



**2016  
FUTURE LAND USE ATLAS AMENDMENT APPLICATION**

**Palm Beach County Planning Division**  
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

**I. Amendment Data**

<b>Round</b>	18-D	<b>Intake Date</b>	June 26,2018
<b>Application Name</b>	<b>Boynton Commons MUPD</b>	<b>Concurrent?</b>	<b>Yes</b>
<b>Acres</b>	10.10	<b>Text Amend?</b>	No
<b>Location</b>	Northeast corner of Boynton Beach Boulevard and Florida's Turnpike		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Urban/Suburban	
<b>Use</b>	Agricultural (Tree Nursery)	Retail, Self-Storage Facility and Congregate Living Facility (Type III)	
<b>Zoning</b>	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)	
<b>FLU</b>	Commercial High Office (CH-O)	Commercial Low (CL)	
<b>Underlying FLU</b>	Med. Residential, 5 units/acre (MR-5)	Med. Residential, 5 units/acre (MR-5)	
<b>Conditions</b>	Development of the site that is the subject of this comprehensive plan amendment shall comply with the Boynton Beach Turnpike Interchange Design Guidelines & Standards for Future Development dated Nov. 12, 1996 which is attached as Exhibit 3.	Limited up to 120 Type III CLF beds; 15,000 SF Office; 15,000 SF Retail; and 90,000 SF Self-Storage. (To be discussed per traffic)	

**II. Site Data**

<b>Built Features</b>	There are no existing built features on the subject site. A Built Features and Inventory Map is provided as Attachment F.
<b>PCN</b>	<p>PCN: 00-42-45-20-06-001-0000            PCN: 00-42-45-20-06-002-0000            PCN: 00-42-45-20-06-003-0000            PCN: 00-42-45-20-06-023-0000</p> <p>Legal Description is provided as Attachment A and provided herein:</p> <p>ALL OF PARCELS A, B, C AND THE WATER MANAGEMENT TRACT, BOYNTON COMMONS MEDICAL OFFICES MUPD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGES 81-82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.</p>

	CONTAINING 10.102 ACRES SITUATE IN SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  Survey (dated within 18 months of the intake date) is provided as Attachment P.
<b>Street Address</b>	7855 and 7915 Boynton Beach Boulevard
<b>Frontage</b>	Approximately 408.71' feet of frontage along Boynton Beach Boulevard and 796.25' feet in depth.
<b>Legal Access</b>	The site has legal access from Boynton Beach Boulevard.
<b>Contiguous under same ownership</b>	The Applicant does not own any additional contiguous land beyond the 4 parcels that make up the Subject Site.
<b>Acquisition details</b>	Grove Nurseries, Inc. purchased the property on April 29, 1996 from William Gundlach III and Jon Erik Gundlach. A copy of the Warranty Deed (ORB 9244 Page 507) is provided as Attachment A.
<b>Size purchased</b>	The total size purchased was 10.19 acres. A copy of the Warranty Deed (ORB 9244 Page 507) is provided as Attachment A.

### III. Development History

<b>Previous FLUA Amendments</b>	<p><b>Ordinance 1996-65</b> Approval – Modifying page 89 of the FLU by changing a parcel of land approx.. 11.4 acres generally located at the northeast corner of Florida’s Turnpike and Boynton Beach Boulevard from Medium Residential 5 (MR-5) to Commercial High-Office/MR-5 (CH-O/5).</p> <p>Adopted with Conditions - Development of the site that is the subject of this comprehensive plan amendment shall comply with the Boynton beach Turnpike Interchange Design Guidelines &amp; Standards for Future Development dated November 12, 1996 which is attached as Exhibit 3.</p>		
<b>Zoning Approvals, Control Number</b>	Control No. 2006-367		
	<b>Res. #</b>	<b>Approval</b>	<b>Status</b>
	R-2008-1361	DOA to modify and delete landscape and use limitations conditions of approval.	Valid
	R-2008-0116	DOA to reconfigure the SP and to modify/delete conditions of approval.	Valid
	ZR-2008-038	Type II Variance - Allow ficus trees to be located closer to a structure.	Valid
	ZR-2008-039	Denial - Type II Variance for 24 hour business operation.	Revoked

	ZR-2007-019	Type II Variance - allow relocation of required wall to the north property line, and to allow 100% of the landscaping on the south side of the wall.	Valid
	R-2007-0089	Rezoning from AR to MUPD	Valid
<b>Concurrency</b>	The required concurrency will be applied for during the zoning/site plan approval process.		
<b>Plat, Subdivision</b>	The subject site is platted as Boynton Commons Medical Offices MUPD by ORB 112 Pages 81-82. The subject site will be re-platted subject to Land Use and Zoning approvals.		

