2016
FUTURE LAND USE ATLAS AMENDMENT APPLICATION

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

I. Amendment Data

Round	17-D	**Intake Date**	February 3, 2017
Application Name	**Izzy Lizzy Residential**	**Concurrent?**	**No**
Acres	5.00 acres	**Text Amend?**	No
Location	East of Lyons Road, approximately 3,000 feet south of Lake Worth Road, just west of 87th Drive S.		
	Current	**Proposed**	
Tier	Urban Suburban Tier	Same	
Use	Agriculture	Residential	
Zoning	AR	PUD	
FLU	LR-2	MR-5	
Underlying FLU	N/A	N/A	
Conditions	N/A	N/A	

II. Site Data

Built Features	One stable is currently situated on the Property. Additional information is included as Attachment F.
PCN	00-42-43-27-05-028-0391 Legal Description provided as **Attachment A.** Survey provided as **Attachment P.**
Street Address	4599 87th Drive South
Frontage	330 feet on 87th Drive South
Legal Access	87th Drive South
Contiguous under same ownership	Although not the same owner, parcel to west (00-42-43-27-05-028-0400) owned by Rubin Communities PBC, LLC which has same principal (Sheldon Rubin) as Izzy Lizzie Acres, LLC
Acquisition details	Purchased from 87th South Drive Corp. on March 9, 2016
Size purchased	5 acres See copy of deed as **Attachment A.**

III. Development History

Previous FLUA Amendments	None.
Zoning Approvals, Control Number	None.
Concurrency	None.
Plat, Subdivision	Palm Beach Farms Co. Plat No. 3; PB 2, page 45

IV. Development Potential Data and Analysis

	Current	Proposed
Max Trip Generator	*[Provided by Engineering]*	
Maximum DU [1]	2 du/acre x 5.00 ac. = 10 units	5 du/acre x 5.00 ac. = 25 units
Population Estimate	10 max du x 2.39 = 24 people	25 max du x 2.39 = 60 people
Maximum Beds	10 max du x 2.39 = 24 beds	25 max du x 2.39 = 60 beds
Maximum SF [2, 4]	_____ FAR x _____ ac. = _____	_____ FAR x _____ ac. = _____
Max Trip Generation	100 trips	250 trips
Conditioned DU [3,4]		_____ du/acre x _____ ac. = _____
Conditioned Beds [3,4]		_____ max du x 2.39 = _____
Conditioned SF [3,4]		_____ FAR x _____ ac. = _____
Conditioned Trip G. [3,4]		
Trip Increase Max.	150 trips	
Trip Inc. Conditioned or Concurrent		

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

Name	Jennifer Morton & Lauren McClellan
Company Name	JMorton Planning & Landscape Architecture
Address	3920 RCA Boulevard, Suite 2002
City, State, Zip	Palm Beach Gardens, Florida 33410
Phone Number	(561) 371-9384 & (561) 721-4463
Email Address	jmorton@jmortonla.com & lmcclellan@jmortonla.com

VI. Applicant Information

	Applicant A	**Applicant B**
Name	Sheldon Rubin	
Company Name	Izzy Lizzie Acres, LLC	
Address	9210 Equus Circle	
City, State, Zip	Boynton Beach, FL 33472	
Phone Number	(561) 225-1481	
Email Address	sheldonwrubin@gmail.com	
Type (Owner, Contract Purchaser)	Owner	

VII. Consistency & Compatibility

Justification	Provided as Attachment G.		
Residential Density Increases	Provided as Attachment G.		
Comprehensive Plan	Provided as Attachment G.		
Florida Statutes	Provided as Attachment G.		
Compatibility	Provided as Attachment G.		
Adjacent Lands	**Uses**	**FLU**	**Zoning**
North	Single Family Residential unit	Low Residential, 2 units per acre (LR-2)	Agriculture Residential, AR
South	Andalucia PUD – 246 MF & ZLL residential units (3.63 du/ac)	Medium Residential, 5 units per acre (MR-5)	Planned Unit Development, PUD Control No. 2008-0129 R-2016-1551

East	Andalucia PUD – 246 MF & ZLL residential units (3.63 du/ac)	Medium Residential, 5 units per acre (MR-5)	Planned Unit Development, PUD Control No. 2008-0129 R-2016-1551
West	Equestrian Facility/Barns	Medium Residential, 5 units per acre (MR-5)	Agriculture Residential, AR

VIII. Public Facilities Information

A. Traffic Information

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

	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	100 trips	250 trips	
Trip Increase Max.	150 trips		
Trip Inc. Conditioned or Concurrent			
Significantly impacted roadway segments that fail Long Range	N/A	N/A	
Significantly impacted roadway segments for Test 2	N/A	N/A	
Traffic Consultant	Pinder Troutman Consulting, Inc.		

B. Mass Transit Information

Nearest Palm Tran Route (s)	Route 62 – Via Lake Worth Road – Wellington to Lake Worth
Nearest Palm Tran Stop	Cedar Creek Ranch – Stop #5933 (0.7 mile)
Nearest Tri Rail Connection	Lake Worth Station – 1703 Lake Worth Road, Lake Worth, FL 33460 (7.5 miles)

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.

Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department (PBCWUD) Water LOS – 126 GPD Potable Water Wastewater LOS – 85 GPD Wastewater **See Attachment I.**
Nearest Water & Wastewater Facility, type/size	The nearest water and wastewater facilities are located within the Polo Road right-of-way, approximately 2,000 feet east of the Property. Per the attached letter from PBCWUD, these facilities are adequate to meet the service needs of the proposed land use change.

D. Drainage Information

The Property is situated in the SFWMD C-16 Basin. The drainage system for the proposed project will consist of retention areas, inlets, and culverts, and will have legal positive outfall to the LWDD L-13 Canal. **Drainage Statement as Attachment J.**

E. Fire Rescue

Nearest Station	Station 32 – 4599 87th Drive South, Lake Worth
Distance to Site	Approximately 2.75 miles.
Response Time	8 minutes
Effect on Resp. Time	The proposed amendment will have minimal impact on the response time. **See letter from PBC Fire Rescue as Attachment K**.

F. Environmental

Significant habitats or species	No significant habitats or species found onsite. **See Attachment L.**
Flood Zone*	The Property is located in Zone B, which is not a flood zone.
Wellfield Zone*	The Property is not located within a Wellfield Protect Zone. **See Wellfield Map 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 significant historic resources on the Property or within 500 feet of the Property. **See Attachment N**.

H. Parks and Recreation

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park 7715 Forest Hill Boulevard	0.00339	+24 people	+ 0.08
Beach	R.G. Kreusler Park 2882 S. Ocean Boulevard	0.00035	+24 people	+0.008
District	Santaluces Athletic & Aquatic Complex 6750/6880 Lawrence Road	0.00138	+24 people	+0.033

I. Libraries

Library Name	Greenacres Branch
Address	3750 Jog Road
City, State, Zip	Greenacres, FL 33467
Distance	4 miles

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+24 people	+48
Periodicals	5 subscriptions per 1,000 persons	+24 people	+0.12
Info Technology	$1.00 per person	+24 people	+$24.00
Professional staff	1 FTE per 7,500 persons	+24 people	+0.003
All other staff	3.35 FTE per professional librarian	+24 people	+0.011
Library facilities	0.34 sf per person	+24 people	+8.16

J. Public Schools

Comment Letter as **Attachment O.**

	Elementary	Middle	High
Name	Discovery Key Elementary	Woodlands Middle	Park Vista Community High
Address	3550 Lyons Road	5200 Lyons Road	7900 Jog Road
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Lake Worth, FL 33467
Distance	2.5 miles	2 miles	6.5 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. **Adequate School Facility Letter**

P. **Survey**

Forms for Attachments B, C, D, and E are located on the web at:
http://www.pbcgov.com/pzb/planning/FLU.htm

