Part 1. Amendment Data

Round	18-D	Intake Date	2/2/2018
Application Name	Cypress Lakes Storage	Concurrent?	No
Acres	5.81 acres	Text Amend?	No
PCNs	00-41-44-36-08-001-0000 and 00-41-	44-36-08-001-00	000 (retention area)
Location	West side of U.S 441/S.R. 7, a half-m	ile north of Lanta	ana Road
	Current	Pi	roposed
Tier	Urban/Suburban	Urban/Suburba	n
Use	Commercial self storage consisting of one two-story, limited access building (77,000 SF), accessory retail (800 SF), one single story multi-access building (10,700 SF) and vehicle/boat parking (59 spaces).	of one two-stor building (77,000 retail (800 SF) limited access s proposed south structures. The proposed at thr consists of 111 single story mu be removed fro the parking lot from 59 spaces	If storage, consisting y, limited access 0 SF) and accessory will remain. A second storage building is of the remaining e second building is ee-stories and ,858 +/- SF. The lti-access building will m the site. Further, will also be reduced to 20 spaces for ss and vehicle/boat
Zoning	MUPD	MUPD	
Future Land Use Designation	Commercial Low (CL)	Commercial Lo	w (CL)
Underlying Future Land Use Designation	Residential Low-2 (LR-2)	Industrial (IND)	
Conditions		Industrial Desig	sed use under the mation to commercial h accessory retail

A. Amendment Data

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	.25 for retail and .50 for office or self storage	Same, or .45 FAR for light Industrial or up to .85 FAR for storage
Maximum Dwelling Units ¹ (residential designations)	No residential use	No residential use
Maximum Beds (for CLF proposals)	No CLF use	No CLF use
Population Estimate	2 max du x 2.39 = 4.78	2 max du x 2.39 = 4.78
Maximum Square Feet ^{2, 4} (non- residential designations)	<u>.25</u> FAR x <u>5.81</u> ac. = 63,270 SF <u>.5</u> FAR x <u>5.81</u> ac. = 126,759 SF	Same, or .45 FAR x 5.81 ac. = 113,888 sf .85 FAR x 5.81 ac. = 215,121
Proposed or Conditioned Potential ^{3, 4}		Limit use under Industrial to commercial self storage and the limited retail, ancillary to the self- storage
Max Trip Generator	Commercial Ln (T)=0.65Ln(X)+5.83	Commercial Ln (T)=0.65Ln(X)=5.83 Mini Warehouse/SS T=2.50
Maximum Trip Generation	(CL) Daily Trips= 2,922	(CH) Daily trips= 3,636 Mini Warehouse/SS Daily Trips= 569
Net Daily Trips:	714 (maximum minus current) -2,353(proposed minus current)	
Net PH Trips:	49 AM, 166 PM (maximum) 31 AM, _ 59 PM (proposed)	

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.

Part 2. Applicant Data

A. Agent Information

Name	Neil Schiller
Company Name	Saul Ewing Arnstein & Lehr, LLP
Address	515 N. Flagler Drive, Suite 1400
City, State, Zip	West Palm Beach, Florida 33401
Phone / Fax Number	(561) 650-8492
Email Address	neil.schiller@saul.com

B. Applicant Information

Name	T. Blair Sweeny
Company Name	PS Florida One Inc.
Address	701 Western Ave
City, State, Zip	Glendale, CA 91201
Phone / Fax Number	(770) 438-1095 x3127
Email Address	bsweeny@publicstorage.com
Interest	Property Owner

Part 3. Site Data

A. Site Data

Built Features	One two-story limited access building (77,000 SF), accessory retail (800 SF), one single-story multi-access building (10,700 SF), vehicle/boat parking. (59 spaces) Additionally, there is a 1.23 water management tract to the south of the improvements. Ingress/egress from S.R. 7/US 441 and Cypress Lakes Preserve Drive to the south, with a cross access easement for a service road at the north end of the parcel to allow for pedestrian and vehicle access between the subject parcel and the parcel to the north.
PCNs	00-41-44-36-08-001-0000 and 00-41-44-36-08-001-0000. See Legal Description. (Attachment A) See Survey. (Attachment P)
Street Address	5359 S. State Road 7
Frontage	791' frontage on State Road 7, 324' depth
Legal Access	Access to the site is located on S. State Road 7 and Cypress Lakes Preserve Drive.
Contiguous under same ownership	There are no adjacent properties under the same ownership.
Acquisition details	The site was purchased on January 5, 2015, for \$11,400,000 from Wellington Self Storage, Ltd. See Warranty Deed. (Attachment A)
Size purchased	The subject site 5.8 acres was originally owned by Charles Fulton, Jr., Douglass Fulton, and Wm. Stockton III, as part of a larger parcel (54.2 acres) that was developed as 108 single-family homes. The larger parcel is west and south of the subject site and is known as Cypress Lakes PUD.

III. Development History

Previous FLUA Amendments	Site was not subject to any previous Future Land Use Atlas Amendments. The property received a Commercial with underlying Low Residential 2 units per acre (C/2) in 1989 and was later updated to Commercial Low category with the review of zoning petition PDD 2000- 020.
Zoning Approvals, Control Number	R2000-1706: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD). R2002-0843: Amended the development order above to reconfigure the master plan, modify/delete conditions and to allow a self-service storage facility. There is a valid development order for the site.
Concurrency	A Concurrency Reservation, 00-8001187-C, exists for 16,100 sf. of general retail sales. See. PDD2000-020 (attached)
Plat, Subdivision	Site has been platted. Plat is found at page 167 of book 100.

