

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

|   |  |               |                |   |                  |
|---|--|---------------|----------------|---|------------------|
| <b>Round</b>                                  | 18-C   |               |                | <b>Intake Date</b>  | January 29, 2018 |
| <b>Application Name</b>                       | Heathwood Reserve<br>(formerly Atlantis Reserve)   |               |                | <b>Concurrent?</b>  | Yes              |
| <b>Acres</b>                                  | 22.54 acres  |               |                | <b>Text Amend?</b>  | No               |
| <b>PCNs</b>                                   | 00-42-44-36-08-009-0030; 00-42-44-36-08-010-0000; 00-42-44-36-08-016-0060;<br>00-42-44-36-08-016-0090; 00-42-44-36-08-016-0110 |               |                |   |                  |
| <b>Location</b>                               | West side of Military Trail, approximately 0.60 miles north of Lantana Road.   |               |                |   |                  |
|   | <b>Current</b>   |               |                | <b>Proposed</b>   |                  |
| <b>Tier</b>                                   | Urban/Suburban   |               |                | Urban/Suburban  |                  |
| <b>Use</b>                                    | Agricultural; Residential; Vacant  |               |                | Multi-Family Residential and Type 3 CLF   |                  |
| <b>Zoning</b>                                 | AR (Agricultural Residential)  |               |                | PUD   |                  |
| <b>Future Land Use Designation</b>            | <b>PCN</b>   | <b>Acres</b>  | <b>Current</b> | <b>Acres</b>  | <b>Proposed</b>  |
|   | '-0030   | 4.831         | MR-5           | <b>4.19</b>   | <b>CLR</b>       |
|   |  |               |                | 0.64  | HR-8             |
|   | '-0000   | 15.288        | MR-5           | 15.288  | HR-8             |
|   |  | <b>20.119</b> | <b>MR-5</b>    |   |                  |
|   | '-0060   | 1.359         | LR-3           | 1.359   | HR-8             |
|   | '-0090   | 0.511         | LR-3           | 0.511   | HR-8             |
|   | '-0110   | 0.551         | LR-3           | 0.551   | HR-8             |
|   |  | <b>2.421</b>  | <b>LR-3</b>    | <b>18.349</b>   | <b>HR-8</b>      |
|   | <b>Medium Residential, 5 units per acre (20.119 acres) and Low Residential, 3 units per acre (2.421 acres)</b>                 |               |                | <b>High Residential, 8 units per acre (18.349 acres) and Congregate Living Residential (4.19 acres)</b> |                  |
| <b>Underlying Future Land Use Designation</b> | None   |               |                | None  |                  |
| <b>Conditions</b>                             | None   |               |                | None  |                  |

## B. Development Potential

|  | Current FLU  | Proposed FLU   |
|--|--|--|
| <b>Density/ Intensity:</b>   | MR-5 (Medium Residential – 5 du/ac)<br>LR-3 (Low Residential – 3 du/ac)              | HR-8 (High Residential – 8 du/ac) – 18.35 acres<br>CLR (Congregate Living Residential – 12 du/ac) – 4.19 acres             |
| <b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)     | 5 du/acre x 20.12 ac = 100 DU<br><u>3 du/acre x 2.42 ac = 7 DU</u><br>Total = 107 DU | 8 du/acre x 18.35 ac. = 146 DU<br><u>WHP = 92 DU</u><br>Total = 238 DU   |
| <b>Maximum Beds (for CLF proposals)</b>                                  | 107 max du x 2.39 = 255  | 4.19 ac. x 12 du/ac x 2.39 = 120 Beds  |
| <b>Population Estimate</b>   | 107 max du x 2.39 = 255  | 288 max du x 2.39 = 688  |
| <b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations) | _____ FAR x _____ ac. = _____  | _____ FAR x _____ ac. = _____  |
| <b>Proposed or Conditioned Potential<sup>3, 4</sup></b>                  |  | Assisted Living Facility: 120 Beds<br>Apartment: 186 DUs<br>Townhomes: 52 DUs  |
| <b>Max Trip Generator</b>  | Single Family Detached (ITE 210)<br>Rate: 10   | Assisted Living Facility (ITE 254)<br>Rate: 2.66<br>Apartment (ITE 220)<br>Rate: 6.65<br>Townhomes (ITE 230)<br>Rate: 6.65 |
| <b>Maximum Trip Generation</b>   | 1,070  | 1,915  |
| <b>Net Daily Trips:</b>  | <u>845</u> (maximum minus current)<br><u>832</u> (proposed minus current)            |  |
| <b>Net PH Trips:</b>   | <u>145</u> AM, <u>179</u> PM (maximum)<br><u>143</u> AM, <u>176</u> 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.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

