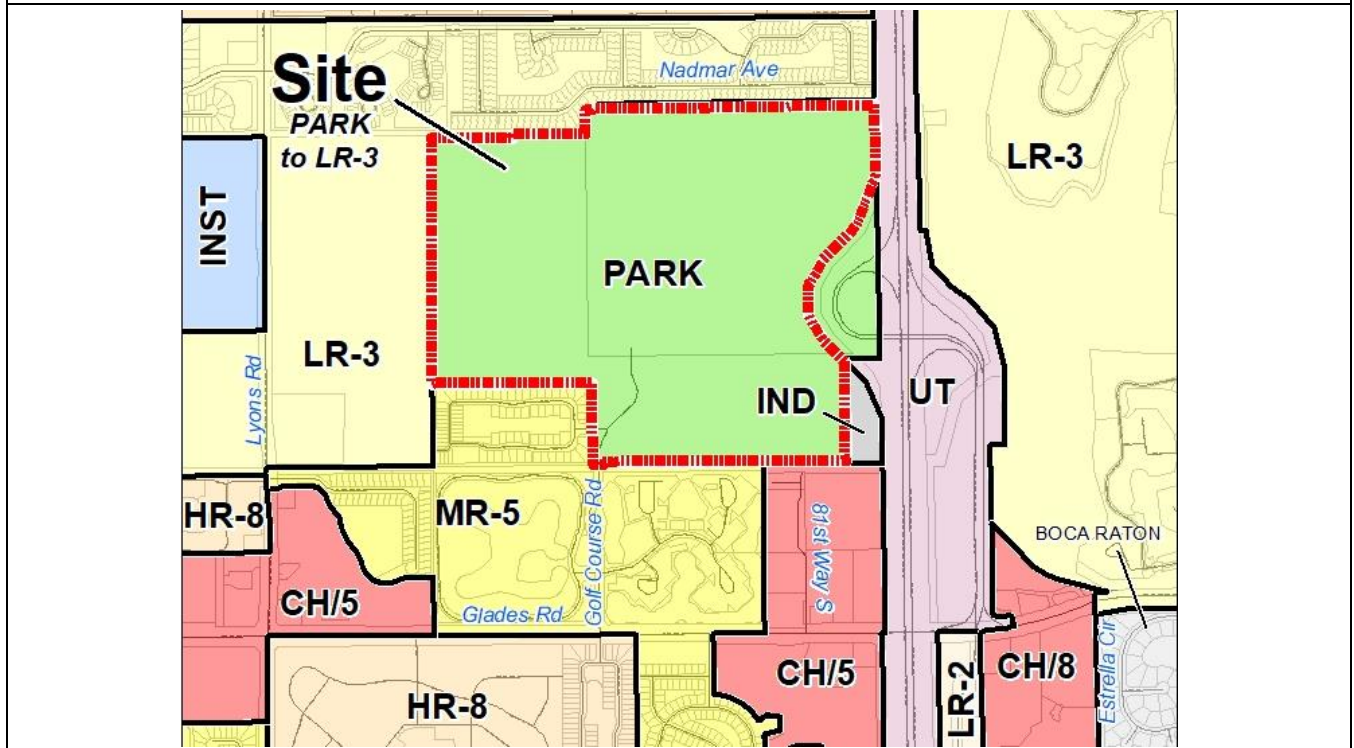
| <b>Exhibits</b>   | <b>Page</b> |
|---|-------------|
| 1. Future Land Use Map & Legal Description  | E-1         |
| 2. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes | E-5         |
| 3. Applicant's Public Facility Impacts Table  | E-21        |
| 4. Applicant's Traffic Study ( <i>available to the LPA/BCC upon request</i> )         | E-24        |
| 5. Palm Beach County Traffic Division Letter  | E-25        |
| 6. Water & Wastewater Provider LOS Letter   | E-27        |
| 7. School District Concurrency LOS Letter   | E-28        |
| 8. Applicant's Disclosure of Ownership Interests                                      | E-29        |
| 9. Correspondence   | E-37        |

## Exhibit 1

|                      |   |
|----------------------|---|
| <b>Amendment No:</b> | <b>Boca Municipal Golf Course (LGA 2018-022)</b>                              |
| <b>FLUA Page No:</b> | 26  |
| <b>Amendment:</b>    | From Parks and Recreation (PARK), to Low Residential, 3 units per acre (LR-3) |
| <b>Location:</b>     | West side of Florida's Turnpike, north of Glades Road                         |
| <b>Size:</b>         | 196.06 acres  |
| <b>PCN:</b>          | 00-42-43-27-05-076-0010; 00-42-47-17-00-000-1010                              |

**Conditions:** Development of the site is subject to the following:

1. The Zoning development order shall require at least 10% of the total residential density as workforce housing program (WHP) units, further specified as follows:
  - (a) The property owner shall provide these WHP units between 60-140% of the Median Household Income ranges for the County, in all four WHP ranges (60%-80%, >80-100%, >100-120%, and >120-140%)
2. Residential development on the site shall be limited to a maximum of 564 dwelling units.



## Legal Description

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### LEGAL DESCRIPTION: PARCEL 1 – CITY OF BOCA RATON GOLF COURSE

ALL OF TRACTS 1 THROUGH 3, INCLUSIVE, TRACTS 12 THROUGH 17, INCLUSIVE, A PORTION OF TRACTS 29 THROUGH 35 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, ALL IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17, ALSO BEING THE NORTHWEST CORNER OF WEDGEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 115, SAID PUBLIC RECORDS, THENCE NORTH 00°21'35" WEST, ALONG THE WEST LINE OF SAID TRACTS 3, 12 AND 17 AND THEIR NORTHERLY EXTENSION, A DISTANCE OF 2,031.63 FEET; THENCE NORTH 89°37'44" EAST, ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF 1,239.74 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 00°54'13" WEST, ALONG THE EAST LINE OF SAID BLOCK 75, A DISTANCE OF 179.93 FEET TO NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°08'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 17, A DISTANCE OF 2,347.82 FEET; THENCE SOUTH 01°04'52" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, A DISTANCE OF 545.91 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 25558, PAGE 1167, SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX DESCRIBED COURSES, SOUTH 21°25'08" WEST, A DISTANCE OF 463.58 FEET; THENCE SOUTH 43°55'08" WEST, A DISTANCE OF 367.79 FEET; THENCE SOUTH 29°53'08" WEST, A DISTANCE OF 239.99 FEET; THENCE SOUTH 01°04'52" EAST, A DISTANCE OF 255.40 FEET; THENCE SOUTH 32°02'52" EAST, A DISTANCE OF 243.71 FEET; THENCE SOUTH 46°04'52" EAST, A DISTANCE OF 218.14 FEET; THENCE ALONG THE WEST LINE AND THE NORTHERLY EXTENSION THEREOF, OF GLADES ROAD SELF STORAGE, MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 114 THROUGH 115, SAID PUBLIC RECORDS, ALSO BEING THE EAST LINE OF SAID TRACT 35, BLOCK 76, SOUTH 00°24'15" EAST, A DISTANCE OF 830.47 FEET; THENCE SOUTH 89°36'40" WEST, ALONG THE SOUTH LINE OF TRACTS 29 THROUGH 35, SAID BLOCK 76, A DISTANCE OF 2,041.10 FEET TO THE SOUTHEAST CORNER OF SAID WEDGEWOOD ESTATES; THENCE NORTH 00°21'11" WEST, ALONG THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89°41'19" WEST, ALONG THE NORTH LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCE AT AFOREMENTIONED POINT "A"; THENCE SOUTH 00°54'13" EAST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, SOUTH 00°54'13" EAST, A

DISTANCE OF 30.00 FEET; SOUTH 89°37'44" WEST ALONG THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3520, PAGE 28, SAID PUBLIC RECORDS, A DISTANCE OF 19.95 FEET; THENCE NORTH 00°57'40" WEST ALONG THE EAST LINE OF SAID TRACT 1, BLOCK 76, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°37'44" EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.046 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2 – R/W TO BE ABANDONED

BEING A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 76; THENCE SOUTH 00°54'13" EAST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, SOUTH 00°54'13" EAST, A DISTANCE OF 30.00 FEET; SOUTH 89°37'44" WEST ALONG THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3520, PAGE 28, SAID PUBLIC RECORDS, A DISTANCE OF 19.95 FEET; THENCE NORTH 00°57'40" WEST ALONG THE EAST LINE OF SAID TRACT 1, BLOCK 76, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°37'44" EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.014 ACRES, MORE OR LESS.

TOTAL ACREAGE OF PACELS 1 AND 2 = 196.060 ACRES.



## **Exhibit 2**

### **Applicant's Justification Statement, Consistency, and Compatibility**

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On behalf of the property owner, the City of Boca Raton, and the applicant, G.L. Acquisitions Corporation, Urban Design Kilday Studios (UDKS), as Agent, has prepared and hereby respectfully submits this application for a Large Scale Future Land Use Atlas (FLUA) Amendment for a 196.06 acre property consisting of two (2) property control numbers, herein referred to as the subject property. The subject property is generally located approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike, with access provided from Golf Course Road. The subject property is located in the unincorporated area of Palm Beach County (PBC) and situated in the Urban/Suburban Tier and is within the County's Urban Service Area. The subject property is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area. The site has a PARK FLU designation and an Agricultural Residential (AR) zoning designation. The subject site is currently used for a public municipal golf course with accessory facilities and supports a communications tower.

The applicant is requesting approval of the following:

- To amend the FLUA designation of both parcels, totaling approximately 196.06 acres, from PARK to Low Residential, with up to 3 dwelling units per acre (LR-3).

The applicant proposes to construct a new residential community of up to 564 dwelling units. The existing communications tower will remain on site.

### **PROJECT HISTORY**

The subject property currently supports a public municipal golf course that opened in 1982. There is an 18-hole par 72 championship course and a 9-hole par 30 executive course. There also exists a clubhouse and commercial communications tower serving the City of Boca Raton for emergency services. There have been no prior FLUA Amendment approvals for the subject property, and there have been limited Zoning or other entitlement approvals, as detailed below. The site has been built out based on the prior approvals.