Part 4. Consistency

A. Consistency –

Justification Provide as G.1.	Please see Attachment G.1.
Residential Density Increases Provide as G.2.	The Applicant is not seeking any residential increases. Please see Attachment G.2.
Compatibility Provide as G.3.	Please see Attachment G.3.
Comprehensive Plan Provide as G.4.	Please see Attachment G.4.
Florida Statutes Provide as G.5.	Please see Attachment G.5.

B. Surrounding Land Uses. Indicate the following for each surrounding property:

- **Uses.** Indicate the existing land use, subdivision name, and existing density (residential) or square footage (non-residential).
- FLUA Designations. Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
North	Retail - Red Barn (7,000 SF)	Commercial Low/2	Commercial - General 1983-00127
South	Residential- Cypress Lakes Preserve PUD (2.0 du/acre)	Commercial Low/2	Planned Unit Development PDD2000-019
East	Vacant	Low Residential-2	Agricultural Residential
East	Residential- Wellington Club Apts. (5.5 du/acre) (8,000 SF of daycare)	Low Residential-3	Planned Unit Development 2004-00524 (DOA/R/TDR- 2008-00441)
West	Residential – 10136 52 nd Place (.40 du/acre)	Low Residential-2	Residential Estate
West	Residential – 10190 52 nd Place (.40 du/acre)	Low Residential-2	Residential Estate
West	Residential- Cypress Lakes Preserve PUD (2.0 du/acre) Residential-	Commercial Low/2	Planned Unit Development PDD2000-019

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	General Retail (ITE Code 820)	General Retail (ITE Code 820)
Maximum Trip Generation	(CL) Daily trips= 2,922	(CH) Daily trips= 3,636 Mini Warehouse/SS Daily trips = 569
Net Daily Trips:	714 (maximum minus current) -2,353 (proposed minus current)	
Net PH Trips:	49 AM, 166 PM (maximum) 31 AM, _ 59 PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	SR 7 – Lake Worth Rd to site
Traffic Consultant	Keith & Associates, Inc.	
B. Mass Transit Info	ormation	
Nearest Palm Tran Route (s)	Route 62 on SR 7	
Nearest Palm Tran Stop	Lake Worth Road east of SR 7 approximately 1.2 miles.	
Nearest Tri Rail Connection	Route 62 east	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department, shall provide the water and wastewater demands for the site. See Attachment I for Level of Service (LOS) comment letter stating the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.	

Nearest Water & Wastewater	The nearest utilities are located along the eastern property line of the subject property. Water is located on the east side via an 8 inch water
Facility, type/size	main. Sewer is also located along the eastern perimeter via an 8 inch sewer main.

D. Drainage Information

This site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD). The project has an existing stormwater system which makes it's outfall into the LWDD L-15W canal system. The site has an existing legal positive outfall into a conveyance system along State Road 7.

E. Fire Rescue

Nearest Station	Site is served by Station 48 located at 8560 Hypoluxo Rd.
Distance to Site	Station is 3.75 miles from site.
Response Time	Average response time for this zone is 7.58 minutes.
Effect on Resp. Time	Amendment will have minimal impact, see Attachment K.

F. Environmental

Significant habitats or species	An Environmental Assessment Report was prepared and found in Attachment L. Due to built nature of the site there are no significant environmental resources or habitat existing on the property. Furthermore, no significant impacts to natural resources are anticipated to result from this land use amendment.
Flood Zone*	The project is located within Flood Zone AE at elevation 16.70 feet NAVD. Per PBC FEMA flood map. Also find attached drainage statement.
Wellfield Zone*	The project is located within Wellfield Protection Zone 4, as illustrated in the Palm Beach County Wellfield Map. Zone 4 are areas within a 1-foot drawdown please see provided map as Attachment M. As well as enclosed Wellfield Statement.

* 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

See Attachment N for Historic Resource Evaluation Letter from County Historic Preservation Officer/Archeologist that identified no architecturally significant resources on or within 500 feet if the subject property.

H. Parks and Recreation - Residential Only							
Park Type	Name & Locatio	n Sv	_evel of c. (ac. per person)	Populatio n Change	Change in Demand		
Regional		(0.00339				
Beach		(0.00035				
District		(0.00138				
I. Libraries - Residential Only							
	-						
Library Name							
Address							
City, State, Zip							
Distance	Indicate the distance fro	om the site to	the nearest	library.			
Component	Level of Service		Population Change		Change in Demand		
Collection	2 holdings per person						
Periodicals	5 subscriptions per 1,000 persons						
	\$1.00 per person						
Info Technology	\$1.00 per pers	son					
Info Technology Professional staff	\$1.00 per pers 1 FTE per 7,500 p						
		ersons					
Professional staff	1 FTE per 7,500 p	ersons nal librarian					
Professional staff All other staff	1 FTE per 7,500 p 3.35 FTE per professio 0.34 sf per per	ersons nal librarian					
Professional staff All other staff Library facilities	1 FTE per 7,500 p 3.35 FTE per professio 0.34 sf per per	ersons nal librarian		High			
Professional staff All other staff Library facilities	1 FTE per 7,500 p 3.35 FTE per professio 0.34 sf per per Residential Only	ersons nal librarian son		High			
Professional staff All other staff Library facilities J. Public Schools - I	1 FTE per 7,500 p 3.35 FTE per professio 0.34 sf per per Residential Only	ersons nal librarian son		High			
Professional staff All other staff Library facilities J. Public Schools - I Name	1 FTE per 7,500 p 3.35 FTE per professio 0.34 sf per per Residential Only	ersons nal librarian son		High			

Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)
- B. Agent Consent Form
- C. Applicant's Ownership Affidavit
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels
- E. Disclosure of Ownership Interests
- F. Built Feature Inventory & Map
- **G.** Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)
- 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