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

### B. Applicant Information

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

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

|  |   |
|--|---|
| <b>Built Features</b>                  | The subject site consists of an Agricultural Nursery, Residential, and Vacant land. Adjacent areas consist of a Place of Worship; School (City of Greenacres); Wholesale Nursery; Communication Tower; Single-Family Residential; Military ROW; City of Atlantis; Single-Family Residential, known as Winchester Woods. Please refer to <b>Attachment F</b> for the Built Features Inventory & Map.   |
| <b>PCN</b>                             | 00-42-44-36-08-009-0030<br>00-42-44-36-08-010-0000<br>00-42-44-36-08-016-0060<br>00-42-44-36-08-016-0090<br>00-42-44-36-08-016-0110<br>Please refer to <b>Attachment A</b> for the Legal Description.<br>Please refer to <b>Attachment P</b> for the Survey.  |
| <b>Street Address</b>                  | (-0030) 5253 S. Military Trail                      (-0110) 4551 Dow Lane<br>(-0000) 5495 S. Military Trail                      (-0090) 4556 Dow Lane<br>(-0060) Dow Lane  |
| <b>Frontage</b>                        | Approximately 1,368 feet of frontage along Military Trail and 312 feet along Dow Lane, and 937 feet of depth.   |
| <b>Legal Access</b>                    | Current legal access is from Dow Lane and Military Trail. Proposed legal access is from Dow Lane and Military Trail.  |
| <b>Contiguous under same ownership</b> | None  |
| <b>Acquisition details</b>             | 00-42-44-36-08-010-0000 <ul style="list-style-type: none"> <li>The property was purchased on March 22, 2017 for \$3,500,000 from Rorabeck's Plants &amp; Produce, Inc.</li> </ul> 00-42-44-36-08-009-0030 <ul style="list-style-type: none"> <li>The property was purchased on August 29, 2014 for \$850,000 from the Lending House Inc.</li> </ul> 00-42-44-36-08-016-0060 <ul style="list-style-type: none"> <li>The property was purchased on March 22, 2017 for \$3,500,000 from Rorabeck's Plants &amp; Produce, Inc.</li> </ul> 00-42-44-36-08-016-0110 <ul style="list-style-type: none"> <li>The property was purchased on September 18, 2017 for \$630,000 from Michael R. Ranger and Claire J. Ranger.</li> </ul> 00-42-44-36-08-016-0090 <ul style="list-style-type: none"> <li>The property was purchased on September 18, 2017 for \$630,000 from Michael R. Ranger and Claire J. Ranger.</li> </ul> |
| <b>Size purchased</b>                  | +/- 22.54 acres purchased. Deeds provided in <b>Attachment A</b> .  |

### III. Development History

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

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency –

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

### • B. Surrounding Land Uses.

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

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

| <b>A. Traffic Information</b>   |  |  |
|---|--|--|
| <p><i>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 Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 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.</i></p> |  |  |
|   | Current  | Proposed   |
| <b>Max Trip Generator</b>   | Single Family Detached (ITE 210)<br>Rate: 10   | Assisted Living Facility (ITE 254)<br>Rate: 2.66<br>Apartment (ITE 220)<br>Rate: 6.65<br>Townhomes (ITE 230)<br>Rate: 6.65 |
| <b>Maximum Trip Generation</b>  | 1,070  | 1,915  |
| <b>Net Daily Trips:</b>   | $\frac{845}{832}$ (maximum minus current)<br>$\frac{832}{832}$ (proposed minus current)  |  |
| <b>Net PH Trips:</b>  | $\frac{145}{143}$ AM, $\frac{179}{176}$ PM (maximum)<br>$\frac{143}{143}$ AM, $\frac{176}{176}$ PM (proposed)                  |  |
| <b>Significantly impacted roadway segments that fail Long Range</b>   | N/A  | N/A  |
| <b>Significantly impacted roadway segments for Test 2</b>   | N/A  | N/A  |
| <b>Traffic Consultant</b>   | Dr. Juan F. Ortega, P.E. – JFO Group, Inc.   |  |
| <b>B. Mass Transit Information</b>  |  |  |
| <b>Nearest Palm Tran Route (s)</b>  | Route Name: PBG – BCR via MILITARY<br>Route Number: 3  |  |
| <b>Nearest Palm Tran Stop</b>   | Stop Number: 1071<br>Stop Name: MILITARY TRL @ DOW LN<br>Stop Distance: Adjacent to Subject Site frontage along Military Trail |  |
| <b>Nearest Tri Rail Connection</b>  | Boynton Beach Station via route 3 and 71   |  |