- On March 17, 1981 the Board of County Commission (BCC) approved a Special Exception to allow a Public Golf Course and Recreation Facilities via Resolution No. R-81-318.
- On June 10, 1981 the Site Plan Review Committee Meeting (SPRCM) approved a Clubhouse Area Site Plan.
- On March 27, 1987 the BCC approved a Special Exception to amend the Site Plan for a Public Golf Course and Recreational Facilities to include a Commercial Radio, Television, Microwave, Transmission and Relay Station and Towers via Resolution No. R-87-1107.
- On August 26, 1987 the SPRCM approved a Site Plan for the Radio Tower.

### **A. CONSISTENCY**

#### **G.1 - Justification**

Per Policy 2.1-f of the FLUE of the PBC Plan, 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. The applicant is requesting to amend the FLUA designation of the subject site from PARK to Low Residential, with up to 3 dwelling units per acre (LR-3). The subject property is not located within the boundaries of any Neighborhood Plan.

The proposed FLUA amendment meets the required standard as follows:

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

**Applicant's Description:** The owner, the City of Boca Raton, has decided to close the public golf course located on the subject site after +35 years of operation. The site is being acquired by G.L. Acquisitions Corporation with the intent to redevelop the site as a planned residential community. This proposed use is suitable and appropriate for this site.

As the majority of the site will no longer be in public ownership and it will not be used for public recreation, the current FLUA designation is not appropriate.

Page 127 of the Future Land Use Element of the PBC Comprehensive Plan (FLUE) states:

**“5. Parks and Recreation**

Parks and Recreation areas are designated on the Future Land Use Atlas to reflect developed or planned sites ***owned by a governmental entity*** that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs (***emphasis added***).

Parks and Recreation areas conserve open space and natural resources while providing the public with a variety of recreational and cultural opportunities. The County's park system can be classified into six types of parks, dependent primarily on size of service area, available resource base, and recreational and/or cultural facilities provided. They range from local level parks that include infill, neighborhood, and community type parks to countywide level parks that include district, beach, and regional parks. Public parks in the County Park System offer an array of recreational opportunities through the provision of passive, active and special recreational facilities. Typically, passive or resource-based facilities, i.e. beaches, picnicking, hiking, nature centers, museums, camping, boating, etc., and special facilities such as golf courses, aquatic facilities, recreation centers are provided within regional, district, and beach parks. Uses such as beach re-nourishment may also be allowed on areas designated as Parks and Recreation. Active or user-based facilities, i.e. baseball, softball, football, soccer, tennis, basketball, play courts, exercise trails, etc., may be provided in all types of parks, subject to site constraints.”

Following completion of the sale to G.L. Acquisitions Corporation, the majority of the subject property will no longer be owned by a governmental entity, and therefore the existing PARK Future Land Use designation must be amended as the PARK designation may only be applied to properties owned by a governmental agency and developed or planned for the public to partake in a variety of recreational activities.

Also, the current FLUA designation does not have any underlying designation or residential density. As such, an amendment is necessary to allow the proposed use. The proposed designation of LR-3 will allow a density of up to 3 dwelling units as a planned development. This density and plan of development is consistent and compatible with the surrounding communities of Brentwood Place PUD to the north developed with a net density of 3.4 DU/Ac., Wedgewood

Estates PUD to the southwest developed at a gross density of 4.0 DU/Ac., and Boca Lakes North PUD directly south developed at a gross density of 5.9 DU/Ac. The undeveloped property directly west already has already been mapped with the LR-3 designation on the adopted Future Land Use Atlas. The proposed residential development on the subject site consisting of detached housing, water management tracts, recreation areas and internal roadways in a master planned community, is compatible with the existing and anticipated development in the immediate vicinity.

The City of Boca Raton will continue to own the communications tower located on the eastern boundary by the Florida's Turnpike access ramps, and access to same. Per Comp Plan Policy 2.1-i: Residual Parcel, the County shall discourage the creation of residual parcels within or adjacent to a proposed development. As such, the FLU designation for the entire property will be amended. The communications tower is not a recreational facility and the PARK designation is also not appropriate for this use. It is anticipated that this area encompassing the communications tower will be rezoned to the PO-Public Ownership zoning designation, which is consistent with all future land use designations including LR-3.

The proposed plan of development will not negatively impact the natural environment as the site is already developed as a golf course and there are no existing natural conditions. Public facilities such as fire stations and libraries already exist in proximity, and utility services are in place and capacity is available to serve the proposed plan for redevelopment as a residential community. The site is already accessed via a County owned and maintained public collector road, Golf Course Road, which road directly connects to an arterial roadway, Glades Road.

In short, the PARK designation will no longer be consistent with the Comprehensive Plan upon the sale of the majority of the subject property to a non-governmental entity.

**2) The basis for the requested change for this particular site is based upon the following criteria:**

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

**Applicant's Description:** A change in circumstances has occurred that affects the subject site. The Greater Boca Raton Beach and Parks District, in cooperation with The City of Boca Raton, is in contract to purchase the prior Boca Tecca Golf Course located on the east side of I-95, north of Yamato Road, and plans to redevelop the site as the new City of Boca Raton Municipal Golf Course. The City of Boca Raton is therefore selling the majority of the subject property to the applicant, G.L. Acquisitions Corporation for redevelopment.

As noted above, the PARK Future Land Use designation may only be applied to properties owned by a governmental agency and developed or planned for the public to partake in a variety of recreational activities. As the majority of the site will no longer be owned by a governmental entity, a change in circumstance has occurred. The proposed amendment to LR-3 is consistent and compatible with the development pattern of the surrounding area, which is predominantly residential planned developments, and assigning a density for the subject site is necessary as there is no established underlying density currently. This amendment will allow for redevelopment that is consistent with adjacent land uses.

- ***Inappropriateness of the adopted FLU designation.***

**Applicant's Description:**

As the majority of the site will no longer be in public ownership and it will not be used for public recreation, the PARK designation is inappropriate. The County Directions in the Plan provide guidance as to what alternative land use designation would be appropriate. As the surrounding properties are either developed or designated with residential or commercial with underlying residential land uses, a residential land use designation will be consistent. The County Directions recognize that redevelopment will occur, and infill development in urban areas is encouraged to make efficient use of land and existing public facilities and services.

The proposed residential designation of LR-3 is compatible with the surrounding communities and proposed at a similar density. This will ensure land use compatibility with the surrounding area. The proposed development will also integrate into the neighborhood by utilizing the same road for access and not disrupting the geographic boundaries of any surrounding property. The proposed designation will allow a density of up to 3 dwelling units per acre (DU/Ac.) as a planned development. This density and plan of development is consistent and compatible with the surrounding communities of Brentwood Place PUD to the north developed with a net density of 3.4 DU/Ac., Wedgewood Estates PUD to the southwest developed at a gross density of 4.0 DU/Ac., and Boca Lakes North PUD directly south developed at 5.9 DU/Ac. The undeveloped property directly west has previously been mapped with the LR-3 designation, however not developed as such at this time.

## **G.2 Residential Density Increases**

Per Future Land Use Policy 2.4-b the proposed FLUA amendment meets the required factors as follows:

- ***Demonstrate a need for the amendment.***

**Applicant's Description:** Based on 2015 population projections provided by the State of Florida Office of Economic and Demographic Research (ODER) and the Bureau of Economic and Business Research (BEER), as shown in the PBC 2015 Population Allocation Model, the medium projections show the population in PBC growing by over 301,400 people between 2015 and 2035 (from 1,377,300 to 1,678,700). The proposed amendment would provide additional living accommodations to meet the potential demand for more residential uses in the area.

Warner Real Estate Advisors, Inc. was retained by the Applicant to prepare a Housing Needs Study associated with the property FLUA. The Housing Needs Study is submitted as part of this Applicants Attachment to support the residential density increase.

The Housing Needs Study reports that:

- (1) By 2030, the shortfall of housing units to meet the projected population demand will be over 44,000 units, assuming a minimal 25% market factor.
- (2) By 2035, the shortfall of housing units to meet the projected population demand will be 84,000 units, again assuming a minimal 25% market factor.
- (3) Finally, if you assume that not all future unbuilt units will be constructed, which is likely, the shortfall with a 25% market factor increases to over 97,000 housing units, in 2035, assuming a 20% reduction in supply. It is likely that maximum density cannot be achieved on many parcels owing to their location, size, configuration, infrastructure limitations, environmental factors, traffic concurrency, access limitations, drainage, and ownership desire to own large lots with homes, equestrian uses, neighborhood objections (NIMBY), and ultimately local governmental approvals.

The change to the proposed LR-3 designation and construction of the resulting residential units will help to ameliorate the projected housing unit shortfall. Additionally, the majority of the site will no longer be in public ownership and it will not be used for public recreation, therefore the designation needs to be amended in anticipation of another use. Goals in the Introduction and Administrative Element of the Comprehensive Plan speak to encouraging redevelopment within the areas of the County where infrastructure and services already exist. The proposal to redevelop the golf course by a private entity with non-governmental uses demonstrates a need for the amendment.

- ***Demonstrate that the current FLUA designation is inappropriate.***

**Applicant's Description:** The current FLUA designation is inappropriate. The owner, the City of Boca Raton, has chosen to close their golf course as they are participating with the Greater Boca Raton Beach and Parks District to purchase another golf course in closer proximity to their core population within the City of Boca Raton municipal limits. They are selling the subject property to the applicant, G.L. Acquisitions Corporation, for redevelopment. The PARK Future Land Use designation may only be applied to properties owned by a governmental agency and developed or planned for the public to partake in a variety of recreational activities. As the majority of the site will no longer be owned by a governmental entity, the designation must be changed as it is no longer appropriate.

- ***Explain why the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs cannot be utilized to increase density.***

**Applicant's Description:** The current FLUA designation of PARK does not have an underlying residential density. Therefore, there is currently no opportunity to utilize any of the above programs to increase density as there is no base density currently established on the site. At a minimum, an underlying residential density would need to be assigned, however, as the site will no longer be in public ownership, the FLUA designation also needs to be changed. The proposed LR-3 designation is compatible with both the surrounding LUPA designations AND the built community's densities/intensities. As the FLUA must be amended from PARK, it is appropriate to amend the land use to the designation most consistent with surrounding adopted land uses and built densities/intensities.