Forms for Attachments B, C, D, and E are located on the web at: http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx

T:\Planning\AMEND\00Administration\Application-FLUA\2019 Application\2019-FLUA-Application-Form.docx

EXHIBIT A

Legal Description

PARCEL 1:

ALL OF CYPRESS LAKES PRESERVE MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, AT PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL 1 CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE LIFT STATION AND SANITARY SEWER EASEMENT AGREEMENT RECORDED IN O.R. BOOK 13235 PAGE 990 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES FOR THE BENEFIT OF PARCEL 1 CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE DRAINAGE AND FLOWAGE EASEMENT AND LAKE MAINTENANCE AGREEMENT RECORDED IN O. R. BOOK 13235, AT PAGE 10161 AS AMENDED BY THE CORRECTIVE DRAINAGE AND FLOWAGE EASEMENT AND LAKE MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 15135 PAGE 833, AS AMENDED BY THE SECOND CORRECTIVE DRAINAGE AND FLOWAGE EASEMENT AND LAKE MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 15548 PAGE 1045 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE RIGHT OF WAY OF PEDESTRIANS AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE CROSS ACCESS EASEMENT RECORDED IN O.R. BOOK 16025 PAGE 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN UNINCORPORATED , PALM BEACH COUNTY, FLORIDA AND CONTAINING 252,930 SQUARE FEET OR 5.806 ACRES, MORE OR LESS.



A - One two story limited-access building (77,000 s.f.), accessory retail (800 s.f.)

- B One single-story multi-access building (10,700 s.f.),
- EXISTING BUILDING C - Vehicle/boat parking (59 Spaces).
- PROPERTY LINE
- D 1.23 Acre water management tract on south
- E Ingress/egress on SR-7 and Cypress Lakes Preserve Drive to south
- F Future vehicular and pedestrian access to commercial parcel to North

BUILT FEATURE INVENTORY MAP



#25877 5359 S STATE ROAD 7, LAKE WORTH, FL

EXHIBIT G – Narratives

G.1 Justification Statement

The Applicant seeks a Future Land Use Amendment to change the underlying/alternative future land use designation on its property from residential to industrial. The specific change is from Commercial Low with and underlying 2 units per acre (CL/IND) to Commercial Low with an underlying Industrial (CL/IND). The property is currently being used by the Applicant as a self-service storage facility and the Applicant desires to expand the use on the property by building another building which would exceed the maximum allowable FAR under the Commercial Low land use category. The property consists of four parts: (1) two-story, limited access building that is 77,000 SF, (2) with an accessory retail use of 800 SF, (3) a one-story, multi-access building that is 10,700 SF and (4) 59 parking spaces. All of the buildings are used for commercial self storage. The site is 5.81 acres, which under the existing land use category, Commercial Low/2, the Applicant would be limited to a maximum of .50 FAR for self storage (126,541.8 SF) as found in Table III.C.2 of the Comprehensive Plan. The Applicant seeks to demolish the one story, multi-access building to construct a three-story, 111,858 SF +/- limited access building for a total of 189,658 square feet of self storage on the site (.749 FAR). The parking spaces will be reduced from 59 to 20, however will still allow for the safe storage of large and oversized vehicles.

The Applicant is Public Storage, the largest self-service storage provider in the world. Due to population growth and projections in the area, as well as significant increases in market demand. This Applicant both owns the property and operates the business. Due to the large growth in the self-service storage market across the United States, the Applicant seeks to modernize its facilities, including the construction of additional storage space. The request for an underlying/alternative Industrial designation, will allow the Applicant the ability to permit a second building for self-service storage, in order to meet the increased area demand for self-service storage. Further, the population growth in the immediate may allow the Applicant the ability to offer other services to the area in the future.

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

The proposed use, self-service storage, will continue and be expanded as the Applicant intends to construct a 3-story, 111,858 +/- square-foot building to address new market demand and upgrade the appearance of the property. The proposed use can be considered suitable and appropriate because the use has been in existence since 2004 without issue. There has been extraordinary residential growth in the area, which directly contributes to the need for self-storage. Self-storage adjacent to residential uses allows residents to avoid storing things inappropriately, in plain view, which is a benefit to the community. There are 1,900 parcels within just one mile of the property, a majority of which are residential and will use the property for self-

storage. The proposed expanded use will allow the community to store their possessions close to their homes while decreasing traffic in the larger region. As you know this particular use does not generate significant traffic, which makes it such an attractive use adjacent to residential uses.

There is also interconnectivity between the Cypress Lakes Preserve PUD and the subject site through Cypress Lakes Preserve Drive to allow for additional access directly from the adjacent PUD. The integration of the self-storage use with the PUD was intended from the beginning of the Crystal Lakes Preserve project, as both approvals occurred on the same day, October 26, 2000. The interconnectivity from residential PUD to the subject parcel assists in reducing traffic impacts on S.R.7/US 441, which is also evidence that the use is suitable and appropriate.

- 2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:
 - Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;

N/A

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

The growth of the area in the last seven years, in addition to an aging population, creates the need for more self-service storage. Palm Beach County has experienced significant growth since 2010. A portion of that growth has occurred in the area that is generally known as Wellington, despite the actual municipal boundaries. The US Census revealed that in 2010 there were 1,320,134 people in Palm Beach County, and in 2016 indicated that there were 1,443,810 people, a 9.4% increase. The Village of Wellington experienced a larger 12.7% increase from 2010-2016.¹ Additionally, the Census revealed a 1.7% increase in "persons 65 years and over", while during the same time periods there were slight decreases to "persons under 18 years" (1.0% decrease) and "persons under 5 years" (.2% decrease).