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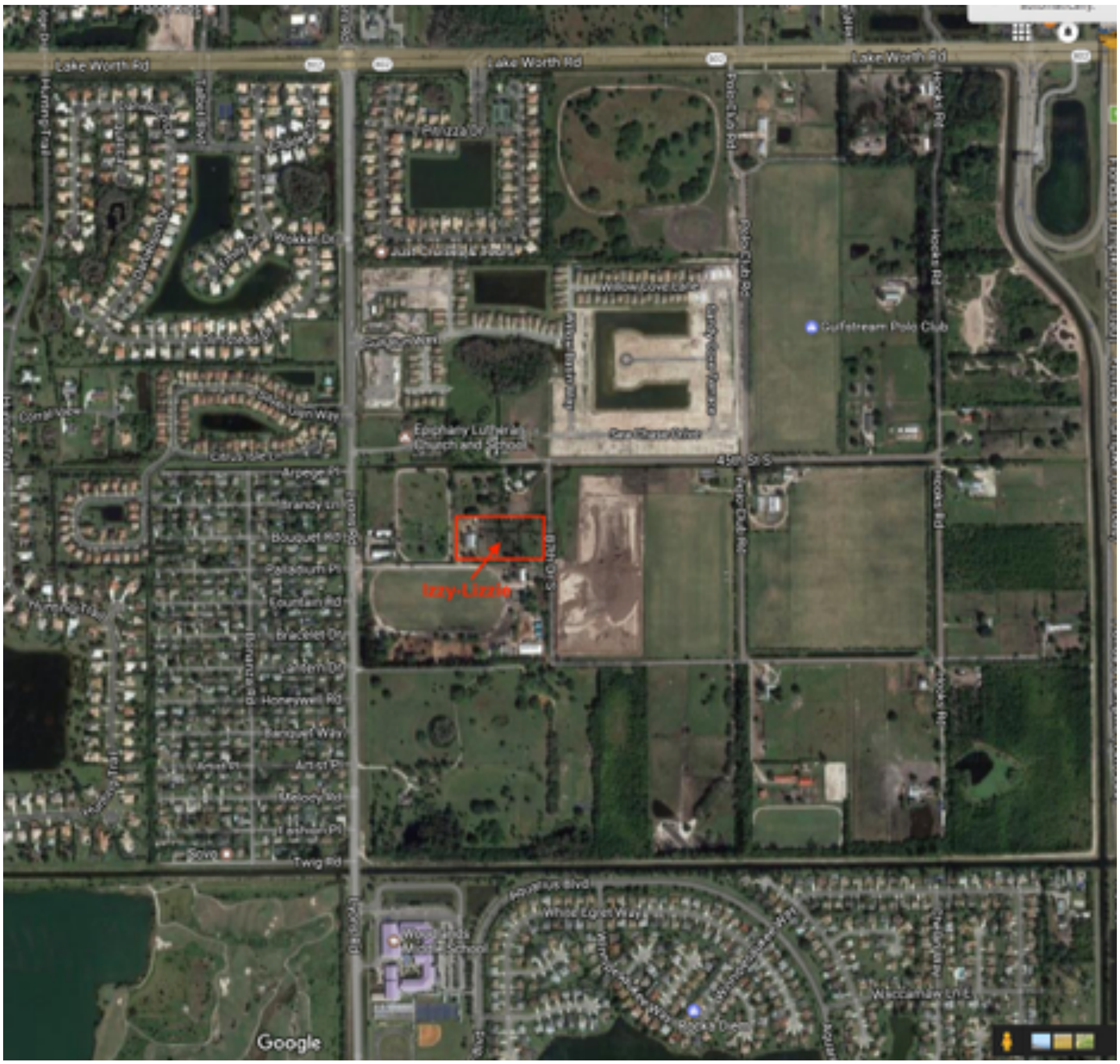
Attachment F- Resolution and Built Feature Inventory & Map for Izzy-Lizzie Residential

This report serves to fulfill Palm Beach County's requirement for a "Resolution and Built Feature Inventory & Map" to be submitted as Attachment F in association with the future land use amendment application for Izzy-Lizzie Residential. The subject property is circumscribed in red in the below Figure 1: Location Map.

Figure 1: Location Map (Google Earth)



The subject property is: located at 4599 87th Drive South, approximately 0.5 miles south of Lake Worth Road; comprised of 5 acres according to the survey thereof; assigned a parcel control number of 00-42-43-27-05-028-0391; and occupied by one stable and maintained pastures. As more particularly discussed in Attachment L, the site is devoid of any natural areas.

In order to identify any zoning resolutions concerning the property and any existing or past build features, the following activities were carried out: 1) reviewed Zoning Quad 48, including resolution table; 2) studied historical aerial photographs; 3) physically inspected the property and 4) reviewed public records, including plats and sales history. Based upon the results of these activities, please be advised of the following findings.

- The zoning map does not reference any resolutions for the subject property, listing “NA”
- The property was platted in 1912 as part of the Palm Beach Farms Co. Plat No. 3.
- The property may have been utilized for agricultural purposes but then shifted to and continues to be an equestrian property.
- The stable was constructed in 1988.
- There was a shallow pond measuring approximately 1/10th of an acre in the center of the property and a shallow low spot measuring 1/10th of an acre bifurcated by the eastern easement road. Those low areas were filled sometime between January of 2009 and December of 2010.

Figure 2: 1970 US Department of Agriculture Aerial Photograph of Palm Beach County

Figure 3: 1979 US Department of Agriculture Aerial Photograph of Palm Beach County

Figure 4: Aerial Photograph February 1995 (Google Earth)

Figure 5: Aerial Photograph February 2008 (Google Earth)

Figure 6: Aerial Photograph December 2010 (Google Earth)

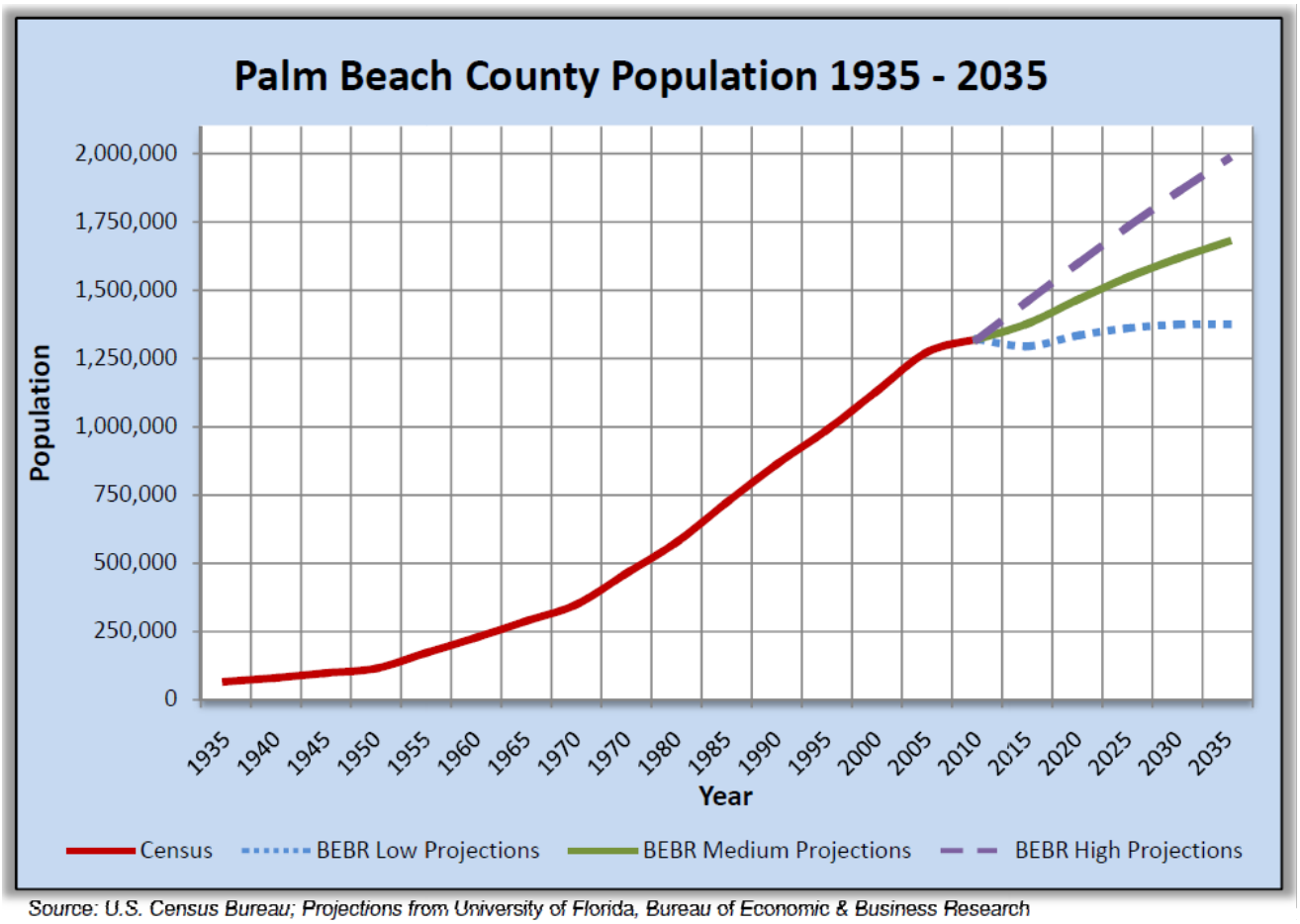
Attachment G
Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the Izzy Lizzy Property from Low Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5). The Izzy Lizzy Property is located generally west of Lyons Road, south of Lake Worth Road, just west of 87th Drive South ("Property").