### **G.3 - Compatibility**

Compatibility is defined in the County's Unified Land Development code as: "*Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.*" Based on this definition and accepted growth management ideals, the proposed amendment to change the FLUA designation from PARK to LR-3 and the proposed plan of development for a master planned residential community, compatible with the surrounding and adjacent lands. It will not create or foster undesirable effects and is very similar to existing surrounding residential development as discussed below. Where the site is adjacent to commercial development, this change in FLUA designation will not cause any negative impacts on these properties or businesses. Where the site is adjacent to the Florida's Turnpike, no incompatibility is created as residential communities line both sides of this roadway throughout Palm Beach County.



The LR-3 designation would allow 2 DU/Ac. standard density and up to 3 DU/Ac. with a PUD Density. This density and plan of development is consistent and compatible with the surrounding communities of Brentwood Place PUD to the north, developed with a net density of 3.4 DU/Ac. for that portion of the community adjacent to the site; Wedgewood Estates PUD to the southwest developed at a gross density of 4.0 DU/Ac.; and Boca Lakes North PUD directly south developed at 5.9 DU/Ac. The undeveloped property directly west has previously been mapped with the LR-3 designation and it is anticipated that at some time in the future a similar project may be proposed.

As the City of Boca Raton is selling the majority of the property for private development, the existing FLUA designation of PARK is no longer appropriate and should be changed. Assigning a FLUA designation of Commercial or Industrial would result in a plan of development that would be incompatible with the surrounding and adjacent land uses, the majority of which are built residential developments. If the FLUA designation is not amended, redevelopment could not occur and the land would remain fallow, which could also create incompatibility with the surrounding and adjacent land uses.

#### **G.4 -Comprehensive Plan**

The proposed amendment furthers several Goals of the Comprehensive Plan and is consistent with several Objectives and Policies. The site is not within any Overlays, Neighborhood Plans or Special Planning Overlays. The following is optional data and analysis to demonstrate consistency with specific objectives and policies in the Plan:

- **C. County Directions**

**Applicant's Description:** The County Directions in the Future Land Use Element provide the basis for the Goals, Objectives and Policies in the Plan. The County Directions recognize that redevelopment will occur, and infill development in urban areas is encouraged to make efficient use of land, and existing public facilities and services. Several of these Directions support the proposed amendment, specifically the Infill, Redevelopment and Revitalization; Land Use Compatibility; and Neighborhood Integrity Directions.

- **FLUE Objective 1.2:** The Urban/Suburban Tier is intended to accommodate the bulk of the County's population along with the services and facilities consistent with the needs of urban and suburban development.

**Applicant's Description:** Assigning a residential FLUA designation to this site will allow for it to become a viable redevelopment opportunity within the Urban/Suburban Tier, and accommodate the projected future increase in population in Palm Beach County. As previously stated, population projections provided in the PBC 2015 Population Allocation Model show the population growing by over 301,400 people between 2015 and 2035 (from 1,377,300 to 1,678,700). This site is strategically situated for redevelopment for residential use as it is a desirable location in western Boca Raton, public services and infrastructure exist, it is served by a road of appropriate classification, and the proposed development will be compatible with the surrounding and adjacent properties. This proposed amendment promotes infill redevelopment on a site that was previously developed and in an area that is almost built out. This amendment will allow an efficient use of available land currently designated for recreation without reducing land area designated for Agricultural, Commercial or Industrial development.

- **FLUE 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.

**Applicant's Description:** As shown in Application Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc., at the density proposed and therefore does not exceed the manmade constraints. The density proposed is consistent with surrounding developments and therefore is not an underutilization of the existing capacities.

- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
- The natural environment, including topography, soils and other natural resources;

**Applicant's Description:** Please see Application Attachment L for the Environmental Assessment. This site is currently developed as a golf course and accessory facilities. Per the Environmental Assessment, there is no significant native upland habitat on site nor is there any wetland habitat on site. There are no jurisdictional wetlands on the property. The Soil Survey Geographic database for Palm Beach County shows that the majority of the site is comprised of Boca Fine Sand. No listed plant or animal species were observed. The site is not located within a wellfield protection zone, and it is outside of the 500-year flood plain. Based on this assessment, there are no significant environmental resources or habitat existing on the property that would be negatively impacted by the proposed change in land use.

- The availability of facilities and services;

**Applicant's Description:** Below is more detailed information on each of those facilities and services:

- *Traffic:* Please see Application Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by Simmons and White and corresponding Traffic Approval from PBC Traffic Division.
- *Mass Transit:* There is Palm Tran bus service along Glades Road and there is an existing transit stop in close proximity (approximately 1,700 feet) to the site at Glades Road and Golf Course Road.
- *Potable Water and Wastewater:* Please see Application Attachment I for the PBC Water Utilities Department letter wherein it is stated that capacity does exist for the proposed development via an existing 8" watermain located at the southern boundary of the property and existing 6" forcemain in Lyons Road approximately 4000 feet north of Glades Road.
- *Drainage:* Please see Application Attachment J for Drainage Statement prepared by GLH Engineering. Legal positive outfall will be provided by the adjacent Lake Worth Drainage District (LWDD) Canals.
- *Fire Rescue:* Please see Application Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #53 located at 19950 Lyons Road. Station #53 is located approximately 2.25 miles from the subject property and that the estimated response time to the subject property is approximately 7 minutes.
- *School:* Please see Application Attachment O for the application submitted to the PBC School District requesting confirmation of level of service.
- *Parks and Recreation:* The conversion of this property does not negatively impact the Palm Beach County level of service for parks and recreation as this facility is not included in their inventory as it is not a Palm Beach County public park site. There are two public golf courses owned and operated by Palm Beach County within 4 miles of the site. Osprey Point Golf Course is a 27-hole public golf course and Southwinds Golf Course is an 18-hole course. It

is presumed that this conversion will not negatively impact the City of Boca Raton level of service as the Greater Boca Raton Beach and Parks District, in cooperation with The City of Boca Raton, is in contract to purchase the prior Boca Tecca Golf Course and repurpose it for public play.

- The adjacent and surrounding development;

**Applicant's Description:** The proposed density and pattern of development is consistent and compatible with the surrounding properties. Please refer to Section G.3 – Compatibility above and the Surrounding Uses section below.

- The future land use balance;

**Applicant's Description:** The proposed FLUA Amendment to LR-3 will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area as it will allow residential use at a density consistent with the surrounding properties, which will be served by existing commercial, office, medical and institutional uses in the immediate area. There will continue to be recreational facilities in proximity to serve existing and new residents. As required by the ULDC, recreational facilities will be provided within the future PUD to serve the new residents (564 DU @ 0.006 Ac/DU = 3.38 Ac. minimum of improved recreational facilities). PBC operated Burt Aaronson South County Regional is approximately 4 miles to the northwest of this site and is 872 acres. The park includes a wide variety of park and recreational opportunities including Osprey Point Golf Course, a 27-hole public golf course, amphitheater, nature center, waterpark, organized sports fields, and picnic areas. PBC operated Southwinds Golf Course is approximately 2 miles north of the site and is 135 acres. This park includes an 18-hole public golf course and accessory amenities. Therefore, amending the FLUA designation does not result in an imbalance of recreational opportunities in the area.

- The prevention of urban sprawl as defined by 163.3164(51), F.S.;

**Applicant's Description:** The proposed residential development prevents urban sprawl as it can be considered an infill redevelopment project within the Urban/Suburban Tier. The subject site is currently a public municipal golf course that will be closing. The surrounding commercial, office, medical and institutional developments along Glades Road, Lyons Road and State Road 7 will benefit from the redevelopment of the site to residential housing. The Introduction and Administration Element defines Infill as, "Development of vacant or abandoned parcels in otherwise built-up areas within the unincorporated area of the Urban/Suburban Tier...." The surrounding area is built-up and public facilities and services are in place. Therefore, the proposed amendment would allow for the redevelopment of this parcel and contribute to the economic viability of the surrounding area without resulting in urban sprawl.

- Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and

**Applicant's Description:** The subject site is not located within any Community Plan or Planning Area Special Study area and is therefore not required compliance with this policy.

- **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 PBC, and provide an adequate amount of conveniently located facilities and

services while maintaining the diversity of lifestyles in the County.

**Applicant's Description:** The County Directions in the Future Land Use Element provide the basis for the Goals, Objectives and Policies in the Plan. The County Directions recognize that redevelopment will occur, and infill development in urban areas is encouraged to make efficient use of land, and existing public facilities and services. Several of these Directions support the proposed amendment, specifically the Infill, Redevelopment and Revitalization; Land Use Compatibility; and Neighborhood Integrity Directions. The proposed amendment would designate a residential land use on the subject site, allowing for development at a compatible density, consistent with other surrounding properties. Established commercial, office and institutional uses are located along Glades Road, Lyons Road and State Road 7, and additional residential development will help balance land uses that are within the character of the community, furthering these Directives.

- **FLUE Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.

**Applicant's Description:** The site is surrounded by either built developments with compatible communities or vacant parcels with the same FLUA designation as being requested. As such, the proposed redevelopment does not encourage piecemeal development, nor does it create residual parcels. The proposed amendment would be considered infill development.

- **Policy 2.1-i: Residual Parcel** - 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.

**Applicants Description:** The majority of the site will be sold to the applicant for redevelopment as a residential community under the PUD-Planned Unit Development zoning designation. However, the portion of the property containing the communications tower and its access will be retained by the City of Boca Raton so that emergency communications can be continued. It is anticipated that this portion of the site will be rezoned to the PO-Public Ownership designation. The PO zoning designation is consistent with all future land use designations, including PARK. However to comply with this Policy, the FLU designation for the entire site will be amended to LR-3 so as not to have any residual parcels with a differing FLU designation.

## **G.5 – Florida Statutes**

The following is optional data and analysis to demonstrate consistency with Chapter 163.3177, F.S.

- **Florida Statutes, Section 163.3177.(6).(a).9** provides that “the future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.”