The self-service storage industry is experiencing very strong growth due to people accumulating more stuff. Adam Minter, from Bloomberg who wrote in "Somebody's Making Money Off of All Our Junk," on August 28, 2017, "The growth [of self-service storage] is driven by several factors, starting with the relentless accumulation of goods by American consumers." He

¹

https://www.census.gov/quickfacts/fact/table/wellingtonvillageflorida,palmbeachcountyf lorida/PST120217#viewtop

established that between June 1967 and June 2017, expenditures on durable goods increased almost 20-fold. Additionally, the University of Californian at Los Angeles researchers found that "the storage of goods had become an overwhelming burden for most middle-class families, especially in areas where basements were not available." As more people move to the area, and existing residents get older and continue to accumulate more things, the demand for self-service storage increases.

Due to the present demand for self-service storage, it is logical for the Applicant to seek an expansion of their current operations at their current location. The on-site expansion also benefits the area residents who know where the existing facility and will likely not want to see a proliferation of self-service storage facilities.

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

The Applicant, Public Storage, is the leading self-service storage provider in the world and also the largest privately held Real Estate Investment Trust in the world. As a result of population growth and significant market demand in the area, the Applicant desires to construct another, limited access building on its existing site.

• Inappropriateness of the adopted FLU designation; or

The existing FLU designation of CL/2 limits the Applicant's ability to fully develop the site. Table III.C.2 in the Comprehensive Plan sets maximum Floor Area Ratios (FAR) for non-residential future land use categories and non-residential uses. The maximum FAR for CL future land use is .5, while the FAR for Industrial is .85. The subject parcel has a current FAR of .35 that consists of the existing structures referenced earlier in the application. The proposed development program of the addition of a three-story, limited-access building of 11,858, increases the site's FAR to .749.

In many local jurisdictions, floor-area-ratio is usually found in the zoning code, not in the comprehensive plan; so as to allow for flexibility in development programs like the one the Applicant has proposed. Instead of seeking an amendment to the land use plan, if FAR was in the zoning code, then the Applicant would've been able to seek relief through the use of a variance. I understand that the County is seeking to relocate the Floor Area Ratio into the ULDC (zoning code), which is an express indication that the existing FLU is inappropriate for the subject site.

• Whether the adopted FLU designation was assigned in error.

N/A

G.2 Residential Density Increases

The Applicant is not proposing any residential density increases.

G.3 Compatibility

The site is currently operating as a self-service storage facility and has been since the site has been developed in 2003. Applicant seeks to continue and expand the self-service storage use on the property with additional improvements; which include another building and updated exterior finishes. Additionally, as noted above, the US Census revealed that in 2010 there were 1,320,134 people in Palm Beach County, and in 2016 indicated that there were 1,443,810 people, a 9.4% increase. The Village of Wellington experienced a larger 12.7% increase from 2010-2016.² On the east-side of State Road 7, directly across from the subject site, new multifamily residences have been built/approved, which will require additional self-service storage.

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2
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https://www.census.gov/quickfacts/fact/table/wellingtonvillageflorida,palmbeachcountyflorida/PST120217#viewtop

G.4 Comprehensive Plan

The application is consistent with the Palm Beach County Comprehensive Plan in the following manner:

- FLUE Goal 2: It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.
 - Allowing for the proposed land use change, which would allow the Applicant greater FAR in order to provide additional self-service storage space helps provide the balance for physical, social, cultural environmental and economic needs of current and future residents.
 - Additional self-service storage space allows residents to avoid requiring additional space in their homes and businesses for their things. Without the additional self-service storage space available in area, residents would store their property outside their homes and businesses, which violates the Code.
- Policy 2.1-b: The County shall utilize a range of residential future land use categories to plan for growth and non-residential land use designations to support and serve the residential and tourist populations as described in the FLUA Regulation Section of this Element. The entitlement, minimum, and maximum densities and the intensities allowed within each land use designation and category are specified in the FLUA Regulation Section.
 - The proposed land use change to assign an underlying/alternative Industrial designation plans for the growth that has occurred in the area and that the future growth. The Applicant, is the world leader in offering self-service storage to the public. This land use change is sought to allow for FAR greater than .5, which is necessary to allow Applicant to construct additional self-service storage space for the area.
- Policy 2.2.2-b: All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.
 - $\circ~$ The site at issue is located on S.R. 7/US 441, which is classified as a "rural arterial" on Figure TE 3.1.
- Policy 2.2.2-d: The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in the proliferation of strip commercial development.
 - The proposed land use change does not result in the proliferation of strip commercial development as the it is site specific to an existing self-service storage location, with the owner being the world leader in providing that service, and the intent of the application is build additional self-service storage space on site.

G.5 Consistency with Chapter 163.31777, F.S.

The intent of this statute is to require coordination between the County and the School District, so as to allow for adequate planning for schools. The application at issue does not contemplate any residential use, or other use that would impact the Palm Beach County School system.