Palm Beach County continues to be one of the most desirable communities in the country to live, learn, work, raise a family, shop and play. It has built off of the strong foundation provided by climate, natural amenities and its location between south and central Florida to create a world-class community which attracts new residents and businesses from other regions of Florida, the United States and the four corners of the globe. Palm Beach County's success is reflected in a number of measures including its growing population and its unemployment rate which has outpaced the national recovery.

Palm Beach County is expected to continue growing through the foreseeable future, as illustrated in Palm Beach County's own population projections, which is excerpted below.



Source: U.S. Census Bureau; Projections from University of Florida, Bureau of Economic & Business Research

The expected growth in population will result in a corresponding increase in demand for new housing units, a trend which is also anticipated by the County's demographic research. Palm Beach County does not have abundant inventories of large easily developed vacant properties, located in suburban/urban areas to meet this expected demand. As a result, the demand will need to be met by increasing density, infill opportunities, redevelopment, available lands in nearby counties such as St. Lucie and/or a policy change that makes new lands available (i.e. allowing additional density in the Agricultural Reserve and Rural Tiers). With regard to this latter option, Palm Beach County has been petitioned for land use changes on multiple large previously undeveloped tracks in more western areas of the County over the past year. The corresponding public debate between competing interest groups has been intense, and from a planning perspective, infill properties within the Urban/Suburban Tier should be developed first.

The recovery continues in Palm Beach County, and there continues a corresponding demand for market rate and workforce housing. By working together, the government, property owners and residents, have the opportunity to meet this demand with a better solution, one which will balance the needs of diverse parties while serving the public good, conserving resources, efficiently utilizing existing and future infrastructure, creating value and enhancing Palm Beach County's status as a world-class community. As cited in the Palm Beach Post article, "Hot and not: Uneven fortunes for Palm Beach County" on January 13, 2017, a financial analyst at Bankrate.com stated, "We've got limited inventory, so the scarcity has helped push prices higher and unlike the rest of the country, we've got a lot sunshine, a lot of golf courses and no state income taxes. Those are persistent draws."

The Palm Beach Post has published numerous articles about the shortage of workforce housing and the rapidly increasing median home prices. The Mayor of Belle Glade, Steven Wilson, was recently quoted as saying, "There is a housing shortage in Palm Beach County, not just in Belle Glade. We need to address it," in the article "Deal to Fix Troubled Complex Falls Through, Adding to PBC Housing Woes". Housing prices have risen 12 percent from 2015 to 2016 and are projected to continue rising albeit at a slower rate. Contrast that fact with the decreasing median family income which was $66,000/year in 2008 and $65,400/year in 2016. The current Workforce Housing Program allows developers to opt-out of constructing affordable units by providing a cash in lieu payment. This option has become the preferred method as the payment is often less than the cost to construct the affordable units.

The current Workforce Housing Program was developed on the foundation that additional density is required to offset the developers cost of constructing affordable and workforce units. The Applicant agrees strongly with this premise and further believes that the provision of workforce housing that provides a diversity of housing stock, density, and price points creates for a better community quality of life.

Description of Site Vicinity

The proposed Izzy Lizzy Residential Project (the "Project") is an infill opportunity. The Property has a Future Land Use designation of Low Residential, 2 units per acre (LR-2) and a West Lake Worth Road Neighborhood Plan designation of 5 dwelling units per acre. In fact, it is part of a much larger infill development opportunity presented by the Lake Worth Road Corridor Area (the "Area"). The Area is centrally located in Palm Beach County and directly connected to Lake Worth Road and the Florida Turnpike. The Area's convenient central location, size and current land use transition from polo and agriculture field to low intensity residential uses likely make it the most significant infill development opportunity within the unincorporated County. The Area and the Project will be very competitive in capturing the expected demand for new residential units.

Land uses of the properties directly abutting the Project include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Neighborhood Plan Designation	Existing Use	Control Number	Resolution Number
North	LR-2	AR	5 dwelling units/acre	Single Family Residential unit	N/A	N/A
South	MR-5	PUD	5 dwelling units/acre	Andalucia PUD – 246 MF & ZLL residential units (3.63 du/ac)	08-0129	R-2014-0733
East	MR-5	PUD	5 dwelling units/acre	Andalucia PUD – 246 MF & ZLL residential units (3.63 du/ac)	08-0129	R-2014-0733
West	MR-5	AR	5 dwelling units/acre	Equestrian	N/A	N/A

Prior to low point of the Great Recession, the Area had started to undergo significant planning changes which precede redevelopment. These proposed changes provided much of the impetus for a community-driven planning process that started in 2008 and culminated with the County Commission accepting the West Lake Worth Road Neighborhood Plan (the "Neighborhood Plan") in 2009.

The West Lake Worth Road Neighborhood Plan calls for the subject property to have a land use of Medium Residential, 5 units per acre (MR-5). The property owner would like to provide for the development of the subject site pursuant to the Master Plan in order to more fully realize the potential of the infill opportunity and to fulfill the community's vision. The property owner does not want the Area and especially the Project to be part of a fragmented, piecemeal development pattern which repeats the mistakes made by stereotypical suburban development. Given the Project's proximity to the Turnpike and mass transit and its location at the heart of Palm Beach County's urbanized area, sound planning and resource utilization principles indicate that the Project and Area should be developed at a higher density than 2 units per acre or even the 4.6 which could be permitted through workforce housing bonuses and transferable development rights. Moreover, by allowing an MR-5 land use designation the property owners should be able to overcome the dynamics associated with fragmented ownership—a potential pitfall for the Area.

In reviewing the previous land use applications, associated staff reports, the Master Plan and the Commission-led policy discussions, it would appear that the density specified by the Master Plan was not a major point of contention—it was how to achieve that density, land use amendment versus workforce housing program bonuses and transferable development rights. In fact, the Staff Report for the 10-1 Future Land Use Amendment seems to articulate this sentiment perfectly: "Staff has no issue with the proposed density increase; it is the method by which the increase is achieved that is in question"(p. 9). Since then, however, Palm Beach County has effectively settled this issue by allowing future land use amendments for increased density to 5 dwelling units per acre. Several surrounding properties have already successfully completed similar future land use changes.

Justification

Palm Beach County requires applicants to:

Provide a written justification for the amendment as required by Future Land Use Element Policy 2.1-f in Attachment G. The adopted FLU designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification must demonstrate the following two factors in order to be considered adequate:

1. The proposed use is suitable and appropriate for the subject site; and
2. There is a basis for the proposed FLU change for the *particular* subject site based upon one or more of the following:
   - Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;
   - Changes in the access or characteristics of the general area and associated impacts on the subject site;
   - New information or change in circumstances which affect the subject site;
   - Inappropriateness of the adopted FLU designation; or
   - Whether the adopted FLU designation was assigned in error.

This Section serves to fulfill the above-stated requirement and to address the enumerated items in order.

The subject property's proposed change in future land use designation from Low Residential (LR-2) to Medium Density (MR-5) is warranted for the following reasons:

1. The proposed use of Medium Density is suitable and appropriate for the subject site as evidenced by:
   a. The proposed use is of a similar nature to the existing use. The only difference, an increase in density, is justified by the ensuing arguments.
   b. The proposed use is consistent with the Lake Worth Road Neighborhood Plan accepted by the County Commission on November 19, 2009, which calls for the subject property to be designated as MR-5.
   c. The County Commission has approved similar request in the surrounding area, including but not limited to:
      i. The County Commission adopted Ordinance No. 2009-029, amending the future land use designation for that similar property within the Neighborhood Plan Area from LR-2 to MR-5.
      ii. The County Commission adopted Ordinance Numbers 2010-025 and 2010-026, which amended the future land use designations of those similar properties within the Neighborhood Plan Area from LR-2 to a more intensive residential land use designation with a maximum density of 5 units per acre.
      iii. The County Commission adopted Ordinance No. 2015-011, amending the future land use designation for the adjacent property located within the Neighborhood Plan Area from LR-2 to MR-5.
      iv. The County Commission adopted Ordinance No. 2016-025, amending the future land use designation for those similar properties within the Neighborhood Plan area from LR-2 to MR-5 on 9.69 acres.
   d. Established planning and resource utilization principles indicate that this is an infill site which would benefit from increased density.