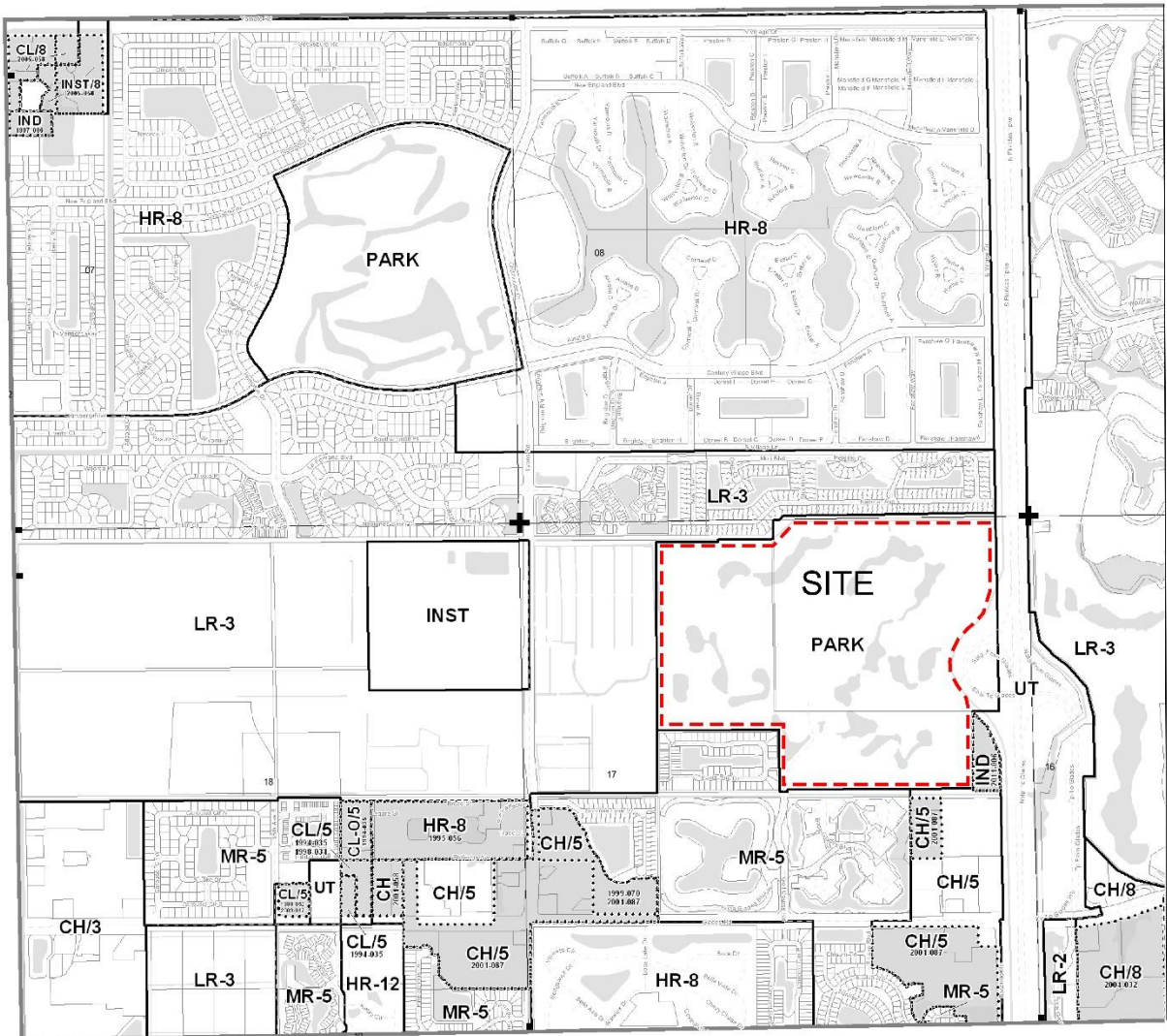
**Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

**Florida Statutes, Section 163.3164(51)** defines “Urban sprawl” as follows: a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**Applicant’s Description:** The applicant is requesting to assign a residential density to the site where none exists today. As evidenced by the FLUA image below, the surrounding jurisdiction is an urban area that already has a wide range of permitted densities in the existing residential land uses, including MR-5, HR-8 and HR-12. The residential communities in proximity to the subject site have been developed with a mix of detached and attached units. See Applicants Attachment F-Built Features Inventory Map that identifies the surrounding communities and their FLUA designations. There is a wide variety of existing unit types including rental, condominium, townhome, zero lot line, single family and congregate living facility. This proposed amendment will allow for additional housing stock in the jurisdiction where public services and infrastructure already exist. Due to the diversity of unit types within the surrounding area, assigning a LR-3 designation on this site does not promote substantial areas of low density or single use development within this jurisdiction as there are higher ranges of densities in proximity, and functionally related non-residential uses that provide services and employment. Therefore, the proposal to allow residential development discourages the proliferation of Urban Sprawl as it is an infill situation within an existing pattern of development with a multitude of densities and supporting non-residential uses.





- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**Applicant's Description:** The property is within the Urban/Suburban Tier surrounded by developed lands. The site is not located in or near a designated rural area. The property is located in close proximity to urban services such as police, fire rescue, schools, hospitals, institutional uses and water/wastewater/drainage utilities. Therefore, the proposal discourages the proliferation of Urban Sprawl as no development of rural or remote areas is proposed, and it does not fail to provide a clear separation between urban and rural uses.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Applicant's Description:** The development is not isolated nor is the proposed pattern of development strip or ribbon. This site is characterized more as an infill project as it is currently developed and served by existing public services, and will be redeveloped for residential use.

Development exists to the north, south, and east, and in proximity within this jurisdiction in the Urban/Suburban Tier. Therefore, the proposal discourages the proliferation of Urban Sprawl and does not result in a radial, strip, isolated or ribbon pattern of development.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Applicant's Description:** This amendment does not fail to protect and conserve natural resources as there are no existing native or natural upland vegetation areas on the subject property, nor are there any wetlands or other significant natural systems. The site is outside of the 500-year flood plain, and drainage can be accommodated through one of the three canals that border the property boundaries. Therefore, the proposal discourages the proliferation of Urban Sprawl by allowing for redevelopment of a site that does not negatively impact natural resources and does not require the extension of public facilities or services through natural or environmentally sensitive areas.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Applicant's Description:** There is only one adjacent site currently being used for agricultural purposes to the west of subject site. This agricultural property is also located within the Urban/Suburban Tier and already has a FLUA designation of LR-3, the same designation as what is being requested on this site. Utilization of this site for agriculture is inconsistent with the Tier designation. Built developments exist to the north, south, and east of the subject site. This adjacent agricultural site is surrounded by development and it is anticipated that it will be a matter of time until this site redevelops, consistent with its already designated residential land use. As such, the proposed FLUA Amendment does not fail to adequately protect agricultural activities nor does it fail to provide a clear separation between urban and rural uses. Therefore, the proposal discourages the proliferation of Urban Sprawl as no redevelopment of agricultural land is proposed. Additionally, until such time as the adjacent agricultural property develops utilizing its adopted residential FLU designation, the ULDC requires that PUDs buffer proposed residential development from adjacent uses.

- VI. Fails to maximize use of existing public facilities and services.

**Applicant's Description:** This amendment will maximize the use of existing facilities and services. Public facilities and infrastructure already exist in this area and currently serve this site. Utility providers have confirmed that they have the capacity to service the proposed redevelopment on the subject property under its proposed FLUA amendment. Major roadways and mass transit service is available to serve this site. Therefore, the proposal discourages the proliferation of Urban Sprawl by maximizing the use of existing public facilities and services.

- VII. Fails to maximize use of future public facilities and services.

**Applicant's Description:** This amendment will maximize the use of future public facilities and services as the property is located in a developed area where facilities already exist. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Applicant's Description:** As a result of the existing development on site and those located within the surrounding area, the proposed amendment will not increase the costs of providing services as they already exist. The additional tax revenue to be generated from the proposed redevelopment will aid in maintaining the existing infrastructure. Therefore, the proposal discourages the proliferation of Urban Sprawl by utilizing and supporting existing infrastructure and services, and does not cause the extension of services in an inefficient manner.

- IX. Fails to provide a clear separation between rural and urban uses.

**Applicant's Description:** This site is located internal to the boundaries of the Urban/Suburban Tier. Allowing for the assignment of a residential density on the subject property is consistent with the density and style of other developments in the Urban/Suburban Tier, and the existing development to the north and south. The property is located within the Urban/Suburban Tier of the County and is this Tier is not envisioned to be a rural area. Therefore, the proposed amendment discourages the proliferation of Urban Sprawl as it is not adjacent to rural lands and therefore does not fail to provide a clear separation between rural and urban uses.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Applicant's Description:** This amendment could be considered infill development as the area surrounding the site is developed with a mix of residential and non-residential uses. The request will not promote the redevelopment of existing neighborhoods or communities. The site is currently developed as a municipal golf course. The proposed redevelopment as a residential community should be considered infill development as urban/suburban styles of development have occurred adjacent to and in proximity to the subject site, thereby promoting infill redevelopment and discouraging the proliferation of Urban Sprawl.

- XI. Fails to encourage a functional mix of uses.

**Applicant's Description:** The subject property will be redeveloped as a residential development. Surrounding the subject property to the north, south, and east are a mixture of residential uses and commercial uses. Within the areas proximate to the subject property, there are a wide variety of existing non-residential uses that will serve the proposed development that include commercial, office, medical and institutional uses. Public recreational opportunities exist near the site and there is also a variety of housing types proximate to the subject site. As such, there is an existing mix of uses within the surrounding area that provides for a functional mix of uses and therefore, the proposal discourages the proliferation of Urban Sprawl.

- XII. Results in poor accessibility among linked or related land uses.

**Applicant's Description:** The site has existing access via Golf Course Road, a public 80' foot right-of-way with continuous pedestrian sidewalks on both sides. Golf Course Road connects into Glades Road, an existing arterial roadway with continuous sidewalks on both sides and a designated bicycle lane. There is an existing pedestrian connection to the Palm Tran mass transit stop located on Glades Road just west of its intersection with Golf Course Road. As such,

redevelopment of this site will connect into the existing vehicular and pedestrian circulation systems and therefore the proposal discourages the proliferation of Urban Sprawl.

XIII. Results in the loss of significant amounts of functional open space.

**Applicant's Description:** Redevelopment of the site from a golf course to residential will not result in a loss of functional open space. The existing use does not connect with any other open space system off site as the subject site is surrounded by residential, commercial and agricultural uses. Although the existing use is a public golf course, the facilities only serve those who play golf, and the City of Boca Raton has recently entered into partnership with the Greater Boca Raton Beach and Parks district to purchase another former golf course further east with the intention to renovate and re-open as their new public course. The site does not function as a general use public park. There are two other public golf courses and recreational facilities on over 1,000 acres within 4 miles of the site. Redevelopment as a residential community will include significant open space areas such as perimeter buffers, water management tracts, neighborhood parks and recreation areas that are required to comply with zoning and land development regulations. The zoning codes requires that 40% of the area within a planned unit development be designated as open space.