QuickFacts Wellington village, Florida; Palm Beach County, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

Table

All Topics)	Wellington village, Florida		
PEOPLE Population, percent change - April 1	Population, percent change - April 1, 2010 (estimates base) to July 1, 2017,			
Population (V2017)				
Population estimates, July 1, 2017, (V2017)	NA	NA		
Population estimates, July 1, 2016, (V2016)	63,900	1,443,810		
Population estimates base, April 1, 2010, (V2017)	NA	NA		
Population estimates base, April 1, 2010, (V2016)	56,712	1,320,134		
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	NA	NA		
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, V2016)	12.7%	9.4%		
Population, Census, April 1, 2010	56,508	1,320,134		
Age and Sex				
Persons under 5 years, percent, July 1, 2016, (V2016)	x	5.2%		
Persons under 5 years, percent, April 1, 2010	5.1%	5.4%		
Persons under 18 years, percent, July 1, 2016, (V2016)	x	19.4%		
Persons under 18 years, percent, April 1, 2010	27.0%	20.4%		
Persons 65 years and over, percent, July 1, 2016, (V2016)	x	23.3%		
Persons 65 years and over, percent, April 1, 2010	10.5%	21.6%		
emale persons, percent, July 1, 2016, (V2016)	x	51.7%		
Female persons, percent, April 1, 2010	51.8%	51.6%		
ace and Hispanic Origin				
White alone, percent, July 1, 2016, (V2016) (a)	×	75.4%		
lack or African American alone, percent, July 1, 2016, (V2016) (a)	×	19.4%		
Merican Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	×	0.6%		
sian alone, percent, July 1, 2016, (V2016) (a)	×	2.8%		
lative Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	×	0,1%		
wo or More Races, percent, July 1, 2016, (V2016)	x	1.8%		
ispanic or Latino, percent, July 1, 2016, (V2016) (b)	×	21.5%		
Vhite alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	×	56.0%		
opulation Characteristics				
eterans, 2012-2016	2,677	87,989		
oreign born persons, percent, 2012-2016	22.2%	23.8%		
busing				
lousing units, July 1, 2016, (V2016)	×	683,521		
ousing units, April 1, 2010	22,685	664,594		
wner-occupied housing unit rate, 2012-2016	76.5%	68.6%		
ledian value of owner-occupied housing units, 2012-2016	\$327,700	\$222,700		
edian selected monthly owner costs -with a mortgage, 2012-2016	\$2,206	\$1,695		
ledian selected monthly owner costs -without a mortgage, 2012-2016	\$783	\$625		
edian gross rent, 2012-2016	\$1,551	\$1,206		
uilding permits, 2016	×	5,320		

 $https://www.census.gov/quickfacts/fact/table/wellingtonvillageflorida, palmbeachcountyflorida/PST120217 \\ \#viewtoproverset and the state of the st$

Families & Living Arrangements		
Households, 2012-2016	20,301	538,54
Persons per household, 2012-2016	3.02	2.5
Living in same house 1 year ago, percent of persons age 1 year+, 2012-2016	85.9%	84.4
Language other than English spoken at home, percent of persons age 5 years+, 2012-2016	27.0%	30.29
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	95.1%	87.99
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	44.5%	34.29
Health		
With a disability, under age 65 years, percent, 2012-2016	5.8%	6.39
Persons without health insurance, under age 65 years, percent	11.5%	A 17.29
Economy		
In civilian labor force, total, percent of population age 16 years+, 2012-2016	65.4%	60.0%
In civilian labor force, female, percent of population age 16 years+, 2012-2016	57.8%	54.4%
Total accommodation and food services sales, 2012 (\$1,000) (c)	107,363	3,467,277
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	364,596	9,756,686
Total manufacturers shipments, 2012 (\$1,000) (c)	D	3,550,407
Total merchant wholesaler sales, 2012 (\$1,000) (c)	386,940	12,157,346
Total retail sales, 2012 (\$1,000) (c)	570,189	19,700,117
Total retail sales per capita, 2012 (c)	\$9,717	\$14,522
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2012-2016	28.2	25.2
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	\$83,270	\$55,277
Per capita income in past 12 months (in 2016 dollars), 2012-2016	\$37,633	\$34,846
Persons in poverty, percent	6 .9%	A 12.6%
BUSINESSES		
Businesses		
Total employer establishments, 2015	x	46,570
Total employment, 2015	x	497,353
Total annual payroll, 2015 (\$1,000)	x	23,636,360
Total employment, percent change, 2014-2015	x	2.6%
Total nonemployer establishments, 2015	x	171,074
All firms, 2012	7,918	175,919
Men-owned firms, 2012	4,210	91,726
Women-owned firms, 2012	2,818	66,645
Minority-owned firms, 2012	2,684	60,090
Nonminority-owned firms, 2012	4,998	110,623
Veteran-owned firms, 2012	591	14,515
Nonveteran-owned firms, 2012	6,979	154,506
GEOGRAPHY		
Seography		
Population per square mile, 2010	1,258.9	670.2
Land area in square miles, 2010	44.89	1,969.76
FIPS Code	1275812	12099

Value Notes

- This geographic level of poverty and health estimates is not comparable to other geographic levels of these estimates
 - estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quic of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2017) refers to the final year of the series (2010 thru 2017). Different vintage years of estimates are not comparable.

Fact Notes

- (a) (b) (c) Includes persons reporting only one race
 - Hispanics may be of any race, so also are included in applicable race categories
 - Economic Census Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the I interval of an open ended distribution.

- Suppressed to avoid disclosure of confidential information D
- F Fewer than 25 firms
- Footnote on this item in place of data FN Not available
- NA
- S Suppressed; does not meet publication standards Not applicable
- xz Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

OPINION CONSUMER

Somebody's Making Money Off of All Our Junk

We've been buying stuff for a generation. Now we need someplace to put it.

By Adam Minter

- 5 August 28, 2017, 6:30 AM EDT



Investors in premium London real estate can rest easy knowing that their tenants are among the world's wealthiest and stable renters. That's the approach that the <u>UK Real</u> <u>Estate Fund <http://www.schroders.com/en/sysglobalassets/email/uk/realestate/2017-</u> 07-qr-sref.pdf> operated by Schroders Plc

<https://www.bloomberg.com/research/stocks/private/snapshot.asp?privcapId=874523>, the venerable U.K. asset manager, has long taken. Listed among the tenants

http://www.schroders.com/en/sysglobalassets/email/uk/realestate/2017-07-qr-sref.pdf of its \$3 billion worth of properties are the British government, Tata Steel and Lloyd's Bank.