2. There is a basis for the proposed change due to the following:
   a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site. Looking at the greater undeveloped area of approximately 560 acres that is located at the southeast corner of Lyons Road and Lake Worth Road, which includes the subject property, much of it has been designated with more intensive land uses, including those changes effected by Ordinance Numbers 2002-024, 2008-048, 2009-028, 2009-029, 2010-024, 2010-025, 2010-026 and 2011-029. Generally, 2008-048, 2009-028 and 2010-026 provide for the creation of a lifestyle center at the intersection of Lake Worth Road and Polo Club Road; 2009-029 changed the designation of similar property from LR-2 to MR-5; and 2010-025 and 2010-026 changed the land use designation of the properties directly to the west of the subject

property to a use that allows a maximum of 5 units per acre. The West Lake Worth Road Neighborhood Plan area currently is a patchwork of various land use designations that are not consistent with the ultimate plan for the area. The proposed land use change would allow the subject property to be developed in a consistent and compatible manner with the Neighborhood Plan as well as with the other properties surrounding the subject site.

b. Changes in the access or characteristics of the general area and associated impacts on the subject site. The general area has undergone significant land use changes as previously discussed. It is likely that the economic environment will lead to the near-term build-out of some of the surrounding area pursuant to the approved land use categories and associated ordinances. That build out will result in much more dense and intense development than currently exists in the subject area and create market forces that encourage the development of the subject area. It is appropriate for the subject property to maintain consistency and compatibility with the surrounding properties through its own land use change.
c. New information or change in circumstances which affect the subject site. Palm Beach County has amended Policy 2.4-b of the Comprehensive Plan to add an exception from the requirement to use TDR's to increase density for projects that propose density up to, but not exceeding, density proposed by the master plan of a neighborhood plan formally received by the BCC. As already established, this exception applies to the subject property and its neighbors and has enabled the previously discussed amendments to be approved. Additionally:
    i. Since Palm Beach County originally adopted the current future land use designation for the subject property, the County's population has grown by more than 53% and its inventory of buildable vacant land has decreased, making it increasingly important for infill sites, like the subject site, to be efficiently developed.
    ii. The Neighborhood Plan has been conceived by the public and accepted by the County Commission.
    iii. Many land use changes have been approved in the surrounding area as previously discussed.
    iv. Mass transit options and access to the Florida Turnpike have improved.
d. Inappropriateness of the adopted FLU designation.
    i. The current FLU designation is inconsistent with the Neighborhood Plan and the previous FLU amendments approved in the surrounding area.
e. Whether the adopted FLU designation was assigned in error. Not applicable.

Residential Density Increases

For Residential Density Increases, Palm Beach County requires applicants to:

Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following in Attachment G:

- Demonstrate a need for the amendment.
- Demonstrate that the current FLUA designation is inappropriate.
- Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

Due to the Project's location within the West Lake Worth Road Neighborhood Plan, the subject property qualifies for the exception under Policy 2.4-b(3)(a). This neighborhood plan has specific policies in place that recommend future land use changes rather than increasing density through the Workforce Housing Program or Transfer of Development Rights Program. The Plan specifically states, "The Plan encourages the BCC to consider FLUA amendments in lieu of these density programs."

Comprehensive Plan

This section serves to demonstrate the application's consistency with the Comprehensive Plan by outlining relevant specific Goals, Objectives and Policies.

- FLUE I.C., the County Directions related to Livable Communities; Growth Management; Infill, Redevelopment & Revitalization; Land Use Compatibility; Neighborhood Integrity; Economic Diversity & Prosperity; Housing Opportunity; and A Strong Sense of Community.
  - The proposed infill development, which is expected to be part of the implementation of a much larger master plan, would seem to contribute to the realization of these County Directions. This proposed amendment will lead to a better balance of land uses with varied densities. These various densities allow for increased housing opportunities with differing price points that ensure the distribution of housing for all Palm Beach County residents regardless of income.
- FLUE II, Goal 1 - Strategic Planning; Objective 1.1 – Managed Growth Tier System; Objective 1.2 – Urban/Suburban Tier-Urban Service Area; and Policy 1.2-b: "Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse."
  - These goals, objectives and policy all refer to smart growth development patterns. The proposed FLU amendment will increase the density allowed in a relatively under developed area of the Urban/Suburban Tier that has recently started to grow. This increased growth is exactly what the Strategic Planning goal of Palm Beach County anticipated where development is focused and intensified in the Urban/Suburban Tier within close proximity of needed services and transportation.
- FLUE II, Goal 2 – Land Planning; Objective 2.1 – Balanced Growth; 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 service while maintaining the diversity of lifestyles in the County."
  - The proposed FLU amendment from LR-2 to MR-5 is consistent with this section of the Comprehensive Plan as the proposed increase in density will accommodate the increasing population previously discussed above. The ideal location for this density increase is within the Urban/Suburban Tier where services are available and within close proximity of major transportation routes, thereby limiting impacts on neighborhood roadway networks.
- FLUE II, Goal 4 – Community Planning; Objective 4.1 – Community & Neighborhood Planning; Policy 4.1-c: "The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and 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 of Development Review Officer approval."
  - Approval of the proposed FLU amendment would directly implement an accepted Neighborhood Plan goal for density for a property within the vicinity of Lake Worth Road and Lyons Road. The area of the Project's location is identified as MR-5 in the West Lake Worth Road Neighborhood Plan.
- FLUE III, B. Characteristics of a Livable Community.
  - This proposed FLU amendment will contribute to the County's definition of a livable community.
- HE II, Objective 1.1 – Provision of Affordable Housing.
  - We are requesting that staff recommend approval of this FLU amendment and refrain from placing conditions of approval on the request, allowing this increase in density allows for the development of more residential units giving a developer the ability to off-set the costs of selling units at prices that are attainable by Palm Beach County's working nurses, teachers, police, and fire fighters. This is an

important Objective of Palm Beach County and the Applicant requests that staff allow flexibility for the Property to utilize density bonus program that would allow for more Workforce Housing units to be developed on site. The provision of workforce housing is very important to Palm Beach County Commissioners, businesses and residents as noted by several Palm Beach Post articles, Workforce Housing workshops, and ULDC provisions. Workforce Housing ensures long-term viability and sustainability of the local economy. The Applicant should not be precluded from providing such needed housing stock in this area of Palm Beach County.

In addition to demonstrating the application's consistency with specific Goals, Objective and Policies of the Comprehensive Plan, it is critical to note that the application would directly implement the accepted land use designation as identified in the accepted Neighborhood Plan which is also specifically identified in the Comprehensive Plan. The proposed FLU amendment to MR-5 is consistent with the West Lake Road Neighborhood Plan. The Applicant believes that this neighborhood plan is slightly outdated and not in tuned with the recent Board of County Commission direction related to the development of workforce housing. The Plans states, "The TDR and WFH Programs may be ideally suited for increasing density in smaller sites throughout Palm Beach County's Urban Service Area/Urban-Suburban Tier. However, the Study Are represents the largest cluster of vacant and developable unincorporated residential land inside the County's Urban Service Area/Urban-Suburban Tier, and the Group expressed concern that the maximum utilization of these programs to increase density would result in nearly 20% of all of the ultimate dwelling units in the Study Area being WFH units…" The proposed FLU amendment to MR-5 without the condition limiting density will ultimately allow for the development of additional density to offset the cost of providing an increased number of Workforce Housing units should the Board of County Commissioners decide that the need for workforce housing units is needed in this area of the Urban/Suburban Tier without the Applicant having to go back to amend the condition of the Future Land Use designation. It is in the County's best interest to expedite the provision of workforce housing should the Board of County Commissioners decide that this is a priority in this area of the County.

Florida Statutes

This section serves to demonstrate the application's consistency with Chapter 163.3177, Florida Statues, which requires future land use amendments to meet a number of specifications, including those described below.

