



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

BCC ADOPTION PUBLIC HEARING, JANUARY 25, 2018

A. Application Summary

I. General

Project Name:	KidSanctuary Campus (SCA 2017-019)
Request:	LR-2 to INST/2 <i>with a condition</i>
Acres:	4.86 acres
Location:	Southeast corner of Pioneer Road and Safe Haven Drive
Project Manager:	Kathleen Chang, Senior Planner
Applicant:	KidSanctuary Campus, Inc.
Owner:	Connie M. Frankino
Agent:	Melissa Kostelia, Cotleur and Hearing
Staff Recommendation:	Staff recommends approval with a condition based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

The amendment is proposed to add land area to expand the existing KidSanctuary campus located on Pioneer Road just west of the Florida Turnpike. The existing 5.44 acre campus was approved for an Institutional and Public Facilities with an underlying 8 units per acre (INST/8) future land use designation in 2008 and 48 Congregate Living Facility (CLF) Type 3 beds. The proposed amendment will add 4.86 acres to the campus for a total of 10.27 acres and up to a total of 90 beds per the concurrent zoning application. The amendment to the Institutional and Public Facilities designation is necessary to allow the expansion of the existing facility. The concurrent zoning application will rezone both the existing campus and the subject site to Institutional and Public Facilities (IPF) zoning. Since the existing campus future land use designation has underlying 8 units per acre density, the subject site does not need a density increase to accommodate the proposed total number of beds. The Comprehensive Plan allows density to be applied throughout a single project.

As demonstrated in this report, the proposed amendment to change the future land use designation from Low Residential, 2 units per acre, to Institutional and Public Facilities with an underlying 2 units per acre, is appropriate and suitable for the subject site. The proposed amendment is compatible with the surrounding land uses, meets all policy requirements, and will contribute to providing much needed foster care services in the community. The amendment includes a condition of approval to ensure that the development of the site is limited to the proposed CLF use and related uses.