But in the era of Brexit nothing is certain, especially traditional London real estate. So earlier this month the Schroders fund purchased

<https://realestate.ipe.com/news/markets-and-sectors/schroders-enters-new-marketwith-self-storage-company-acquisition/10020239.article> five London-area self-storage facilities for \$55 million, making it one of the first institutional investors in this decidedly low-prestige sector.

What the purchase lacks in cachet, it makes up in demographic logic. <u>Downsizing</u> retirees <<u>http://www.telegraph.co.uk/business/2017/08/02/uk-faces-downsizing-exodus-</u> almost-half-britains-pensioners-looking/> and the growing ranks of home renters <<u>https://www.theguardian.com/money/2017/jun/12/one-in-four-households-in-britain-</u> will-rent-privately-by-end-of-2021-says-report> in London are creating a chronic need for somewhere to put all their stuff. And that's creating what Schroders and other realestate investors see as a Brexit-proof and recession-proof opportunity.

The self-storage industry dates <https://www.sparefoot.com/self-storage/blog/3230-abrief-history-of-self-storage/> to the 19th century, when movers built warehouses for business customers. The first recognizably modern self-storage units, outfitted with garage doors, opened in Odessa, Texas, in 1964 under the name A-1 U-Store-It U-Lock-It U-Carry-the-Key <https://www.sparefoot.com/self-storage/news/620-original-usstorage-facility-gets-makeover/> (so as to be listed at the front of the phone book). Initially, the business catered to an oil industry that might need a temporary place to store equipment. But consumers, enjoying mid-century prosperity, soon began filling the spaces with stuff like old couches and unwanted exercise bikes.

Growth has been pretty spectacular. Today there are roughly 54,000

<https://www.sparefoot.com/self-storage/news/1432-self-storage-industry-statistics/> self-storage facilities in the U.S., which is home to 90 percent of the global self-storage inventory. Those sites hold 2.63 billion square feet of rentable storage — an area roughly the size of Palm Springs, California, golf courses and all.

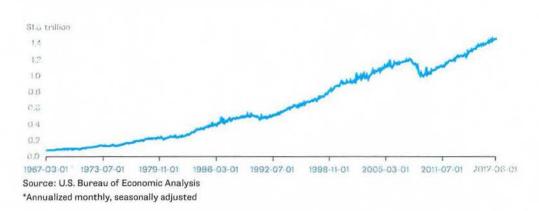
All that space, sold in small increments, generates astonishing cash flow. The U.S. selfstorage industry generated more than \$32.7 billion in revenues last year, almost three times Hollywood's 2016 box office gross http://variety.com/2017/film/features/boxoffice-2016-studios-disney-warner-bros-1201951112/>. In many cases, self storage is far more lucrative than conventional real estate investments. For example, the average cost of a U.S. self-storage locker was 97 cents https://www.sparefoot.com/selfstorage/news/1432-self-storage-industry-statistics/ per square foot per month in 2016

— roughly the same as the average one-bedroom apartment in Phoenix <http://mashable.com/2015/05/06/average-square-footage-cities/#XNzQJ.ZEFaqc>. In

more expensive cities, self-storage rents are two or three times larger.

That growth story is driven by several factors, starting with the relentless accumulation of goods by American consumers. Between June 1967 and June 2017, expenditures on durable goods — things like couches, bikes, and iPhones — increased almost 20-fold ">https://fred.stlouisfed.org/series/PCEDG>. That's great for living standards until people run out of space. And many Americans are finding themselves constrained by stuff. As far back as 2006, researchers at the University of California at Los Angeles wrote ">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf>">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf">http://www.celf.ucla.edu/2010_conference_articles/Arnold_Lang_2007.pdf that the storage of goods had "become an overwhelming burden for most middle-class families, especially in the West, where basements are generally not available to absorb possessions."

50 Acquisitive Years



But an undue attachment to stuff isn't the only factor in the self-storage growth story. The industry also thrives on disruption, serving as a temporary resting place for the stuff of the dead, the recently divorced, the downsizers and the dislocated.

Those are the key factors driving the recent growth

<http://www.cushmanwakefield.co.uk/en/sectors/self-storage/> of self storage in the U.K., which is now home to 47 percent

<http://www.cushmanwakefield.co.uk/en/sectors/self-storage/> of Europe's self-storage sites. According to an August survey, nearly half of U.K. retirees are willing to downsize <http://www.telegraph.co.uk/business/2017/08/02/uk-faces-downsizing-exodus-almosthalf-britains-pensioners-looking/> to smaller homes. As the U.K. population ages, those numbers will grow, along with demand for storage space. Already, the demographics of the U.K.'s self-storage customer trend older: According to Cushman and Wakefield <http://www.cushmanwakefield.co.uk/en/sectors/self-storage/>, 65 percent are between 40 and 65. Meanwhile, the divorced and separated are twice as likely to rent self-storage space as singles, underlining the industry's role as a safe haven for material goods during life disruptions.

The rest of Europe is likely to catch up to the U.K. as urbanization, smaller living spaces and rising property prices force homeowners to seek places to store their property. Already, Iceland, with one of the highest urbanization rates in Europe, <u>trails</u> <u>https://www.ssauk.com/media/1287/jll-and-fedessa-self-storage-report-2016.pdf></u> only the U.K. and the Netherlands in per capita self-storage space. Asia's e-commerce boom and rapid urbanization are driving self-storage growth <<u>http://www.insideselfstorage.com/articles/2017/02/selfstorage-industry-growth-in-asia.aspx></u> in developed markets like Singapore and Hong Kong.