- *Being based upon relevant data and an analysis*. Specific data and analysis was provided in the preceding sections. Additionally, it is important to consider that visioning, public policy discussions and community oriented planning processes can also provide relevant data and analysis in support of a comprehensive plan amendment. As a result, it is critical to recall that the subject application provides for the implementation of a community driven Neighborhood Plan and is consistent with Commission-led public policy discussions on the surrounding area and land uses.
- *The availability of infrastructure*. The application clearly exhibits the availability of infrastructure for the proposed project.
- *The discouragement of urban sprawl*. The proposed project is the antithesis of urban sprawl as it serves to provide for the infill development of an underutilized enclave located in the heart of urbanized Palm Beach County. The proposed project will help to provide for: the walkable residential density to support the approved lifestyle center at the intersection of Lake Worth Road and Polo Club Road; and the more efficient utilization of existing public infrastructure, land and natural resources. Moreover, the subject property and surrounding area is located within the Urban/Suburban Tier and connected to the rest of urbanized Palm Beach County by mass transit, the Florida Turnpike and the local street grid. Both the FLU amendment to MR-5 and the elimination of the condition limiting density allows the Property the potential for meeting both market rate and Workforces Housing demands within the Urban/Suburban Tier. This lessens pressure on the Rural and Agricultural Reserve Tiers to meet the future housing demands of Palm Beach County.

- *The need for economic development.* In addition to providing shorter term construction jobs, the subject project will provide density which makes the aforementioned lifestyle center more viable, contributing to the potential for new permanent professional and retail jobs. Lastly, the proposed project would contribute to an increased tax base.

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). No negative environmental impacts are identified. Justification for the proposed amendment is based upon providing additional housing opportunities for both market rate and workforce housing to current and future residents of the western Lake Worth Road Corridor at a location supported by directives in the Comprehensive Plan as well as by the West Lake Worth Road Neighborhood Plan.

Compatibility

The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition". With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments and density increases. Please compare the proposed future land use designation to the future land use designations of surrounding properties and to the designations and densities specified by the accepted Neighborhood Plan. Additionally, the proposed use would not produce any incompatibility in the short-term due to the residential uses which already exist in the neighborhood and the ample opportunities for landscape buffering.

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

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employee"

December 13, 2016

Dr. Emily Rubin
4600 Lyons Road
Lake Worth, FL 33467

RE: 5 Acre property at 4599 87 Drive South, Lake Worth FL 33467
PCN 00-42-43-27-05-028-0391
Level of Service Letter
Your request from 12-12-2016

Dear Ms. Rubin,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property. PBCWUD can provide the currently required level of utility services, based on LR-2 designation. Furthermore, PBCWUD can provide the required level of utility services based on the proposed higher density/intensity of land use MR-5 designation. The nearest accessible potable water and wastewater pipes are located in Polo Road, approximately 2000 feet east of the property.
There are utility lines located in Lyons Road, approximately 650 feet west of the property. Utility easements would be required in order to serve the property from Lyons Road.

If you have any questions, please call me at (561)493-6122.

Sincerely,

Adam Galicki
Manager of Technical Services

AG/mb

CAULFIELD & WHEELER, INC.
Consulting Engineers • Surveyors & Mappers

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Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

December 12, 2016

Ms. Joanne Keller, P.E.
Palm Beach County Land Development
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-2745

Subject: Drainage Statement
Portion of Tract 39, Block 28, Palm Beach Farms Co. Plat No. 3
PCN (#00424327050280391)
Lyons Road South of LWDD L-13 Canal
Palm Beach County, Florida

Dear Ms. Keller:

The drainage system for the proposed "Portion of Tract 39, Block 28, Palm Beach Farms Co. Plat No. 3" project will consist of retention areas, inlets, and culverts, and will have legal positive outfall to the Lake Worth Drainage District L-13 Canal via either a connection to adjacent property's drainage system or through an outfall pipe through the adjacent property. An easement will be obtained from the adjacent land owner(s) for the outfall.

The project is within the SFWMD C-16 Basin, and the site will comply with the C-16 basin requirements of discharge requirements of 62.6 CSM (cubic feet per square mile).

The South Florida Water Management District criteria for this project will be a water control elevation of 14.50 feet NAVD. The proposed road and finished floor criteria will exceed the calculated 5-year and 100-year storm criteria as required by code. A control structure will be installed to regulate the discharge into the Lake Worth Drainage District L-13 Canal so as not to exceed the allowable discharge for the 25-year storm, 3-day event, which meets the required level of service for Palm Beach County.

Submitted By:
Caulfield & Wheeler, Inc.

RYAN D. WHEELER LICENSE No 71477 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ryan D. Wheeler, P.E.
Professional Engineer #71477
State of Florida

RDW:rw
P:\07503-00-00-00\eng-docs\calcs\12.12.16_7503_drainstate.doc

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

Palm Beach County Board of County Commissioners

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Official Electronic Letterhead

December 9, 2016

Dr. Emily Rubin
4600 Lyons Road
Lake Worth, FL 33467

Re: Izzy-Lizzie Acres

Dear Emily Rubin:

Per your request for response time information to the subject property located at 4599 87th Drive South. This property is served currently by Palm Beach County Fire-Rescue station #32 which is located at 4022 Charleston Street. The subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2015, the average response time (call received to on scene) for this stations zone is 6:39.

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

Advantage Consulting, LLC
Diverse, Innovative, Responsive, Effective
410 Lake Lenelle Drive
Chuluota, Florida 32766

RUBIN COMMUNITIES PBC, LLC
Rubin - Izzy Lizzy Acres
Ecological/Environmental Assessment

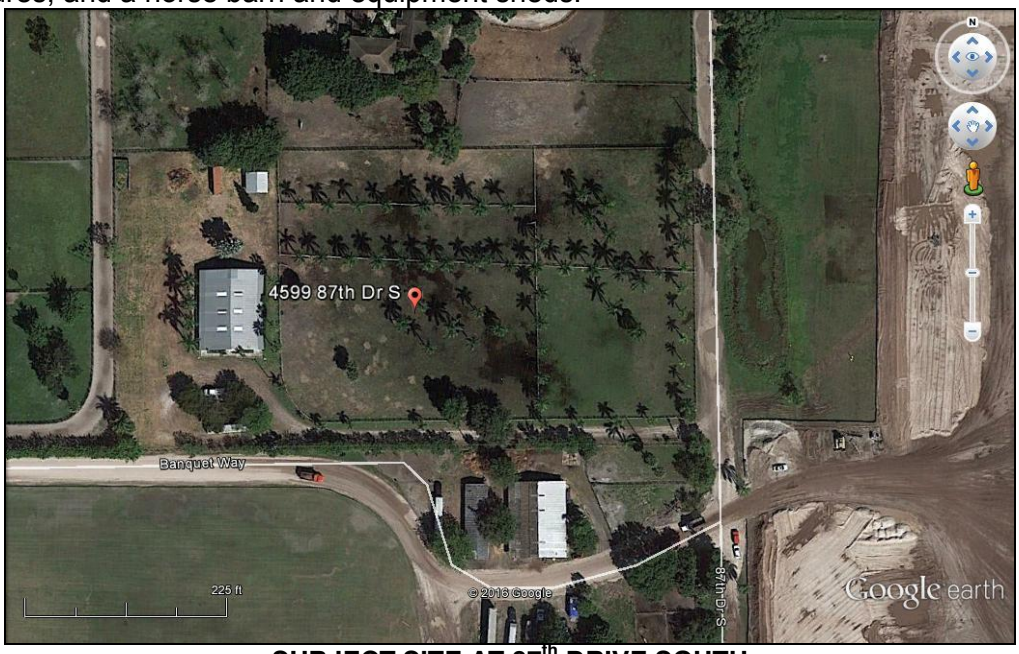
Prepared by:

Advantage Consulting, LLC
410 Lake Lenelle Drive
Chuluota, Florida 32766

September 19, 2016

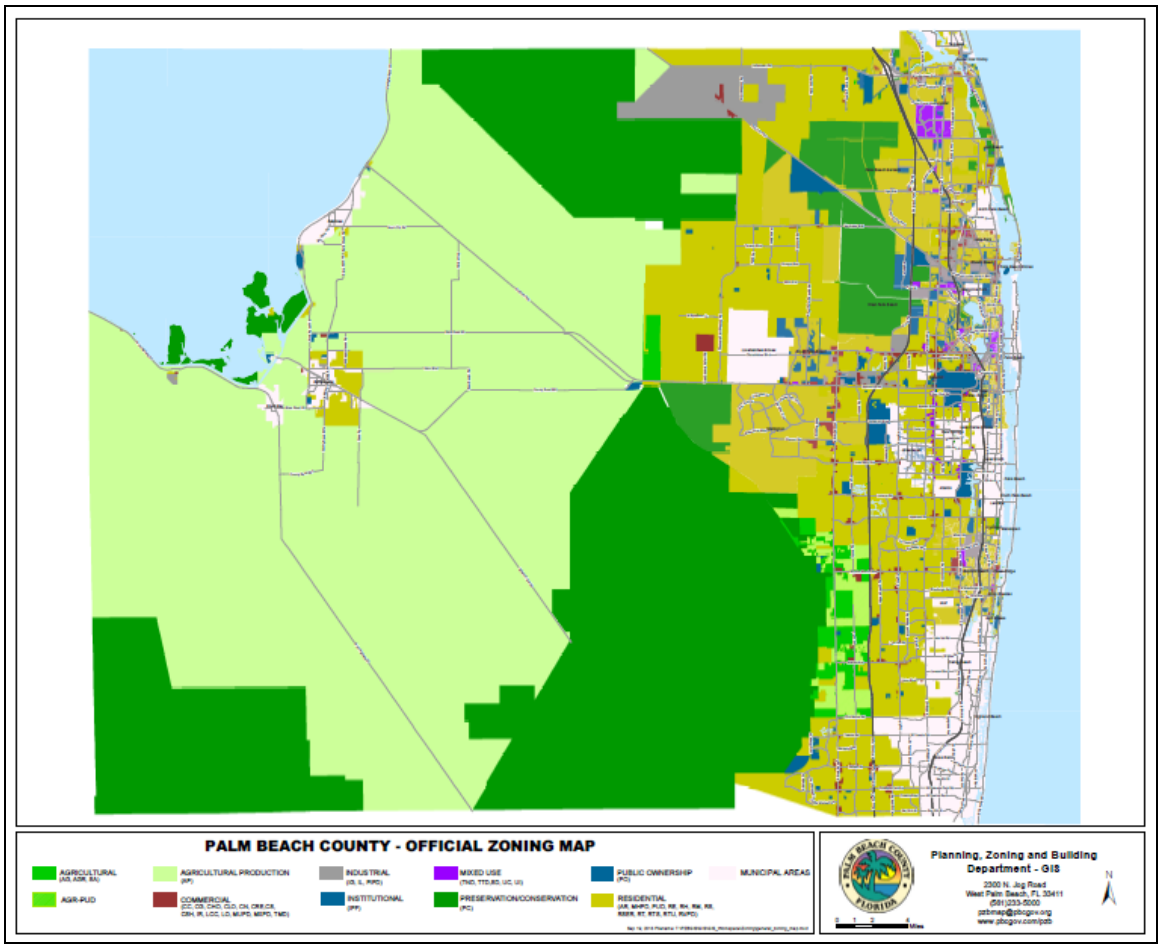
1. Introduction

The Izzy Lizzy Acres LLC parcel was recently purchased in March 2016 and is located at 4599 87th Drive South in unincorporated Palm Beach County, Florida. The subject property is located approximately 700 feet east of Lyons Road in agricultural/residential subdivision of Palm Beach Farms Community Plat No. 3, and is recorded in the Official Palm Beach County Records Book 28154 Page 725. The property identification number is listed as PID# 00-42-43-27-05-028-0391. The subject site is listed as 5 +/- acres and is rectangular in shape. The parcel is fenced and contains a combination of maintained pastures, and a horse barn and equipment sheds.

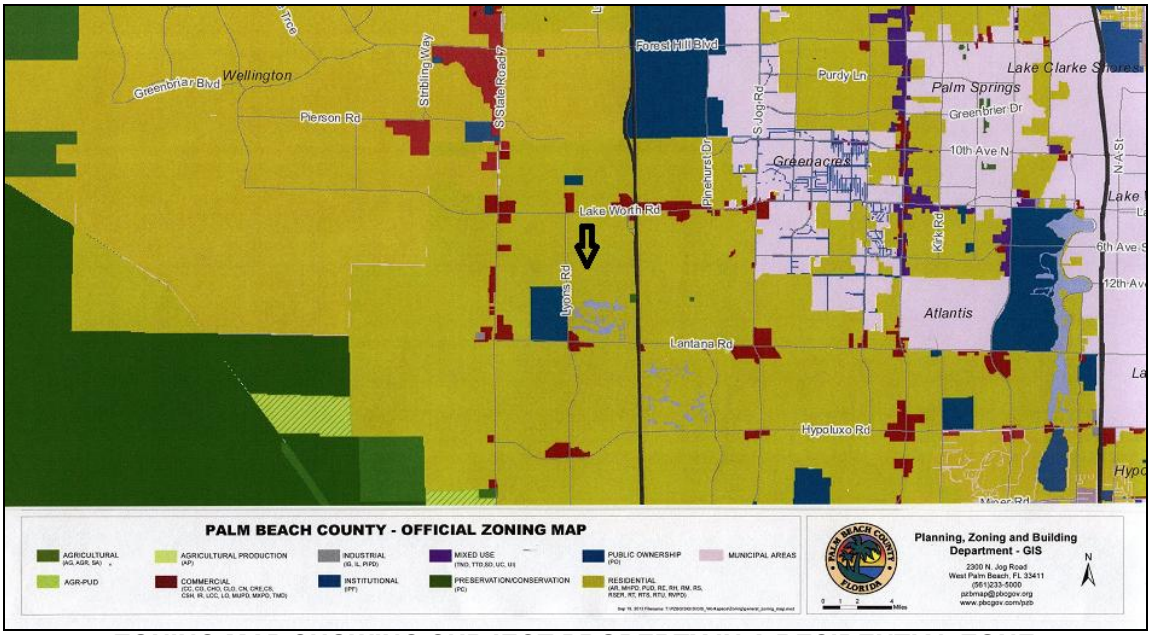


SUBJECT SITE AT 87th DRIVE SOUTH

IZZY LIZZY ACRES LLC SITE VICINITY AERIAL



PALM BEACH COUNTY ZONING MAP



ZONING MAP SHOWING SUBJECT PROPERTY IN A RESIDENTIAL ZONE

2. Property Trees

The majority of the trees on the property consisted of native Cabbage Palms (*Sabal palmetto*), planted Queen Palms (*Syagrus romanzoffiana*), Royal Palm (*Roystonea regia*), and Ficus trees/Strangler figs (*Ficus aurea*).

QUEEN PALMS WITHIN THE PASTURES

STRANGLER FIG SURROUNDING A NATIVE CABBAGE PALM

A few scattered Live Oaks (*Quercus virginiana*) were also observed along the southwest side of the site, and ficus trees formed a hedge along the south property boundary.

3. Groundcover

Groundcover consisted of a mixture of bahia grass, nut sedge, and several upland and wetland weedy species.

TYPICAL GROUNDCOVER IN UPLAND AREAS

The moist soils in the eastern portion of the site contained a mixture of invasive weedy species that included: Primrose willow (*Ludwigia peruviana*), yellow-eyed grasses (*Xyris spp.*), rushes (*Juncus spp.*), maidencane (*Panicum hemitomon*), and watercrown grass (*Paspalidium spp.*). This area could be improved somewhat by mowing to a height of approximately 6 inches when soils are dry enough to allow a mower to work in the area without causing tire ruts. By keeping the groundcover open to more sunlight, the eastern pasture area could possibly be improved for grazing.

DENSE OVERGROWTH OF WETLAND GROUNDCOVER IN EAST PASTURE

GRAZING LIMITED BY THE DENSE GROUNDCOVER OF NON-FORAGE VEGETATION

4. Other Vegetation

Several vines and wildflowers were observed throughout the property. Morning Glory (*Ipomoea tricolor*), identified by its heart shape and tri-lobed leaves, is native to both temperate and tropical America. This vine was spotted on the east side of the property.

MORNING GLORY VINES ON EAST PROPERTY FENCES

5. Wildlife

Native wildlife was not observed during the site visit. During previous visits to the area, only two common native avian species were observed on the property. The Limpkin (*Aramus guarauna*) was seen foraging in the canal just north of the western property and a Red-bellied Woodpecker (*Melanerpes carolinus*) was spotted in a pine tree on the north side of the adjacent western property.

6. Listed Species

A search of the U.S. Fish and Wildlife Service (USFWS) - Listed Species Database found no significant habitat occurs on the assessed parcel. The only three species highlighted on the table on the next page are the Wood stork (Endangered- E), the Audubon's crested caracara (Threatened- T), and the Eastern indigo snake (Threatened-T), none of which were observed or suspected on the subject site. No state or federal listed plant or animal species were located within the assessment area. The following list includes species that may potentially occur in habitats in rural areas of Palm Beach County. Because these listed wildlife species have the potential for utilizing the kind of habitat that exists around the subject site, caution is advised when planning and conducting construction work in the areas where these species may exist. The property owners and construction teams should be made aware of the possible of discovery of these species in the area.