In conclusion, the requested FLUA Amendment from PARK to LR-3 is justified and consistent with the Comprehensive Plan and State of Florida laws, and is compatible with surrounding uses. The proposed amendment discourages the proliferation of Urban Sprawl.

## **B. SURROUNDING USES**

| <b>Adjacent Lands</b> | <b>Use</b>   | <b>Future Land Use</b>                                     | <b>Zoning</b>   |
|-----------------------|--|--|---|
| <b>North</b>          | Residential – Brentwood Place PUD<br>3.4 dwelling units per acre net                               | Low Residential, 3 dwelling units per acre (LR/3)          | RT – Residential Transitional District (Control No. 80-09)  |
| <b>South</b>          | Residential – Wedgewood Estates PUD<br>4.0 dwelling units per acre                                 | Multifamily Residential, 5 dwelling units per acre (MR-5)  | RS – Single Family Residential with a Special Exception for a Planned Unit Development (PUD) (Control No. 1985-34)  |
|                       | Residential – Boca Lakes North PUD<br>5.91 dwelling units per acre                                 | Multifamily Residential, 5 dwelling units per acre (MR-5)  | RS – Single Family Residential with a Special Exception for a Planned Unit Development (PUD) (Control No. 1973-124) |
|                       | Commercial – Landscape Maintenance Equipment Business –<br>5,382 square foot building on ± 1 acre. | Commercial High with an underlying 5 units per acre (CH/5) | CG – General Commercial District (no known Control No.)   |

|             |   |  |  |
|-------------|---|--|--|
|             | Commercial – Glades Road Storage –<br>146,860 square feet of building area on ± 13 acre / 2 parcel site | Commercial High with an underlying 5 units per acre (CH/5) | CG – General Commercial District (Control No. 1992-44)       |
| <b>East</b> | Residential – Boca West PUD<br>3,551 dwelling units<br>2.47 dwelling units per acre                     | Low Residential, 3 dwelling units per acre (LR/3)          | AR – Agricultural Residential District (Control No. 1985-07) |
| <b>West</b> | Agricultural – active agricultural production<br>72 acres – one parcel                                  | Low Residential, 3 dwelling units per acre (LR/3)          | AR – Agricultural Residential District                       |

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property.

- **North:** To the north of the subject property are multiple parcels that make up a portion of the Brentwood Place PUD (Control No. 80-09). The development areas directly north of the subject site, Phases 3 thru 6 that total 59.4 acres+/-, are built with 201 zero lot line detached units with a net density of 3.4 DU/Ac. The parcels are owned by a variety of individuals and have a Low Residential, 3 units per acre (LR/3) Future Land Use and RT Zoning designation.
- **South:** To the south of the subject property from west to east are:
  - Multiple parcels that make up Wedgewood Estates PUD (Control No. 1985-34) of 19.5 acres+/- and consisting of 58 zero lot line and 20 townhome units with a gross density of 4 DU/Ac. The parcels are owned by a variety of individuals and have a MR-5 Future Land Use and RS Zoning designation, with a Special Exception for a PUD.
  - Multiple parcels that make up a portion of Boca Lakes North PUD (Control No. 1973-124) consisting of 456 multifamily units with a gross density of 5.91 DU/Ac. The parcels are owned by a variety of individuals and have a MR-5 Future Land Use and RS Zoning designation, with a Special Exception for a PUD.
  - One parcel supporting a landscape maintenance equipment business on 1 acre+/- in a 5,382 SF building (no known Control No.) with a CH/5 Future Land Use and CG Zoning designation.
  - Two parcels that make up Glades Road Storage (Control No. 1992-44), one of which wraps up the east side of the subject site. The site totals 13 acres+/- and supports 146,860 SF of building area. The southern parcel has a CH/5 Future Land Use and MUPD Zoning designation, and the eastern parcel has an Industrial Future Land Use and MUPD Zoning designation.
- **East:** To the east of the subject property is Florida's Turnpike and an interchange for access to Glades Road. To the east of Florida's Turnpike are multiple parcels that make up a portion of Boca West PUD (Control No. 1985-07) consisting of 3,551 units with a density of 2.47 DU/Ac. The property has a Low Residential, 3 units per acre (LR/3) Future Land Use and AR Zoning designation with a Special Exception for a PUD.
- **West:** To the west of the subject property is approximately 72 acres of land, one parcel, in active agricultural production. The property has a Low Residential, 3 units per acre (LR/3) Future Land Use and AR Zoning designation.

On behalf of the applicant, UDKS, respectfully requests approval of this request to amend the FLUA designation on the subject property. The Project Managers at UDKS are Collene [cwalter@udkstudios.com](mailto:cwalter@udkstudios.com) or [smegrue@udkstudios.com](mailto:smegrue@udkstudios.com).

### Exhibit 3

#### Applicant's Public Facility Impacts Table

#### VIII. Public Facilities Information

| A. Traffic Information                                       |   |   |                           |
|--|---|---|---------------------------|
|  | Current FLU   | Maximum                                 | Conditioned or Concurrent |
| Max Trip Generation  | 6,205   | 5,640                                   | N/A                       |
| Trip Increase Max.   | -565  |   |                           |
| Trip Inc. Conditioned or Concurrent                          | N/A   |   |                           |
| Significantly impacted roadway segments that fail Long Range | N/A   | None                                    | N/A                       |
| Significantly impacted roadway segments for Test 2           | N/A   | Glades Road from Lyons Road to Jog Road | N/A                       |
| Traffic Consultant   | Bryan Kelley, P.E. – Simmons & White  |   |                           |
| B. Mass Transit Information                                  |   |   |                           |
| Nearest Palm Tran Route (s)                                  | The Palm Tran Bus Route that services this property is Route 91 – Boca Century Village to FAU and Boca Community Hospital, as well as other nearby localities. The Route runs predominately east and west along Glades Road, with a time transfer location at the Town Center at Boca Raton.                        |   |                           |
| Nearest Palm Tran Stop                                       | There is an existing bus stop located on the north side of Glades Road, approximately 235 feet west of its intersection with Golf Course Road, approximately 1,700 feet (.03 miles) from the subject site.  |   |                           |
| Nearest Tri Rail Connection                                  | Tri-Rail Shuttle Route BR-1 connecting at the Town Center Mall on Glades Road.  |   |                           |
| C. Portable Water & Wastewater Information                   |   |   |                           |
| Potable Water & Wastewater Providers                         | Palm Beach County Water Utilities Department. See Application Attachment I for confirmation of LOS.   |   |                           |
| Nearest Water & Wastewater Facility, type/size               | The nearest PBC WUD potable water facility is an 8" watermain located at the southern boundary of the property. PBC WUD has noted that it may be necessary to connect to the 12" watermain in Glades Rd to meet potable water demands for this site, however, two connection points will be required. The secondary |   |                           |

|  |   |
|--|---|
|  | <p>connection via either via an existing 12" watermain in Lyons Road or an 8" watermain in Nadmar Avenue.</p> <p>There is an existing 6" forcemain in Lyons Road approximately 4000 feet north of Glades Road. WUD has stated that the capacity of the existing forcemain will need to be verified to determine 1) a suitable connection point or 2) if a forcemain extension is required.</p>  |
| <b>D. Drainage Information</b>   |   |
| <p>The site is located within the boundaries of the South Florida Water Management District (SFWMD) Hillsboro Canal Basin and is currently permitted under SFWMD Permit No. 50-00832-S with legal positive outfall into the Lake Worth Drainage District (LWDD) E-2-W Canal. The proposed legal positive outfall will be provided to the adjacent LWDD L-44 Canal, L-45 Canal and/or E-2-W Canal via a control structure. See Application Attachment J for additional information on the standards proposed.</p> |   |
| <b>E. Fire Rescue</b>  |   |
| <b>Nearest Station</b>   | Fire House Station #53 (19950 Lyons Road)   |
| <b>Distance to Site</b>  | Station #53 is located approximately 2.25 miles from the subject site.  |
| <b>Response Time</b>   | Average response time is 6.25 minutes.  |
| <b>Effect on Resp. Time</b>  | Estimated response time is 7 minutes.   |
| <b>F. Environmental</b>  |   |
| <b>Significant habitats or species</b>   | <p>Per the Environmental Assessment prepared by EW Consultants Inc. found in Application Attachment L, '...the property consists of non-native upland areas maintained as a golf course along with excavated man-made lakes/ponds that contain occasional native littoral species. There are no wetlands present on the site. The scattered remaining native trees should be evaluated for preservation, relocation, or mitigation if site conditions, development plans, and construction activities would allow. Due to the absence of native habitat, upland habitat preservation should not be required. No wetland conditions were observed on the property. The absence of wetland conditions may require review by wetland permitting agencies (SFWMD and CE). No listed wildlife, signs of such wildlife, or habitat that would support listed wildlife were observed on the property.'</p> |
| <b>Flood Zone*</b>   | <p>According to Palm Beach County's Information Systems Services (which reflects FEMA information updates in October 2017), the subject property is located within Flood Zone X. Flood zone X represents areas that are outside of the 500-year flood plain with less than 0.2% annual probability of flooding (see Application Attachment L.)</p>  |
| <b>Wellfield Zone*</b>   | <p>The subject site is not located in or near any wellfields. See Application Attachment M for wellfield map.</p>   |
| <b>G. Historic Resources</b>   |   |
| <p>Please see Application Attachment N for Historic Resource Evaluation Letter from the County Historic Preservation Officer/Archeologist that identified no historic or architecturally significant resources on or within 500 feet of the subject property.</p>  |   |



**H. Parks and Recreation - Residential Only**

| Park Type       | Name & Location                     | Level of Svc.<br>(ac. per person) | Population<br>Change | Change in<br>Demand |
|-----------------|-------------------------------------|-----------------------------------|----------------------|---------------------|
| <b>Regional</b> | Burt Aaronson South County Regional | 0.00339                           | 1405                 | 4.762               |
| <b>Beach</b>    | South Inlet Park Beach              | 0.00035                           | 1405                 | .491                |
| <b>District</b> | Southwinds Golf Course              | 0.00138                           | 1405                 | 1.938               |