III. Hearing History

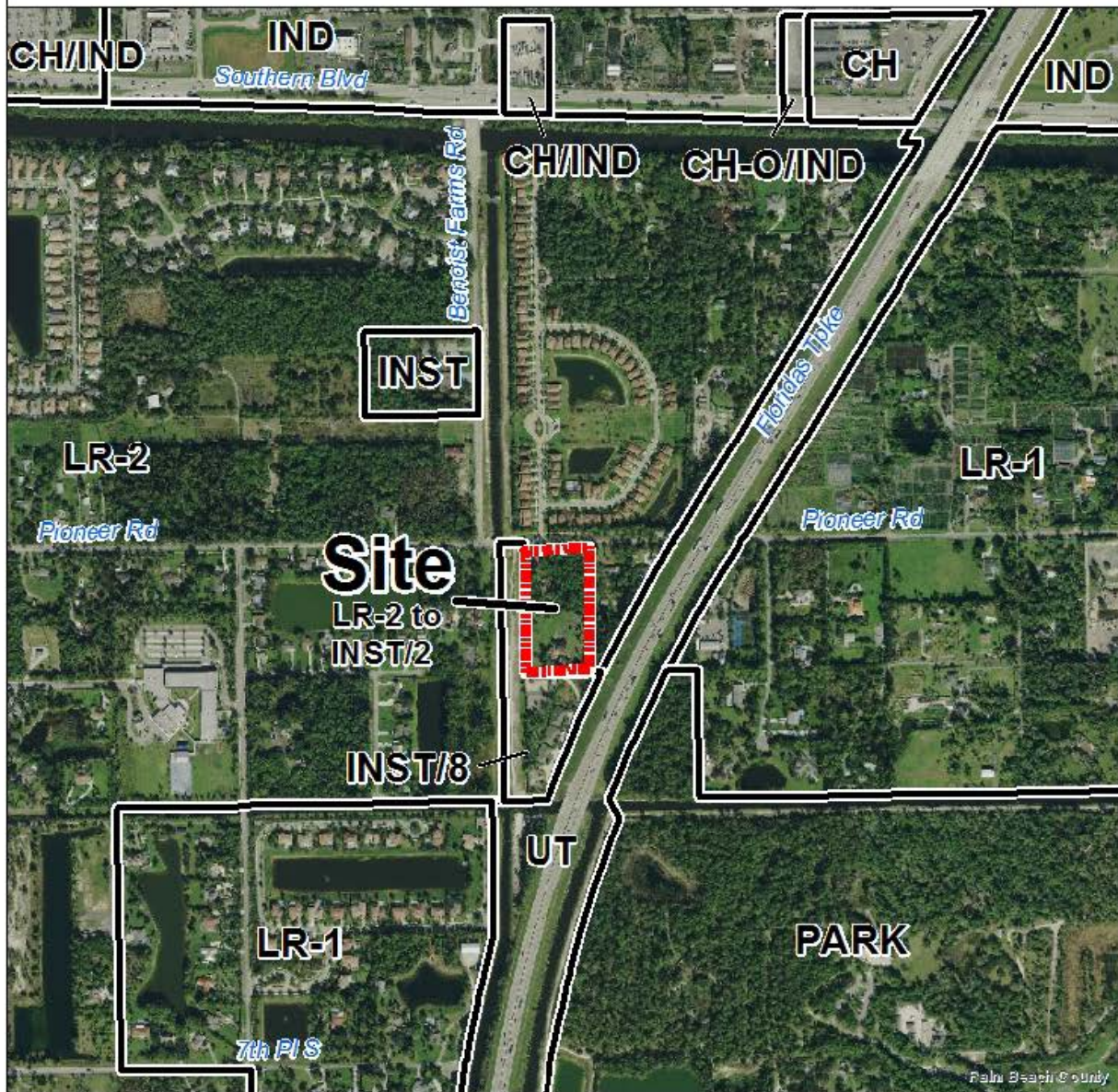
Local Planning Agency: *Approval with conditions*, motion by Michael Peragine, seconded by Arthur Goldzweig passed in a 11-0 vote. Several Commission members expressed support for the Place of Hope organization. There was no public comment and minimal board discussion.

Board of County Commissioners Adoption Public Hearing:

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Future Land Use Atlas Amendment

KidSanctuary (SCA 2017-019)



Site Data

Size: 4.86 acres
 Existing Use: Single Family
 Proposed Use: Type III Congregate Living Facility (CLF)
 Current FLU: Low Residential, 2 units per acre (LR-2)
 Proposed FLU: Institutional underlying LR-2 (INST/2)

Future Land Use Designations

LR-1 Low Residential, 1 unit per acre
 LR-2 Low Residential, 2 units per acre
 PARK Park
 IND Industrial
 INST/8 Institutional, underlying HR-8
 UT Utilities and Transportation

Date: 2/7/2017
 Contact: Planning Division
 Filename: AMEND17-SCA\Site17-19

Note: Map is not official, for presentation purposes only.



0 150 300 600 Feet

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



B. Petition Summary

I. General Data

Project Name: KidSanctuary Campus (SCA 2017-019)
Request: LR-2 to INST/2 *with a condition*
Acres: 4.86 acres
Location: Southeast corner of Pioneer Road and Safe Haven Drive
Project Manager: Kathleen Chang, Senior Planner
Applicant: KidSanctuary Campus, Inc.
Owner: Connie M. Frankino
Agent: Melissa Kostelia, Cotleur and Hearing

II. Site Data

Current Future Land Use

Current FLU: Low Residential, 2 units per acre (LR-2)
Existing Land Use: Single Family Residential
Current Zoning: Residential Estate (RE)
Current Dev. Potential Max: Residential, up to 10 dwelling units

Proposed Future Land Use Change

Proposed FLU: Institutional and Public Facilities with an underlying 2 units per acre, future land use designation (INST/2) *with a condition to limit the use to a congregate living facility and related uses.*
Proposed Zoning: Institutional & Public Facilities (IPF)
Dev. Potential Max/Conditioned: Congregate Living Facility up to 23 beds with accessory office, as *conditioned*