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Stage
Birds	Whooping crane (Grus	U.S.A. (CO, ID, FL, NM, UT,	Experimental Population, Non-	Office Of The Regional Director		
Birds	Everglade snail kite	FL pop.	Endangered	South Florida Ecological	South Florida Multi-Species	Final
Birds	Kirtland's Warbler (Dendroica	Entire	Endangered	East Lansing Ecological	Kirtland's Warbler Recovery	Final Revision 1
Birds	Red-cockaded woodpecker	Entire	Endangered	Mississippi Ecological Services	Red-cockaded Woodpecker	Final Revision 2
Birds	Wood stork (Mycteria	AL, FL, GA, SC	Endangered	North Florida Ecological	Revised Recovery Plan for the	Final Revision 1
Birds	Audubon's crested caracara	FL pop.	Threatened	South Florida Ecological	South Florida Multi-Species	Final
Birds	Piping Plover (Charadrius	except Great Lakes watershed	Threatened	Office Of The Regional Director	Great Lakes & Northern Great	Final
Birds	Piping Plover (Charadrius	except Great Lakes watershed	Threatened	Office Of The Regional Director	Piping Plover Atlantic Coast	Final Revision 1
Birds	Florida scrub-jay (Aphelocoma	Entire	Threatened	North Florida Ecological	Florida Scrub Jay	Final
Birds	Red knot (Calidris canutus rufa)		Candidate	New Jersey Ecological Services		
Flowering Plants	Four-petal pawpaw (Asimina		Endangered	South Florida Ecological	South Florida Multi-Species	Final
Flowering Plants	Okeechobee gourd (Cucurbita		Endangered	South Florida Ecological	South Florida Multi-Species	Final
Flowering Plants	Beach jacquemontia		Endangered	South Florida Ecological	South Florida Multi-Species	Final
Flowering Plants	Tiny polygala (Polygala smallii)		Endangered	South Florida Ecological	South Florida Multi-Species	Final
Lichens	Florida perforate cladonia		Endangered	South Florida Ecological	South Florida Multi-Species	Final
Mammals	West Indian Manatee	Entire	Endangered	North Florida Ecological	Florida Manatee Recovery Plan,	Final Revision 3
Mammals	West Indian Manatee	Entire	Endangered	North Florida Ecological	Recovery Plan Puerto Rican	Final
Mammals	Florida panther (Puma (=Felis)	U.S.A.(LA and AR east to SC	Endangered	South Florida Ecological	Third Revision of the Florida	Final Revision 3
Mammals	Southeastern beach mouse	U.S.A.(FL)	Threatened	North Florida Ecological	Anastasia Island/Southeast	Final
Mammals	Puma (=mountain lion) (Puma	FL	Similarity of Appearance	Office Of The Regional Director		
Reptiles	American alligator (Alligator	Entire	Similarity of Appearance	Office Of The Regional Director		
Reptiles	Hawksbill sea turtle	Entire	Endangered	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1
Reptiles	Hawksbill sea turtle	Entire	Endangered	North Florida Ecological	Recovery Plan for the Hawksbill	Final Revision 1
Reptiles	Leatherback sea turtle	Entire	Endangered	North Florida Ecological	Recovery Plan for Leatherback	Final Revision 1
Reptiles	Leatherback sea turtle	Entire	Endangered	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1
Reptiles	Green sea turtle (Chelonia	FL, Mexico nesting pops.	Endangered	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1
Reptiles	Green sea turtle (Chelonia	FL, Mexico nesting pops.	Endangered	North Florida Ecological	Recovery Plan for U.S.	Final Revision 1
Reptiles	Eastern indigo snake	Entire	Threatened	Mississippi Ecological Services	Eastern Indigo Snake	Final
Reptiles	American crocodile (Crocodylus	FL pop.	Threatened	South Florida Ecological	South Florida Multi-Species	Final
Reptiles	Gopher tortoise (Gopherus	eastern	Candidate			

USFWS LISTED SPECIES PALM BEACH COUNTY – YELLOW UNDERLINED POSSIBLE

7. Invasive species

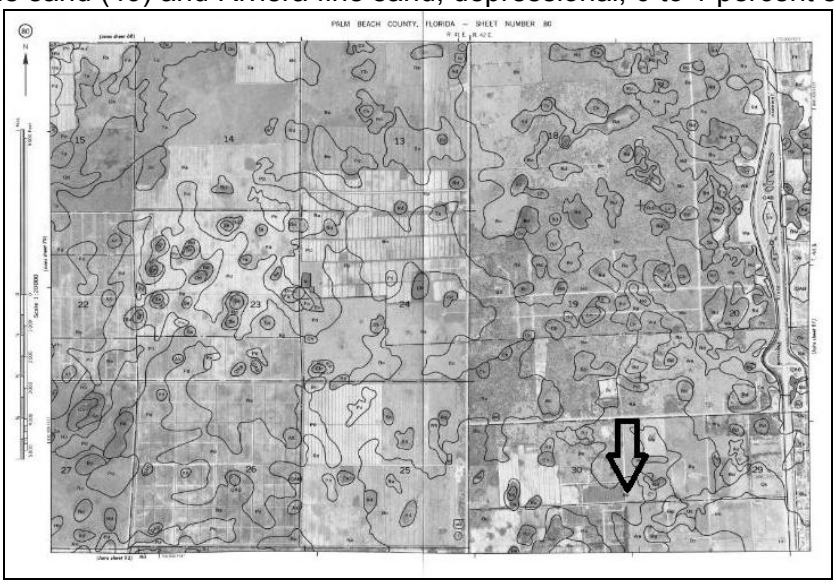
By the dates listed below, Article 14. D. ULDC requires the removal of the nine invasive non-native plant species listed in Appendix 5 on properties within 500 feet from a designated natural area Countywide (unincorporated and municipalities). For those properties outside of a 500 foot buffer area, only Old World Climbing Fern and Air Potato vines must be removed from all properties.

Plant Name	Must Remove/Eradicate by:
Climbing Ferns	Jan. 1, 2004
Air Potato	Jan. 1, 2004
Melaleuca, Punk Tree	Jan. 1, 2006
Brazilian Pepper	Jan. 1, 2008
Carrotwood	Jan. 1, 2008
Earleaf Acacia	Jan. 1, 2010
Schefflera	Jan. 1, 2010
Australian Pine	Jan. 1, 2012
Kudzu	Jan. 1, 2012

Example of a 500-foot Buffer Area

8. Property Soils

According to the published Soil Survey of Palm Beach County, the property contains Wabasso fine sand (49) and Riviera fine sand, depressional, 0 to 1 percent slopes (37).



UFDC (2013) "Soil Survey of Palm Beach County Area, Fl" <http://ufdc.ufl.edu/UF00025737/00001/226x> (October 12, 2013)

SOIL SURVEY MAP WITH SUBJECT SITE NOTED

Palm Beach County Area, Florida (FL611)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37	Riviera fine sand, depressional, 0 to 1 percent slopes	3.3	65.4%
49	Wabasso fine sand	1.7	34.6%
Totals for Area of Interest		5.0	100.0%

NRCS SOILS AERIAL

EDGE OF WABASSO FINE SAND UPLAND DELINEATION

DISTURBED FILLED SOIL AREA IN FORMER WET POND AREA

APPROXIMATE WETLAND DELINEATION LIMITS

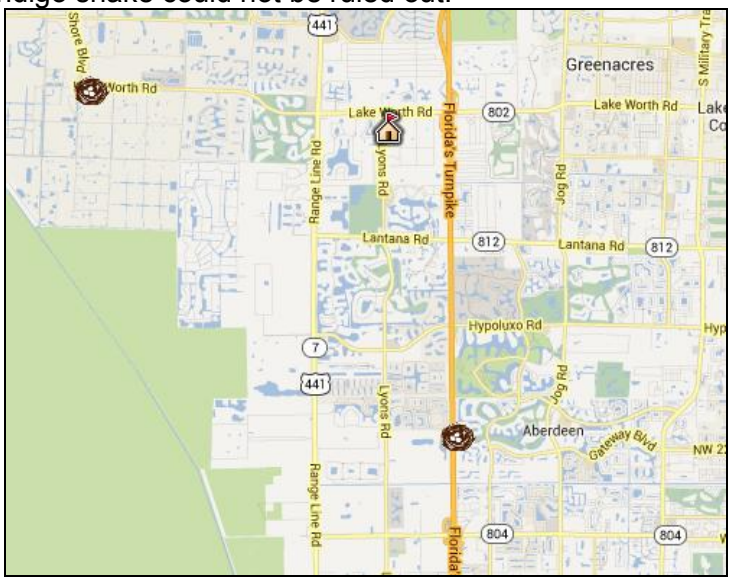
9. Former Wet Pond Locations

2009 AERIAL--PONDS ON SUBJECT SITE

The former ponds were excavated under a permit issued to small farms within the Palm Beach Farms Community Plan No 3. Recognizing that these ponds were excavated and no naturally occurring wetland features, they were also permitted to be filled without requiring a U.S. Army Corps of Engineers (COE) or South Florida Water Management District Permit (WMD). The ponds were apparently filled sometime during 2010. Confirmation of these exempt permitted actions was provided by Ms. Barbara Conmy of the WMD per ERP Rule 62-330.051(16) F.A.C.