**I. Libraries - Residential Only**

| <b>Library Name</b>       | Glades Road Branch                  |                      |                     |  |
|---------------------------|-------------------------------------|----------------------|---------------------|--|
| <b>Address</b>            | 20701 95th Avenue South             |                      |                     |  |
| <b>City, State, Zip</b>   | Boca Raton, FL 33434                |                      |                     |  |
| <b>Distance</b>           | 1.6 Miles                           |                      |                     |  |
| Component                 | Level of Service                    | Population<br>Change | Change in<br>Demand |  |
| <b>Collection</b>         | 2 holdings per person               | 1405                 | 2,810               |  |
| <b>Periodicals</b>        | 5 subscriptions per 1,000 persons   | 1405                 | 7.025               |  |
| <b>Info Technology</b>    | \$1.00 per person                   | 1405                 | \$1,405.00          |  |
| <b>Professional staff</b> | 1 FTE per 7,500 persons             | 1405                 | .187 FTE            |  |
| <b>All other staff</b>    | 3.35 FTE per professional librarian | 1405                 | 4,706.75 FTE        |  |
| <b>Library facilities</b> | 0.34 sf per person                  | 1405                 | 477.7 SF            |  |

**J. Public Schools - Residential Only**

See Application Attachment O for Letter from PBC School District in which the impact review shows that this FLUA Amendment will not cause the schools to exceed the 100% utilization percentage.

|                         | Elementary                  | Middle               | High                 |
|-------------------------|-----------------------------|----------------------|----------------------|
| <b>Name</b>             | Whispering Pines Elementary | Omni Middle          | Olympic Heights High |
| <b>Address</b>          | 9090 Spanish Isles Blvd.    | 5775 Jog Road        | 20101 Lyons Road     |
| <b>City, State, Zip</b> | Boca Raton, FL 33496        | Boca Raton, FL 33496 | Boca Raton, FL 33434 |
| <b>Distance</b>         | 3.4 Miles                   | 4.7 Miles            | 1.9 Miles            |

## **Exhibit 4 Traffic Study**

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

<http://www.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) 684-6000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

Melissa McKinlay, Mayor  
Mack Bernard, Vice Mayor  
Hal R. Valeché  
Paulette Burdick  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

March 7, 2018

Bryan G. Kelley, P.E.  
Simmons & White  
2581 Metrocentre Boulevard West, Suite 3  
West Palm Beach, Florida 33407

**RE: Boca Municipal - Revised  
FLUA Amendment Policy 3.5-d Review  
Round 2018-D**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Study for the proposed Future Land Use Amendment for the above referenced project, revised February 7, 2018, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

|   |   |  |
|---|---|--|
| <b>Location:</b>  | North of Glades Road, west of Florida Turnpike                    |  |
| <b>PCN:</b>   | 00-42-43-27-05-076-0010 and 00-42-47-17-00-000-1010               |  |
| <b>Acres:</b>   | 196.06 acres  |  |
|   | <b>Current FLU</b>  | <b>Proposed FLU</b>  |
| <b>FLU:</b>   | Park  | Low Residential, 3 units per acre (LR-3)                             |
| <b>Zoning:</b>  | Agricultural Residential (AR)                                     | Planned Used Development (PUD); Public Ownership (PO)                |
| <b>Density/ Intensity:</b>  | 0.73* no. of seats (based on field study at comparable site)      | 3 du/ac  |
| <b>Maximum Potential:</b>   | Stadium<br>Total: 8500 Seats<br>Plus Existing Communication Tower | Single Family<br>Total: 564 DUs<br>Plus Existing Communication Tower |
| <b>Proposed Potential:</b>  | N/A   | N/A  |
| <b>Net Daily Trips:</b>   | -565 (maximum - current)  |  |
| <b>Net PH Trips:</b>  | 386 (77/309) AM, 445 (287/158) PM (maximum)                       |  |
| <i>* Maximum indicates typical FAR and maximum trip generator. <b>Proposed</b> indicates the specific uses and intensities/densities in the zoning application.</i> |   |  |

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above in accordance with the following condition that the residential development on the site shall be limited to a maximum of 564 dwelling units and the existing communication tower.



**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



Bryan G. Kelley, P.E.  
March 7, 2018  
Page 2

Please contact me at 561-684-4030 or email to [QBari@pbccgov.org](mailto:QBari@pbccgov.org) with any questions.

Sincerely,

A handwritten signature in black ink, reading "Quazi Bari".

Quazi Bari, P.E.  
Senior Professional Engineer - Traffic Division

QB:DS/bc

cc: Addressee:  
Dominique Simeus, E.I. – Project Coordinator II, Traffic Division  
Steve Bohovsky – Technical Assistant III, Traffic Division  
Lisa Amara – Senior Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review  
N:\TRAFFIC\Development Review\Comp Plan\18-D\Boca Municipal-Re-Revised.docx

## Exhibit 6

### Water & Wastewater Provider LOS Letter

---



**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd.  
West Palm Beach, FL 33413  
(561) 493-6000  
Fax: (561) 493-6085  
www.pbcwater.com



**Palm Beach County  
Board of County  
Commissioners**

Melissa McKinlay, Mayor  
Mack Bernard, Vice Mayor

Hal R. Valeche  
Paulette Burdick  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

February 1, 2018

Urban Design Kilday Studios  
610 Clematis Street Suite CU02  
West Palm Beach, FL 33401

RE: Boca Municipal Golf Course  
PCN: 00-42-43-27-05-076-0010 and 00-42-47-17-00-000-1010  
Service Availability Letter

Dear Ms. Megrue,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation of Park and the proposed LR-3 designation.

The nearest potable water is an 8" watermain located at the southern boundary of the property however, it may be necessary to connect to the 12" watermain in Glades Rd to meet potable water demands. Based on the proposed development two points of connection will be required. To provide a second connection point there is an existing 12" watermain in Lyons Road and an 8" watermain in Nadmar Avenue however connection to either of these watermains will require easements from adjacent property owners. There is an existing 6" forcemain in Lyons Road approximately 4000 feet north of Glades Road. The capacity of the existing forcemain will need to be verified to determine if this connection point is suitable or if additional forcemain extensions beyond this point are required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,  
Plan Review Manager

## Exhibit 7 School District Letter



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

DONALD E. FENNOY II, Ed.D.  
CHIEF OPERATING OFFICER

Planning & Intergovernmental Relations  
3300 FOREST HILL BOULEVARD, SUITE B-102  
WEST PALM BEACH, FL 33406

WANDA F. PAUL  
CHIEF OF FACILITIES MANAGEMENT

PHONE: 561-434-8020 / FAX: 561-434-8815  
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

### SCHOOL CAPACITY AVAILABILITY DETERMINATION

|   |   |   |                                 |                                |
|---|---|---|---------------------------------|--------------------------------|
| Application                               | Submittal Date  | 01/25/2018  |                                 |                                |
|   | SCAD #  | 18012501F – Future Land Use Atlas Amendment (FLUA)  |                                 |                                |
|   | FLU /Rezoning/D.O. #  | Not Provided  |                                 |                                |
|   | PCN No. / Address   | 00-42-43-27-05-076-0010 & 00-42-47-17-00-000-1010/<br>8111 Golf Course Road                             |                                 |                                |
|   | Development Name  | Boca Municipal  |                                 |                                |
|   | Owner /Applicant  | City of Boca Raton / G. L. Acquisitions, Corp.  |                                 |                                |
|   | Agent Name  | Urban Design Kilday Studios   |                                 |                                |
|   | Planning Area / SAC   | 18 / 311D   |                                 |                                |
| Impact Review                             | Proposed Amendment  | Max. 588 Residential Units - Proposed FLUA Designation<br>0 Residential Unit - Current FLUA Designation |                                 |                                |
|   |   | Sunrise Park<br>Elementary School   | Eagles Landing<br>Middle School | Olympic Heights<br>High School |
|   | New Students Generated  | 92  | 51                              | 73                             |
|   | Capacity Available  | -84   | -371                            | -61                            |
| School District Staff's<br>Recommendation | Utilization Percentage  | 109%  | 129%                            | 103%                           |
|   | Based on the findings and evaluation of the proposed amendment, there will be negative impact on the public school system. Therefore, if the proposed amendment is approved by the City Council, School District staff recommends the following condition to mitigate such impacts.   |   |                                 |                                |
|   | In order to address the school capacity deficiency created by this proposed amendment at the District elementary, middle and high school level, the property owner is required to contribute a total of <b>\$1,385,360</b> to the School District of Palm Beach County prior to issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). |   |                                 |                                |
| Validation Period                         | Please note that the school impact fee credit is calculated based on the fee schedule recommended by the PBC Impact Fee Committee for adoption in 2018.   |   |                                 |                                |
|   | 1) This determination is valid from <b>02/21/2018</b> to <b>02/20/2019</b> or the expiration date of the site-specific development order approved during the validation period.<br>2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to <b>02/20/2019</b> or this determination will expire automatically.  |   |                                 |                                |
| Notice                                    | School age children may not be assigned to the public school closest to their residences.   |   |                                 |                                |

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

February 21, 2018

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Lorenzo Aghemo, Director, Palm Beach County Planning Department  
Kris Garrison, AICP, Director, School District of Palm Beach County

The School District of Palm Beach County, Florida  
A Top-Rated District by the Florida Department of Education Since 2005  
An Equal Education Opportunity Provider and Employer



## Exhibit 8

### Disclosure of Ownership Interests

---

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

#### DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT


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

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of G.L. Acquisitions Corporation, a Florida corporation, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of G.L. Acquisitions Corporation, a Florida corporation (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
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.

  
N. Maria Menendez, as the Vice President of G.L.  
Acquisitions Corporation, a Florida corporation

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2018, by  
N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida  
corporation, [X] who is personally known to me or [ ] who has produced  
\_\_\_\_\_ as identification and who did take an oath.