### C. Portable Water & Wastewater Information

The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

|   |  |
|---|--|
| <b>Potable Water &amp; Wastewater Providers</b>           | PBCWUD   |
| <b>Nearest Water &amp; Wastewater Facility, type/size</b> | The nearest water and sewer lines are located in Military Trail adjacent to the property. Substantial off-site sewer pipe improvements on Military Trail may be required in order to connect to PBCWUD wastewater collection system (approximately 2000 feet of 12" diameter force main south of Vespasian Court). |

### D. Drainage Information

The existing parcels serve as agricultural land and a nursery. The existing agricultural lots drain by overland flow to a detention pond located at the southwest corner of the site which discharges from a control structure into LWDD's L-15 Canal to the south. The proposed development will drain by a series of interconnected inlets and culverts to the proposed on-site lake and dry-detention areas. Water quality and quantity criteria will be met in the proposed lake and dry detention area prior to discharging via control structure through a piped connection directly into the LWDD L-15 Canal, the point of legal positive outfall. Historical drainage of the adjacent properties will be unaffected. Drainage Statement as **Attachment J**.

### E. Fire Rescue

|                             |   |
|-----------------------------|---|
| <b>Nearest Station</b>      | The subject site is served currently by PBC Fire-Rescue station #43, which is located at 5970 S. Military Trail.  |
| <b>Distance to Site</b>     | The subject site is approximately 1 mile from the station.  |
| <b>Response Time</b>        | The estimated response time to the subject property is 4 minutes 30 seconds.  |
| <b>Effect on Resp. Time</b> | For fiscal year 2016, the average response time (call received to on scene for this stations zone is 6:29). The amendment of this property will have minimal effect on Fire Rescue. <b>Attachment K</b> . |

### F. Environmental

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

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

### G. Historic Resources



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

### H. Parks and Recreation - Residential Only

| Park Type | Name & Location                         | Level of Svc.<br>(ac. per person) | Population Change | Change in Demand |
|-----------|---|-----------------------------------|-------------------|------------------|
| Regional  | John Prince Park                        | 0.00339                           | +688              | 2.33             |
| Beach     | R.G. Kreusler Park                      | 0.00035                           | +688              | 0.24             |
| District  | Santaluces Athletic and Aquatic Complex | 0.00138                           | +688              | 0.95             |

### I. Libraries - Residential Only

| Library Name       | Lantana Road Branch                 |                   |                    |  |
|--------------------|-------------------------------------|-------------------|--------------------|--|
| Address            | 4020 Lantana Road                   |                   |                    |  |
| City, State, Zip   | Lake Worth, FL 33462                |                   |                    |  |
| Distance           | Approximately 1.08 miles            |                   |                    |  |
| Component          | Level of Service                    | Population Change | Change in Demand   |  |
| Collection         | 2 holdings per person               | +688              | 1,376 holdings     |  |
| Periodicals        | 5 subscriptions per 1,000 persons   | +688              | 3.44 subscriptions |  |
| Info Technology    | \$1.00 per person                   | +688              | \$688.00           |  |
| Professional staff | 1 FTE per 7,500 persons             | +688              | 0.091 FTE          |  |
| All other staff    | 3.35 FTE per professional librarian | +688              | 0.30 FTE           |  |
| Library facilities | 0.34 sf per person                  | +688              | 233.92 sf          |  |

### J. Public Schools - Residential Only

Comment Letter as **Attachment O**.

|         | Elementary          | Middle                 | High                 |
|---------|---------------------|------------------------|----------------------|
| Name    | Diamond View        | Tradewinds             | Santaluces Community |
| Address | 5300 Haverhill Road | 5090 S. Haverhill Road | 6880 Lawrence Road   |

|                         |                      |                         |                    |
|-------------------------|----------------------|-------------------------|--------------------|
| <b>City, State, Zip</b> | Greenacres, FL 33463 | Greenacres,<br>FL 33463 | Lantana, FL 33462  |
| <b>Distance</b>         | Approx. 1.70 miles   | Approx. 2.30<br>miles   | Approx. 2.30 miles |

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- 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**
- Q. Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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>

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