10. Bald Eagle Nest Locations

Bald Eagles are protected under the Bald and Golden Eagle Protection Act. No Bald Eagle nests were found on or near the direct vicinity of the subject site. The closest eagle nests are 4.38 miles West and 4.53 miles south of the property. Future development should not have any impact on the two existing nests. No other threatened or endangered species were found on this property, although the possibility of land use by the Eastern Indigo snake could not be ruled out.



FWC. (2010) "Eagle Nest Locator" <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx#search> (October 12, 2013)

BALD EAGLE NESTS SOUTH AND WEST OF PROPERTY

Bald Eagle Nest Data Search Results: Results per page: 20

	Nest ID	County	Latitude	Longitude	Known Active	Last Survey	Distance
View History	PB013	Palm Beach	26 37.08	80 15.51	2011	2011	4.38
View History	PB018	Palm Beach	26 32.70	80 10.29	2005	2011	4.53

Print Export Page 1 of 1

FWC. (2010) "Eagle Nest Locator" <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx#search> (October 12, 2013)

CLOSEST EAGLE NEST OVER 4.3 MILES AWAY

Note: The eagle nests are clearly well removed from the subject site. There should be not restrictions on any construction or development issues related to the subject property.

11. Conclusions

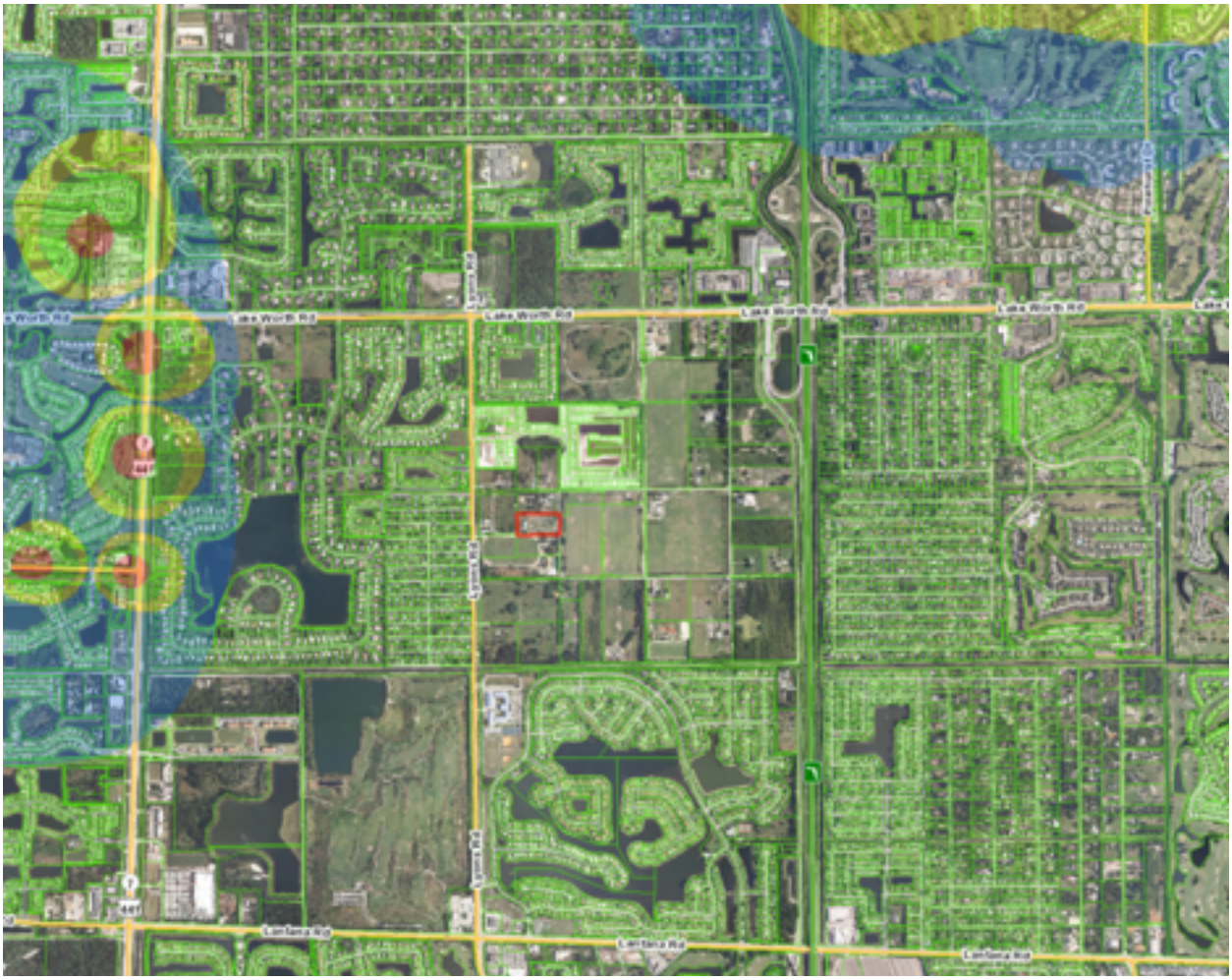
The Izzy Lizzy Acres parcel was found to have no undisturbed habitat remaining on the site. The entire parcel was examined for the possibility of any threatened or endangered species utilizing the property. The incidence of any of the listed species utilizing this substantially altered site is unlikely. No further investigations are recommended for the property. Should significant construction or development plans for future work require alteration of the property, all efforts to avoid listed species impacts should be included using Best Management Practices.

Gary Exner
Advantage Consulting, LLC
410 Lake Lenelle Drive
Chuluota, FL 32766
407-312-5066

Revision 2

ATTACHMENT M

The subject property is not in a wellfield.



Source: http://maps.co.palm-beach.fl.us/cwgis/mygeonav.html?#

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
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Palm Beach County Board of County Commissioners

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Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

December 8, 2016

Dr. Emily Rubin, DPM
4600 Lyons Road
Lake Worth, FL 33467

RE: Historical and Archaeological Resource Review for project location: 4599 87th Drive South, Lake Worth, FL 33467, PCN# 00-42-43-27-05-028-0391.

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

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

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

Sincerely,

Christian Davenport MA, RPA
Palm Beach County Archeologist

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Dr. Rubin\4599 87th Drive South, LW_PCN#00424327050280391.doc

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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

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

KRISTIN K. GARRISON, AICP
DIRECTOR

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

STEPHEN BACKHUS
ACTING CHIEF OF FACILITIES MANAGEMENT

SCHOOL CAPACITY AVAILABILITY DETERMINATION

Application	**Submittal Date**	12/13/2016		
	SCAD #	**16121301D**		
	FLU /Rezoning/D.O. #	D.O. #: TBD		
	Property Address / PCN#	4599 87th Dr. S / 00-42—43-27-05-028-0391		
	Development Name	**Izzy-Lizzie Residential**		
	Owner / Agent Name	Izzy-Lizzie Acres LLC / JMorton Planning & LA		
	Planning Area / SAC No.	12 / 216A		
	Proposed Unit Number & Type	**25 Single-Family Units**		
Impact Review		**Elementary School**	**Middle School**	**High School**
	# of New Students Generated	4	2	2
	Capacity Available	387	317	71
	Utilization Percentage	67%	78%	98%
Staff's Recommendation	■ **Approval**	This approval is valid from **12/15/2016** to **12/14/2017** or the expiration date of the site-specific development order approved during the validation period. A copy of the approved D.O. needs to be submitted to the School District Planning Department prior to **12/14/2017** or this determination will expire automatically.		
	☐ Approval with Conditions			
	☐ Denial			
	■ **Comment**	School age children may not be assigned to the public school closest to their residences.		

School District Representative Signature

December 15, 2016
Date

Joyce C. Cai, Senior Planner
Print Name & Title of School District Representative

joyce.cai@palmbeachschools.org
Email Address

cc: Donna Adelsperger, Site Planner I, Palm Beach County Zoning Division
Angela D. Usher, AICP, Manager, School District of Palm Beach County