  
Notary Public

Carolyn C. Torrissi  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_



EXHIBIT "A"PROPERTY

ALL OF TRACTS 1 THROUGH 3, INCLUSIVE, TRACTS 12 THROUGH 17, INCLUSIVE, TRACTS 30 THROUGH 34, INCLUSIVE, A PORTION OF TRACTS 29 AND 35, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, ALL IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17, ALSO BEING THE NORTHWEST CORNER OF WEDGEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 115, SAID PUBLIC RECORDS, THENCE NORTH 00°21'35" WEST, ALONG THE WEST LINE OF SAID TRACTS 3, 12 AND 17 AND THEIR NORTHERLY EXTENSION, A DISTANCE OF 2,031.63 FEET; THENCE NORTH 89°37'44" EAST, ALONG THE NORTH LINE OF A SAID BLOCK 76, A DISTANCE OF 1,239.74 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 00°54'13" WEST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 179.93 FEET TO NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°08'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 17, A DISTANCE OF 2,347.82 FEET; THENCE SOUTH 01°04'52" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, A DISTANCE OF 545.91 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 25558, PAGE 1167, SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX DESCRIBED COURSES, SOUTH 21°25'08" WEST, A DISTANCE OF 463.58 FEET; THENCE SOUTH 43°55'08" WEST, A DISTANCE OF 367.79 FEET; THENCE SOUTH 29°53'08" WEST, A DISTANCE OF 239.99 FEET; THENCE SOUTH 01°04'52" EAST, A DISTANCE OF 255.40 FEET; THENCE SOUTH 32°02'52" EAST, A DISTANCE OF 243.71 FEET; THENCE SOUTH 46°04'52" EAST, A DISTANCE OF 218.14 FEET; THENCE ALONG THE WEST LINE AND THE NORTHERLY EXTENSION THEREOF, OF GLADES ROAD SELF STORAGE, MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 114 THROUGH 115, SAID PUBLIC RECORDS, ALSO BEING THE EAST LINE OF SAID TRACT 35, BLOCK 76, SOUTH 00°24'15" EAST, A DISTANCE OF 830.47 FEET; THENCE SOUTH 89°36'40" WEST, ALONG THE SOUTH LINE OF TRACTS 29 THROUGH 35, SAID BLOCK 76, A DISTANCE OF 2,041.10 FEET TO THE SOUTHEAST CORNER OF SAID WEDGEWOOD ESTATES; THENCE NORTH 00°21'11" WEST, ALONG THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89°41'19" WEST, ALONG THE NORTH LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCE AT AFOREMENTIONED POINT "A"; THENCE SOUTH 00°54'13" EAST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, SOUTH 00°54'13" EAST, A DISTANCE OF 30.00 FEET; SOUTH 89°37'44" WEST ALONG THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3520, PAGE 28, SAID PUBLIC RECORDS, A DISTANCE OF 19.95 FEET; THENCE NORTH 00°57'40" WEST ALONG THE EAST LINE OF SAID TRACT 1, BLOCK 76, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°37'44" EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.046 ACRES, MORE OR LESS.

**EXHIBIT "B"****DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. 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.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

**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  
George J. Brown, 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 [☒] Deputy City Manager [position - e.g.,  
president, partner, trustee] of City of Boca Raton [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: 201 West Palmetto Park Road  
Boca Raton, Florida 33432
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.

  
George S. Brown, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2018, by GEORGE S. BROWN, [ ☒ ] who is personally known to me or [ ☐ ] who has produced — as identification and who did take an oath.

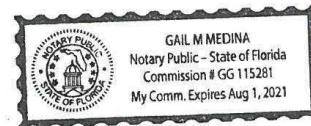
  
Notary Public

GAIL M MEDINA  
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 8/1/21



**EXHIBIT "A"**  
**PROPERTY**

**DESCRIPTION:**

ALL OF TRACTS 1 THROUGH 3, INCLUSIVE, TRACTS 12 THROUGH 17, INCLUSIVE, A PORTION OF TRACTS 29 THROUGH 35 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, ALL IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17, ALSO BEING THE NORTHWEST CORNER OF WEDGEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 115, SAID PUBLIC RECORDS, THENCE NORTH 00°21'35" WEST, ALONG THE WEST LINE OF SAID TRACTS 3, 12 AND 17 AND THEIR NORTHERLY EXTENSION, A DISTANCE OF 2,031.63 FEET; THENCE NORTH 89°37'44" EAST, ALONG THE NORTH LINE OF A SAID BLOCK 76, A DISTANCE OF 1,239.74 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 00°54'13" WEST, ALONG THE EAST LINE OF SAID BLOCK 75, A DISTANCE OF 179.93 FEET TO NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°08'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 17, A DISTANCE OF 2,347.82 FEET; THENCE SOUTH 01°04'52" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, A DISTANCE OF 545.91 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 25558, PAGE 1167, SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX DESCRIBED COURSES, SOUTH 21°25'08" WEST, A DISTANCE OF 463.58 FEET; THENCE SOUTH 43°55'08" WEST, A DISTANCE OF 367.79 FEET; THENCE SOUTH 29°53'08" WEST, A DISTANCE OF 239.99 FEET; THENCE SOUTH 01°04'52" EAST, A DISTANCE OF 255.40 FEET; THENCE SOUTH 32°02'52" EAST, A DISTANCE OF 243.71 FEET; THENCE SOUTH 46°04'52" EAST, A DISTANCE OF 218.14 FEET; THENCE ALONG THE WEST LINE AND THE NORTHERLY EXTENSION THEREOF, OF GLADES ROAD SELF STORAGE, MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 114 THROUGH 115, SAID PUBLIC RECORDS, ALSO BEING THE EAST LINE OF SAID TRACT 35, BLOCK 76, SOUTH 00°24'15" EAST, A DISTANCE OF 830.47 FEET; THENCE SOUTH 89°36'40" WEST, ALONG THE SOUTH LINE OF TRACTS 29 THROUGH 35, SAID BLOCK 76, A DISTANCE OF 2,041.10 FEET TO THE SOUTHEAST CORNER OF SAID WEDGEWOOD ESTATES; THENCE NORTH 00°21'11" WEST, ALONG THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89°41'19" WEST, ALONG THE NORTH LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCE AT AFOREMENTIONED POINT "A"; THENCE SOUTH 00°54'13" EAST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, SOUTH 00°54'13" EAST, A DISTANCE OF 30.00 FEET; SOUTH 89°37'44" WEST ALONG THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3520, PAGE 28, SAID PUBLIC RECORDS, A DISTANCE OF 19.95 FEET; THENCE NORTH 00°57'40" WEST ALONG THE EAST LINE OF SAID TRACT 1, BLOCK 76, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°37'44" EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.046 ACRES, MORE OR LESS.



#### DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[illegible]

## **Exhibit 9**

### **Correspondence**

---

From: Mitchell Roshel <mroshel@aol.com>  
Sent: Sunday, July 08, 2018 8:09 PM  
To: PZBMAIN <PZBMAIN@pbcgov.org>  
Subject: Stephanie Gregory

Dear Ms. Gregory,

I am writing you to voice my opposition to the proposed future land use for the Boca Municipal Golf Course.

I live within 500 feet of the property and believe construction of such a development would be detrimental to the value of my home.

I currently have an excellent view of the golf course. Removing the view would lower the value of my home and make it less desirable for future owners.

In addition, the area is already overcrowded. Glades road is a hazardous driving environment. Additional cars would add to that. Furthermore, golf course road is not big enough to sustain such a high volume of traffic.

Once again, I opposed the development of new homes so close to my property.

Thank you for your attention to this matter.

Mitchell Roshel  
8312 Boca Glades Blvd  
Unit 177  
Boca Raton, FL 33434

**From:** Marc Drimer <mdrimer@hotmail.com>

**Sent:** Wednesday, July 11, 2018 6:07 PM

**To:** Stephanie Gregory

**Cc:** Mary Lou (mlmet@aol.com)

**Subject:** Boca Municipal Golf Course

To: Stephanie Gregory, Senior Planner,

cc: Mary Lou Metzger , President, Boca Glades Condo B

I attended the July 5 meeting of the Planning, Zoning and building Dept and was greatly disappointed in the provision the Division has made for traffic on both Golf Course Road and Glades Road. The amendment made a comparison of the normal daily traffic vs a theoretical 8,500 seat stadium to be built on the site. The comparison can only be fallacious as the traffic from such a stadium would by no means be daily in comparison to 564 homes and related vehicles from such a subdivision.

In addition the traffic on the intersection of Glades and Golf Course Road will be horrific and I did not hear how the county would cope with this situation. Golf Course Road is two (2) lanes in each direction until the intersection with Boca Glades Blvd after which it narrows to one (1) lane in each direction. It does not make sense for this to hold additional traffic from 564 homes. In my opinion there should be another access road to the golf course possibly Nedmar Avenue which could be extended to Lyons Road and would make an alternative to this horrendous situation.

The other wild card in this project is the Turnpike authority and the traffic on Glades. The traffic in the morning on the Eastbound Glades backs up from the turnpike to almost Golf Course Road. Making the turn from Golf Course Road to the Turnpike will create a hazard with the additional traffic from Boca Glades and the additional 564 dwellings planned. At the meeting there was talk of FDOT building another ramp through Boca Lakes. The whole project does not make sense based on the current traffic patterns.

There is also another project behind Home Depot, further west on Glades approximately one mile from Golf Course Road of which I understand there will be 444 units and commercial space. The additional units on Glades can only add to congestion approaching the turnpike and hinder the possible new traffic from Golf Course Road exiting onto Glades Road. It is a good thing that an 8,500 seat stadium is not built on the golf course site as that would turn the site into a hazardous corner and so might the new homes. There has already been at least one death at the corner of Golf Course Road and Glades Road and there are many accidents that have occurred there.

The traffic situation might be better served by amending the projected zoning to LR-2 rather than the projected LR-3. This would cut down the traffic by at least one third and let the current residents have quiet enjoyment of their properties. The golf course also has a multitude of wild life and I know that there are otters which habit these waters and were not listed in the wildlife in the amendment.



I am not a lawyer and I cannot spend money for a different study at to why this project is unsuitable for the residents of Boca Glades and the surrounding communities.

I look forward to any further comments and hope my submission is distributed to all concerned.  
Respectfully submitted,

Marc Drimer  
Treasurer Boca Glades Condo B

## Exhibit 10

### FDOT Comments & Response

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The Florida Department of Transportation (FDOT) issued comments and technical assistance comments regarding the Boca Municipal Golf Course amendment in their letter dated August 31, 2018. The FDOT letter stated that: *“Adverse impacts to SIS and significant regional facilities related to the Boca Municipal Golf Course amendment were identified stemming from the Department’s review of the long-term adequacy of transportation facilities to meet established acceptable levels of service, as required by ss. 163.3177(3Xa)3., and 163.3177(6Xa)8., Florida Statutes.”* Each Comment and Recommendation is provided below, with the Applicant’s Response and the County Response.