Those trends are driving investments in a sector that most real-estate investors barely notice. In uncertain times, the simple self-storage space can look like the safest place to stash money.

This column does not necessarily reflect the opinion of the editorial board or Bloomberg LP and its owners.

To contact the author of this story: Adam Minter at aminter@bloomberg.net

To contact the editor responsible for this story: Jonathan Landman at jlandman4@bloomberg.net

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

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January 30, 2018

Daimian Leslie, P.E. Keith and Associates, Inc. 301 East Atlantic Blvd. Pompano Beach, Fl.

Water, Sewer and Reclaim Water Availability Re: 5359 S State Road 7 Lake Worth, Fl.

Dear Mr. Leslie,

This is to confirm that the referenced property is located within the Palm Beach County Water Utilities Department service area. This property is currently served with water and wastewater. There is an existing 16" watermain and 8" sanitary sewer forcemain extending along the eastern property line. In addition, there is gravity sanitary sewer onsite that currently serves the property. Reclaim water is not available to the subject property.

Please note that this letter does not constitute a final commitment for service until the final project design has been approved by Palm Beach County Water Utilities Department.

Sincerely,

Che D

Jackie Michels Plan Review Manager JMichels@pbcwater.com Phone (561)493-6116



Fire Rescue Chief Jeffrey P. Collins 405 Pike Road West Palm Beach, FL 33411 (561) 616-7000 www.pbcgov.com



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Official Electronic Letterhead

December 6, 2017

Keith & Associates, Inc. Consulting Engineers Attention: James Kahn 301 East Atlantic Boulevard Pompano Beach, FL 33060-6643

Re: PCNS: 00 41 44 36 08 001 0000

Dear James Kahn:

Per your request for response time information to the subject property located at 5359 S State Road in Unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road. The subject property is approximately 3.75 miles from the station. The estimated response time to the subject property is 10 minutes. For fiscal year 2017, the average response time (call received to on scene) for this stations zone is 7:58.

Changing the land use of this property will have minimal impact on Fire Rescue, just be aware there will be an extended response time to this property.

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

Sincerely,

Cheryl allan

Cheryl Allan, Planner Palm Beach County Fire-Rescue

Public Storage Future Land Use Amendment Environmental Assessment

Introduction

The property is located on the west side of State Road 7 between Lake Worth Road and Lantana Road in Section 36, Township 44 S, Range 41 E in Unincorporated Palm Beach County (See aerial). The site is 5.8 acres. The property consists of a development site, roadway and a water management tract of 1.23 acres. The property was reviewed on December 12, 2017 and on January 2, 2018 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. Assessment was performed by walking transects across the property.

Site Conditions

Chronological review of the historical aerial imagery from 1958 indicates the property was utilized for agricultural grazing purposes. Imagery indicates that the site was vacant until 2003 when the property was developed. The development consists of on multi story storage building and one single story building along two perimeters. The balance of the development site is a paved open-air storage lot. There is an access roadway in front of the site that connects to the adjoining property. There is a small water management area on the southern portion of the site.

Vegetative Communities

The site is currently developed as a commercial self storage facility with 2 buildings and a paved open storage area for trucks, campers and boats. The development portion of the site is essentially impervious except for landscape trees on the perimeter. Native trees such as oak and cabbage palms are typical landscape material. The water management area has a littoral zone on the west side which has several Bald Cypress trees. The littoral zone only has plantings on the west side and consists of arrowhead and soft rush.

Significant Habitat / Listed Species

No listed plant or animal species were observed or expected to habitat the site due to the disturbance of the site. It is unlikely for habitat on the development portion of the self-storage area, however it is anticipated that water birds could potentially access the drainage area.

Soils

Soils according to the Soil Survey of Palm Beach County published by the U.S. Department of Agriculture Soil Conservation Service (1979) found the site to be Riviera- Boca association, nearly level, poorly drained sandy soils that have a loamy subsoil, some are monetarily deep over limestone.

Surface Waters and Wetlands

There is a small water management tract on the site. No wetlands are indicated on the National wetlands Inventory (NWI) mapping on the site or were observed.

Flood Zone Information

According to the 2017 Flood Zone maps the site is classified as Zone X and AE. The Zone X encompasses the developed area and is described as areas outside the 500 year flood plain with less than 0.2% annual probability of flooding. The AE zone is designated over the water management tract. The AE zone are areas subject to 100 year flood with base flood elevation determined.

Wellfield Protection Zone

The subject site is located within fringe of wellfield protection zone 4 according to Palm Beach County Maps. Based on the proposed use of the site being self-storage it is not anticipated that there will be any impacts to the wellfield zone.

Summary

There are no significant environmental resources or habitat existing on the property as a result of historical disturbance and current development on the property. Vegetation on the property is a result of planted landscape materials. The site consists of mainly structures and paving which limits the probability of wildlife. No significant impacts to natural resources are anticipated as a result of this land use amendment. All proposed development will occur within the development confines of the site, and not reduce perimeter buffers.