General Area Information for Site

Tier/Tier Change: Urban Suburban Tier – No Change
Utility Service: Palm Beach County Water Utilities Department
Overlay/Study: None
Comm. District: Commissioner Paulette Burdick, District 2

C. Introduction

I. Intent of the Amendment

The intent of the amendment is to add land area to an existing foster care facility. The amendment proposes to change the future land use designation on a 4.86 acre site from Low Residential 2 units per acre (LR-2) to Institutional and Public Facilities with an underlying 2 units per acre (INST/2) designation. The proposed amendment includes a voluntary condition of approval to limit the use of the site to only a Congregate Living Facility (CLF) and related uses. The amendment will allow up to an additional 23 CLF beds. The maximum number of beds are calculated by multiplying the acreage by the density per acre by 2.39. Initially this amendment was submitted with a request for an underlying 8 units per acre. However, during the course of the amendment review it was determined that a density increase was not necessary.

The amendment will expand the existing 5.44 acre KidSanctuary campus located adjacent on the south of subject site. The concurrent zoning application (ZV/ABN/Z/CA-2017-00810) is for a request to rezone the subject site from Residential Estate (RE) to an Institutional and Public Facilities (IPF) zoning district. The zoning application will expand the campus to a total of 10.27 acres with the CLF use and administrative offices. The total development potential on the entire site will be up to 127 beds (103 beds from the existing 5.41 campus and an additional 23 from the expansion subject site). However, the concurrent zoning application is seeking a total of 90 beds.

II. Background/History

The 4.86 acre subject site is located on southeast corner of Pioneer Road and Safe Haven Drive and is comprised of two single family parcels. The subject site has not been the subject of any previous future land use amendment. The applicant purchased the two parcels for the expansion of the existing campus in 2016.

The existing KidSanctuary campus was approved for a congregate living facility in 2008 by Ordinance 2008-034. The 2008 amendment, Pioneer/Benoist Farms Institutional (SCA 2007-042), was a small scale amendment from Park to Institutional and Public Facilities with an underlying 8 units per acre (INST/8) in 2008. The 2008 rezoning was from Public Ownership to the current Residential Single Family (RS). The ULDC at that time only allowed a CLF in RS zoning with a High Residential, 8 units per acre (HR-8), future land use designation. At the time, the residents/beds per acre calculation was based on standard 6 units per acre for HR-8 at 14.04 residents per acre (5.41 acres x 14.04 = 76 residents) according to ULDC Table 4.B.1.A-4, Maximum Permissible Occupancy in Type 3 Congregate Living Facilities. Subsequently, the table was removed from the ULDC and properties in the Urban Suburban Tier can develop up to their maximum density without being a planned unit development. Therefore, the existing campus now has the development potential for CLF Type 3 103 beds (calculated as 5.41 acres x 8 du/acre x 2.39 beds per unit). The existing zoning approval is for 48 beds.

In June 2006, the existing campus had been deemed surplus by the County and was conveyed, at no cost, for the specific purpose of providing shelter for children in state custody with special, physical, emotional and social needs in a residential environment. The resolution by the Board of County Commissioners conveying the existing campus (Resolution No. R-2006-1043) and the deed from the Board of county Commissioners to KidSanctuary (ORB 20521; Pg 0293) both contain language specifically limiting the use of the property to the stated purpose of serving the needs of children in state care.

Overview of the Area

The subject site is located in the Urban/Suburban Tier in a largely low density residential area located south of Southern Boulevard, east of Benoist Farms Road, and just west of the Florida Turnpike. The predominate future land use designation in the area is Low Residential, 2 units per acre (LR-2). Immediately north of the site is the Sequoia planned unit development. The site is bordered to the west and south by the existing KidSanctuary Campus with INST/8 future land use designation. The subject site is not located in a neighborhood plan area, or Countywide Community Revitalization Team (CCRT) area.