#### IV. Development Potential Data and Analysis

	Current*	Proposed*
<b>Max Trip Generator</b>	Medical Office ITE #720 36.13 tpd/1000SF Single Family Detached, IT #210 10 tpd/DU	General Commercial ITE #820 Ln (T) = 0.65 Ln (x) + 5.83 Multi-family Apartment, ITE #185 6.65 tpd/DU
<b>Maximum DU</b> <sup>1</sup>	5 du/acre x 10.10 ac = 50 du's	5 du/acre x 10.10 ac = 50 du's
<b>Population Estimate</b>	50 max du's x 2.39 = 120 people	50 max du's x 2.39 = 120 people
<b>Maximum Beds</b>	50 max du's x 2.39 = 120 beds	50 max du's x 2.39 = 120 beds
<b>Maximum SF</b> <sup>2,4</sup>	0.50 FAR x 10.10 ac. = 219,978 SF	0.35 FAR x 10.10 ac. = 153,984 SF
<b>Max Trip Generation</b>	<b>7,146 trips per day*</b> *traffic study acreage to be updated	<b>5,719 trips per day*</b> *traffic study acreage to be updated
<b>Conditioned DU</b> <sup>3,4</sup>	Not Applicable	100 Congregate Care Units
<b>Conditioned Beds</b> <sup>3,4</sup>	Not Applicable	Not Applicable
<b>Conditioned SF</b> <sup>3,4</sup>	Not Applicable	100,000 SF Self-Storage, 20,000 SF General Commercial
<b>Conditioned Trip G.</b> <sup>3,4</sup>	Not Applicable	1,493 trips per day
<b>Trip Increase Max.</b>	0 trip increase (reduction of 1,427 tpd)	
<b>Trip Inc. Conditioned or Concurrent</b>	NA	

#### Notes

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;

4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

## V. Agent Information

<b>Name</b>	Jeff Brophy / Jennifer Vail
<b>Company Name</b>	WGI
<b>Address</b>	2035 Vista Parkway
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561-537-4507/ 561-537-4508
<b>Email Address</b>	<a href="mailto:Jeff.Brophy@wginc.com">Jeff.Brophy@wginc.com</a> / <a href="mailto:Jennifer.Vail@wginc.com">Jennifer.Vail@wginc.com</a>

## VI. Applicant Information

	Applicant A	Applicant B
<b>Name</b>	Michael Puder	
<b>Company Name</b>	GROVE NURSERIES, INC.	
<b>Address</b>	W BOYNTON MED CONDO ASSOC INC. c/o 3930 Max Place	
<b>City, State, Zip</b>	Boynton Beach, FL 33436	
<b>Phone / Fax Number</b>	(561) 445-5945	
<b>Email Address</b>	<a href="mailto:jeff@phdevelopers.com">jeff@phdevelopers.com</a> / <a href="mailto:mispuder@gmail.com">mispuder@gmail.com</a>	
<b>Type (Owner, Contract Purchaser)</b>	Owner	

## VII. Consistency & Compatibility

<b>Justification</b>	Provided as Attachment G.		
<b>Residential Density Increases</b>	Provided as Attachment G.		
<b>Comprehensive Plan</b>	Provided as Attachment G.		
<b>Florida Statutes</b>	Provided as Attachment G.		
<b>Compatibility</b>	Provided as Attachment G.		
<b>Adjacent Lands</b>	<b>Uses</b>	<b>FLU</b>	<b>Zoning</b>
<b>North</b>	<u>Residential</u> Indian Hills PUD	MR-5	PUD

	Petition No. 94-024 Townhomes Density: 5 du/ac		
<b>South</b>	<u>Existing Retention Pond</u>	U/T	AR
<b>East</b>	<u>Residential</u> Indian Hills PUD Petition No. 94-024 Zero Lot Line Residential Density: 5 du/ac	MR-5	PUD
<b>West</b>	<u>Florida's Turnpike</u>	U/T	AGR

### VIII. Public Facilities Information

#### A. Traffic Information

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

	Current FLU	Maximum	Conditioned or Concurrent
<b>Max Trip Generation</b>	7146 trips per day	5719 trips per day	NA
<b>Trip Increase Max.</b>	Net Daily Trips: -1,427 (maximum – current) Net Daily Trips: -5,653 (proposed – current)		
<b>Trip Inc. Conditioned or Concurrent</b>	NA		
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None	None
<b>Traffic Consultant</b>	Simmons & White, Inc. – Kyle Duncan		