#### **FDOT COMMENT 1:**

1. The proposed residential use will generate almost 5,000 daily trips more than the existing golf course use. However, the County Traffic Division reviewed the traffic potential of the amendment based on the maximum potential development of the existing Parks & Recreation future land use. This would consist of comparing an 8,500-seat stadium to the proposed residential use. The County’s approach results in a reduction of 565 net daily trips. The department contends that the stadium use has traffic characteristics of a non-daily/event nature and comparing it to residential use that has routine daily recurring trip generation is inappropriate to portray the actual traffic impacts associated with the change from a golf course to a more intensive use.

Additionally, since the development pattern and infrastructure planned for this area evolved around the long-established golf course use (built in 1982), insinuating that a stadium use would be plausible for trip comparison purposes in the traffic analysis is inappropriate.

#### **Recommendation for comment 1**

A more realistic test for future land use amendment traffic impacts is whether the socio-economic data for the Palm Beach Transportation Planning Agency’s (TPA) Long Range Transportation Plan horizon year (2040) in Traffic Analysis Zone #774 anticipates the population, units, and/or employment growth from the amendment. In this case, the model data shows a 27-unit increase between 2010 and 2040, which does not anticipate development of the golf course with 564 units.

**Applicant Response to Comment 1:** The traffic study prepared by the applicant was prepared consistent with the Palm Beach County Comprehensive Plan and specifically Policy 3.5-d. The County policy requires a long range transportation analysis that compares the maximum trip generation potential of the existing future land use that is a Park designation compared to the maximum trip generation of the proposed future land use. It was agreed upon between the applicant and the County that the daily trip potential would be based on a Spring Training Facility. It is worth noting that the subject site had similar size and land use characteristics as the recently constructed Ballpark of the Palm Beaches in West Palm Beach. However, other high trip generator land uses are permitted

under Parks and Recreation such as museums and YMCA type facilities. Additionally, a Floor Area Ratio (FAR) of 0.45 on the 196 acres is allowable for those type of land uses. These other options would have generated a substantially higher number of trips than the baseball stadium. Further, the Land Use Plan Amendment Traffic Study performed a traffic analysis (Test 2) which did not utilize any discounts for the baseball stadium or other high trip generator land uses. The results of the analysis demonstrated that the proposed applicant met the requirements of the County Comprehensive Plan.

**County Response to Comment 1:** The County's Policy 3.5-d methodology includes a Long Range (Test 1) and Short Range (Test 2) traffic analyses. The Long Range analysis compares the maximum potential trip generation for the proposed future land use designation to the maximum potential trip generation from the existing future land use designation. Both future land use designation maximum floor area ratios come from Future Land Use Element Table III.C.2, and the uses take into account the uses allowed in the Unified Land Development Code. Test 2 is based only on the proposed development, and does not take into account the maximum PARK development potential. The proposed amendment passes both the Test 1 and Test 2 analyses.

**FDOT COMMENT 2:**

2. The future land use amendment is not based upon an analysis of available transportation facilities and services consistent with s. 163.3177(6)(a)8.a. The analysis provided by the County is based on a theoretical reduction of trips. Analysis conducted by the Department identifies adverse impacts to transportation facilities of state importance in the short and long-term planning horizons with and without the amendment (Florida Turnpike at State Road 808/Glades Road and various other SR-808 intersections). The table below demonstrates intersection delay (seconds) and level of service for impacted facilities without the amendment.

**Intersection LOS and Delay - Future No-Build**

| Intersection                              | 2020   |         | 2040  |       |
|---|--------|---------|-------|-------|
|   | AM     | PM      | AM    | PM    |
| Glades Rd @ Boca Rio Rd                   | E/66.7 | F/86.7  | F/93  | F/108 |
| Glades Rd @ Interchange Ramps/ Boca Grove | F/188  | F/104.7 | F/340 | F/225 |
| Glades Rd @ Boca Hilton/Corporate Center  | E/59.4 | D/42.4  | F/156 | F/89  |

Source: Florida's Turnpike PD&E (FPN # 418214-1)

Daily level of service on SR-808 is also projected to not meet the County's adopted level of service standard per County Transportation Element Policy 1.1-b. Please see attachment 1 for the Daily Level of Service Analysis table.

### **Recommendation for comment 2**

The County should prepare a long-range transportation analysis for the amendment to assess the transportation impacts from the amendment and the necessary improvements needed to achieve and maintain the adopted LOS standards. The results of the analysis should be incorporated into the County's Capital Improvement Element, the Transportation Element, the County's Thoroughfare Right of Way Identification Map, and the TPA's LRTP cost feasible component as appropriate.

**Applicant Response to Comment 2:** The table provided on Page 3 and Attachment 1 do not appear to reflect planned improvements on Glades Road and the Florida Turnpike. As part of the Florida Turnpike widening project, several improvements (Glades Road eastbound to southbound Turnpike flyover, Turnpike southbound to eastbound Glades Road flyover, and 4th eastbound travel lane on Glades Road between the Turnpike and Jog Road) are planned that will provide a substantial long term beneficial traffic impact on Glades Road. These improvements will increase capacity on Glades Road and also reduce volumes at intersections due to the proposed flyovers. These improvements are referenced in the Glades Road Interchange Concept Memorandum dated April 16, 2018 (Financial Project ID Nos. 415927-1-52-01 & 418214-1-52-01).

**County Response to Comment 2:** On September 20, 2018, Palm Beach Transportation Planning Agency (TPA) approved an update to LRTP to widen (from 6 to 10 lanes) Turnpike from Broward county line to Boynton Beach Boulevard at a cost of \$871 Million. The construction will commence between year 2024 and 2030 and will include major interchange improvements. These improvements may increase capacity on Glades Road and may reduce volumes at certain locations due to the interchange improvements. Specific roadway improvements on the State Highway System were identified as part of the traffic concurrency review process during the review of the zoning application. The County acknowledges that not all of the necessary improvements may be cost feasible in light of the current statutory realities of proportionate share, and therefore, either an update to adopted LOS or additional funding resources may be necessary at an appropriate time in the future.

### **FDOT COMMENT 3:**

3. The amendment does not include a plan for how the County will meet the identified needs of the projected transportation system based on data, analysis, and associated principles and strategies as required by ss.163.3177(6)(b)1.e., Florida Statutes. The level of service deficiencies referenced above indicate the need for transportation improvements that are not identified for construction in the FDOT Adopted Five Year Work Program or the TPA's Cost Feasible component of their 2040 Long-Range Transportation Plan (LRTP).

### **Recommendations for comment 3**

The County should schedule a meeting with the TPA, the Florida's Turnpike Enterprise, and FDOT District 4 prior to adopting the amendment to discuss when and how needed SIS and State Highway System improvements can be included as cost feasible in the LRTP and ultimately funded. This coordination is important to facilitate the implementation of transportation improvements to serve future development at the adopted level of service standard.

The County should also identify future roadway network connections to serve the proposed amendment. All traffic generated by the amendment accesses the roadway network via SR-808, which does not meet adopted level of service standard. The County should take this opportunity to explore additional network connections to serve the proposed residential development, such as a new collector roadway facility connecting to Lyons Road and potentially even beyond Lyons Road to SR-7. This will help to divert some trips on to a parallel roadway to travel north or west without impacting SR-808 or the Florida's Turnpike intersection.

**Applicant Response to Comment 3:** As part of the zoning application, the developer will be required to pay both proportionate share costs (approximately \$2.78 million) and the remaining roadway impact fees for the proposed development. These funds will be utilized for future transportation improvements within the area. As previously stated, a meeting between the applicable agencies was held on October 1 and October 2, 2018. The County will continue to work with the FDOT, Florida's Turnpike Enterprise, and the TPA to address long term transportation solutions in the area.

**County Response to Comment 3:** As part of the zoning process, the applicant has provided a traffic study which meets the County's Traffic Performance Standards (TPS) through proportionate share payments (approximately \$2.8 Million) per ss. 163.3180(5)(h), Florida Statutes. These payments are creditable towards impact fee and consists of approximately \$1.5 Million (11.13% of the overall construction cost) for the widening of Glades Road from the Florida Turnpike to Jog Road from 6 to 8 lane; and approximately \$1.3 Million (30.1% of the overall construction cost) of constructing an additional (3rd) northbound through lane at the intersection of Lyons Road at Glades Road. As always, funding for all necessary improvements is anticipated to be through proportionate share payments, impact fee, county's Five Year Road Program, TPA's Transportation Improvement Program (TIP), and the TPA's Long Range Transportation Plan (LRTP).

## Boca Municipal Golf Course Technical Assistance Recommendations

- The County should be engaged as a stakeholder in the development and implementation of the Florida's Turnpike Widening & Glades Road Interchange PD&E Re-evaluation project to better coordinate the land use decision making process with the availability of transportation facilities to serve future land uses at the adopted levels of service. Please contact the Turnpike Project Manager, Teresa Price, at 407-264-3440 for more information.
- Traffic-generated noise from Florida's Turnpike, which abuts the site, is likely to be a concern to the future residents of the amendment. Therefore, the County should ensure appropriate noise attenuation measures are implemented to eliminate the potential for traffic noise intrusion into this residential development. The proper distance relationships need to be applied between residential units and the roadway. The Department recommends a 300-foot setback from the right of way line of the Turnpike. Additional enhancements to minimize interior noise, such as but not limited to double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications for any above ground level units, are also encouraged.

**Applicant Response to Technical Assistance Comments:** The County and the applicant have further discussed an additional access connection to Lyons Road during the meeting on October 2, 2018. The subject site is separated from Lyons Road by the John's property, which is currently under active agricultural production. The Thoroughfare Right of Way Identification Map does not show any designated thoroughfare facilities on the John's property and there is no method for the County to establish a roadway connection through private property.

**County Response to Technical Assistance Comments:** Regarding the FDOT's recommendation for an additional connection to Lyons Road and even to SR 7, County staff has met with GL homes representatives who expressed the lack of their ability to connect to Lyons Road since they do not own the property to the west. Also, note that the Turnpike widening project is anticipated to include noise mitigation for the affected properties. County staff reiterates its commitment to continue to coordinate (conference call on October 1st) with FDOT, Turnpike, and TPA to: help assess impacts on State Roads and SIS facilities; and to include the needed improvements in their funding plans and in the LRTP.