D. Consistency and Compatibility

I. Data and Analysis Summary

This section of the report examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of prevention of urban sprawl as defined by 163.3164(51), F.S.; (see Consistency with Florida Statutes)*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

Applicant's Justification: The applicant has prepared a Justification Statement (Exhibit 2). The applicant's points are summarized as follows:

- The amendment request is to expand an existing approved and built 48 resident facility to a 90 resident facility at an appropriate location.
- The site is appropriately sized for an institutional foster care facility. The site has 330' of frontage on Pioneer Road and is 642' in depth allowing for more than adequate setbacks and required amount of parking.
- The proposed amendment will provide much needed foster care services for the community.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regard to the justification, the proposed amendment will expand an existing foster care facility. This use was determined to be appropriate at this location by the initial KidSanctuary future land use amendment adoption in 2008. The County did not assign locations for institutional facilities at the time of the adoption of the 1989 Plan. The Plan anticipated that each proposed amendment for institutional uses would be considered on a case by case basis as applications were presented. The expansion will accommodate an additional 42 residents and an administrative office. The proposed amendment is suitable and appropriate for the subject site, as demonstrated by the applicant. Therefore, the applicant has met the requirements for an adequate justification.

2. **County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*
 1. **Livable Communities.** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*
 2. **Growth Management.** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*
 3. **Land Use Compatibility.** *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed use is residential in nature and consistent and compatible with the surrounding residential uses. The proposed amendment would allow the expansion of an existing congregate living facility that will increase opportunities for foster care. In this respect, the proposed amendment furthers the Livable Communities and Growth Management Directions and would not detract from any of the County directions. Thus, this proposed amendment supports the County Directions for Livable Communities and Growth Management.

3. **Piecemeal Development - Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S. and Rule 9J-2.0275 F.AC), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” The proposed amendment does not represent piecemeal development.

4. **Underlying Density - Policy 2.1-e:** *The Future Land Use Atlas may depict underlying residential densities or alternative designations as provided below. The County may initiate a land use amendment to remove the non-utilized future land use designation after the property is developed.*

3. *The Future Land Use Atlas may depict underlying/alternative residential future land uses for properties designated as Institutional and Public Facilities. If an underlying/alternative designation is not depicted on the Atlas, the Planning Director may assign an underlying density based on the densities of adjacent residential parcels without a land use amendment. Underlying densities that are higher than adjacent residential parcels shall only be assigned through the TDR Program, the Workforce Housing Program, the Affordable Housing Program, or a site-specific amendment to the Future Land Use Atlas or rezoning that is conditioned in the adopting ordinance or resolution to limit the additional density to an institutional use. (text regarding other FLU's omitted for brevity)*

Staff Analysis: The applicant is requesting a land use amendment to assign the Institutional and Public Facilities future land use designation on the subject site so that it may be combined with the existing KidSanctuary campus. The expansion will allow the density on the site to be combined throughout the project, thereby eliminating a need to increase the underlying density on the subject site. Therefore, there is no need to increase the underlying density on the subject site.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”

1. **FLUA Regulation Section, 7. Institutional and Public Facilities.** *Permitted Uses. Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; Animal Shelters, Animal Control Facilities, and Humane Societies, as defined by the ULDC, including co-located veterinary clinics which may offer services to the public; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and correctional facilities; caretakers' quarters; accessory office; and accessory affordable housing. Medical office is a permitted use on parcels with INST FLU only within the following locations.....*

Staff Analysis: The applicant is requesting a land use amendment to assign an Institutional and Public Facilities (INST) future land use designation on a parcel with Low Residential, 2 units per acre, designation. The above policy applies to proposed amendment to expand its existing CLF within the proposed INST future land use. The proposed voluntary condition of approval will limit the use of the site to the CLF and related uses.