Attachment: Aerial photo



SITE LEGEND PROPERTY LINE









Tel: 954-788-3400 Fax: 954-788-3500

January 8th, 2018

Palm Beach County Department of Planning and Zoning 2300 Jog Road West Palm Beach, FL 33411

RE: Land Use Plan Amendment Application #: (PCN) 00 41 44 36 08 001 000

Public Storage – 5359 S SR7, Lake Worth

WELLFIELD PROTECTION ZONE STATEMENT

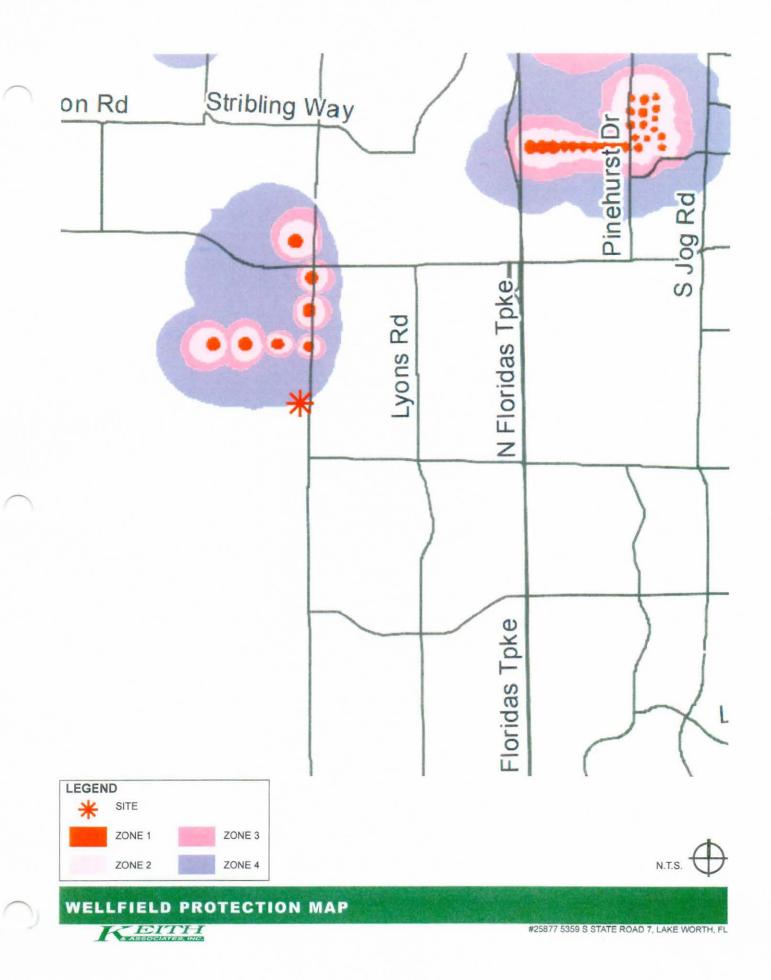
Site Data:

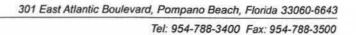
The subject property is located at the West side of SR 7 (US441) north of Lantana Road in Unincorporated Palm Beach County. The project is approximately 5.8 acres and consists of one 3 story facility of 88,610 square feet (PBCPA) on the north end of the site and associated outdoor parking. The subject property parcel number is 00 41 44 36 08 001 000. The property is currently designated as Commercial Low (CL) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's underlying future land use designation to Commercial High (CH).

Wellfield Protection Zone:

The above referenced project is located within Wellfield Protection Zone 4, as illustrated in the Palm Beach County Wellfield Map. Zone 4 are areas within a 1-foot drawdown.

ellfie 4 are a 4 are a 5 F. DOA 1 CENO Thomas F. Donahue, P.E. And SSIONE FE Reg. No. 60529







January 8th, 2018

Palm Beach County Department of Planning and Zoning 2300 Jog Road West Palm Beach, FL 33411

RE: Land Use Plan Amendment Application #: (PCN) 00 41 44 36 08 001 000

Public Storage - 5359 S SR7, Lake Worth

STATEMENT OF LEGAL POSITIVE OUTFALL

Site Data:

The subject property is located at the West side of SR 7 (US441) north of Lantana Road in Unincorporated Palm Beach County. The project is approximately 5.8 acres and consists of one 3 story facility of 88,610 square feet (PBCPA) on the north end of the site and associated outdoor parking. The subject property parcel number is 00 41 44 36 08 001 000. The property is currently designated as Commercial Low (CL) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's underlying future land use designation to Commercial High (CH).

Statement of Legal Positive Outfall:

The Site is located within the boundaries of the Lake Worth Drainage District (LWDD). The site currently has legal positive discharge through an existing pipe network into an existing stormwater detention pond. The site makes it's offsite discharge into the LWDD L-15W Canal. The proposed drainage design shall address the following:

- On-site runoff from the 3 year, 1 hour rainfall event will be retained onsite.
- · Runoff shall not leave the site except through the approved control structure.
- Building floor elevations to be at or above the level produced by the greater of the 100 year – 3 day (zero discharging) storm and the Jurisdictional Flood elevation.
- · Parking lots shall be protected from flooding during the 5 year-1 day event.

- The allowable discharge rate shall be in conformance with the requirements of . the LWDD criteria.
- · Water quality shall be satisfied via swales, exfiltration and detention areas in

Water quality shall be satisfied via swales, exfiltration and detention areas is accordance with the jurisdictional requirements and the existing governing permit. No 60529 STATE OF B STATE OF B CORIDA COMMAND Thomas F. Donahue FL Reg. No. 60529 Thomas F. Donahue, P.E.



Department of Planning, Zoning & Building

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

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

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A printed on sustainable and recycled paper December 7, 2017

James Kahn, AICP Ketih & Associates, Inc. 301 East Atlantic Boulevard Pompano Beach, Florida 33060-6643

RE: Historical and Archaeological Resource Review for the Property located at: 5359 S. State Road 7, PCN: 00-41-44-36-08-001-0000

Dear Mr. Kahn:

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

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

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

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

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

Sincerely,

Christian Davenport, MA, RPA County Historic Preservation Officer/ Archeologist

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Keith & Associates,Inc.\ 5359 S. State Road 7\ 12-07-2017.doc