#### B. Mass Transit Information

<b>Nearest Palm Tran Route (s)</b>	Route 76 - Boynton Beach Crosstown via Boynton Beach Boulevard Distance: 0.259 miles
------------------------------------	---

<b>Nearest Palm Tran Stop</b>	Stop #6756 - Boynton Beach Boulevard @ Target Distance: 0.259 miles
<b>Nearest Tri Rail Connection</b>	Boynton Beach Station Accessible by Palm Tran Route 73 and 70
<b>C. Portable Water &amp; Wastewater Information</b>	
A Utility Statement is provided as Attachment I. Potable Water & Wastewater Level of Service (LOS) comment letters have been requested and forthcoming. Provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.	
<b>Potable Water &amp; Wastewater Providers</b>	The site is located within the service boundaries of Palm Beach County Water Utilities.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Potable water will be distributed to the site via connection to an 8" water main along Orchid Grove Trail north side of the site or connecting to a 16" water main along the north side of Boynton Beach Boulevard. The nearest wastewater infrastructure is an existing man hole for gravity sewer connection adjacent to the parcels north property line.
<b>D. Drainage Information</b>	
The subject site is located within the boundaries of the Lake Worth Drainage District (LWDD) and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available to the site via discharge to the LWDD E-2E Canal adjacent to the parcel's west property line. A Drainage Statement prepared by Simmons & White is provided as Attachment J.	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Station #47 located at 7950 Enterprise Center Circle
<b>Distance to Site</b>	Approximately .75 miles from the station
<b>Response Time</b>	Estimated response time to the subject property is 4 minutes
<b>Effect on Resp. Time</b>	For the fiscal year 2015, the average response time for this stations zone is 7:02. A Fire Rescue letter is provided as Attachment K.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	The subject site is agricultural (tree nursery) and undeveloped. There are no known occurrences of significant species inhabiting the site. A natural inventory map is provided as Attachment L.
<b>Flood Zone*</b>	This site is located within Flood Zone X500.
<b>Wellfield Zone*</b>	The site is not located within a Wellfield Zone. A Wellfield Map is provided as Attachment M.
* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.	

### G. Historic Resources

There are no historic or architecturally significant resources on or within 500 feet of the subject site. Historic Resource Letter is provided as Attachment N.

### H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	West Delray Regional Park 10875 W. Atlantic Ave	0.00339	0	0
Beach	Ocean Inlet Park 6990 N. Ocean Blvd.	0.00035	0	0
District	Canyon District Park "H" Property 8802 W. Boynton Beach Blvd.	0.00138	0	0

### I. Libraries - Residential Only

Library Name	W. Boynton Beach Branch		
Address	9451 Jog Road		
City, State, Zip	Boynton Beach, FL 33437		
Distance	2.6 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	0	0
Periodicals	5 subscriptions per 1,000 persons	0	0
Info Technology	\$1.00 per person	0	0
Professional staff	1 FTE per 7,500 persons	0	0
All other staff	3.35 FTE per professional librarian	0	0
Library facilities	0.34 sf per person	0	0

### J. Public Schools - Residential Only

Comment Letter as Attachment O

	Elementary	Middle	High
Name	Crystal Lakes	Odyssey	Boynton Beach Community

<b>Address</b>	6050 Gateway Blvd.	6161 W. Woolbright Rd.	4975 Park Ridge Rd.
<b>City, State, Zip</b>	Boynton Beach, FL 33472	Boynton Beach, FL 33437	Boynton Beach, FL33726
<b>Distance</b>	3.95 miles	3.42 miles	9.2 miles



## IX. Attachments

---

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in Word)
- B. **Agent Consent Form**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- C. **Applicant's Ownership Affidavit**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- D. **Applicant's Notice Affidavit and Property Appraiser Information List**  
*www.pbcgov.com/pzb/planning/FLU\_docs/Affidavits.pdf*
- E. **Disclosure of Ownership Interests**  
**Applicant** - *www.pbcgov.com/pzb/Zoning/newapps/Form-08.pdf*  
**Owner** - *www.pbcgov.com/pzb/Zoning/newapps/Form-09.pdf*
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes**
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application (NOT applicable)**

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

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

T:\Planning\AMEND\00Administration\Application-FLUA\2016 Application\2-2016\_FLUA\_Application\_Form.doc