3. FLUA Regulation Section, 7. Residential Future Land Use Designations, Urban/Suburban Tier:

Density Transfers. *Densities may be transferred within a parcel covered by more than one Urban Residential category except where the transfer results in a net negative impact on a roadway shown on the County's Thoroughfare-Right-of-Way Identification Map. The total number of units allowed for the entire parcel shall not exceed the total number of units allowed by each future land use category.*

Arrangement of Dwelling Units. *Any arrangement of dwelling units on a parcel of land is allowed, as long as the maximum number of dwelling units designated for the parcel is not exceeded, the list of permitted land uses is not violated and the arrangement is allowed by the ULDC.*

Staff Analysis: The applicant is requesting a land use amendment in order to expand the adjacent approved CLF facility. The existing 5.41 acre facility with INST/8 designation allows up to 103 beds, although 48 are approved. The proposed amendment will add 4.86 acres to the existing approval for a total of 10.27 acres. The request is for a total of 90 beds for the overall project. The proposed amendment does not need to increase density since the above language in the Future Land Use Element of the Comprehensive Plan allows the approved density on the original campus to be combined with the additional land area. The maximum bed potential on the entire project will be a maximum of 127 beds through the 5.41 acres with an underlying 8 units per acre (103 beds) and the additional 4.86 acres of 2 units per acre (24 beds). The proposed zoning application is requesting a total of 90 beds which is consistent with the future land use designations and this policy.

B. Consistency other Comprehensive Plan Elements

Housing Element Policy 1.4-c: *The County shall provide for foster care, group homes and other special needs facilities to be permitted in residential neighborhoods. Farm worker housing is currently permitted in the Agriculture Reserve (AGR), Agriculture Production (AP) and Special Agriculture (SA) land use categories.*

Staff Analysis: The proposed amendment is located in a residential area. The request is for a Type III Congregate Living Facility with a special need for the children who have been removed from their homes because of abuse, neglect or abandonment. The existing campus is located south of the subject property and includes 24-hour care and housing for the children in the foster care system. By allowing this land use designation, a special needs facility will be provided. Therefore, this amendment is consistent with this policy.

Housing Element Policy 1.4-d: *The location of special needs and farmworker housing shall be guided by the following principles and criteria. Special needs housing shall be located in proximity to the appropriate support infrastructure, services and facilities*

including Palm Tran and existing transportation disadvantaged programs. Special needs housing shall be permitted in all appropriate residential, commercial and institutional land use categories, through the use of group homes, Congregate Living Facilities (CLF's), accessory apartments and rental housing associated with places of worship. Farmworker housing shall be located in proximity to areas of agriculture employment and shall require a minimum of twenty-five (25) acres. The Department of Housing and Community Development, with the assistance of the Planning, Zoning, and Building Department and the Community Services Department, shall be responsible for establishing any additional principles and criteria as may be necessary.

Staff Analysis: The proposed amendment site is located within proximity to services and facilities (i.e., shopping, medical services, and entertainment) that would be utilized by residents of special needs housing, specifically a Congregate Living Facility. The site is located within 0.5 miles of a Fire Rescue Station #34 and 1.0 miles from the Route 40 Palm Tran line that is within the service area of the Palm Tran Connection, which provides door-to-door travel assistance through existing transportation disadvantaged programs. Therefore, this amendment is consistent with this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant provides a compatibility analysis in Exhibit 2 and states, "KidSanctuary Campus, Inc. is an existing campus and the proposed amendment intends to expand the facility, therefore is not introducing a new use to the area or surrounding development".

Surrounding Land Uses: Immediately abutting the site are the following:

North: To the north of the subject site across Pioneer Road is the Mounts PUD with a Low Residential, 2 unit per acre (LR-2) designation. This existing residential community encompasses approximately 31 acres and is built out with 88 Zero Lot line single family. There are no compatibility issues with regard to the proposed INST/8 amendment with a condition.

South: To the south of the subject site is the KidSanctuary Campus, Inc. with Institutional and Public Facilities with an underlying High Residential, 8 units per acre (INST/8) FLU. The parcel was approved a small scale amendment from Park to INST/8 in 2008. The development of a residential children foster care facility with 48 foster care beds was built in 2012. The proposed amendment is the additional parcels for expansion of the children foster care facility. There are no compatibility issues however between the proposed INST/8 and existing INST/8 land to the south.

East: To the east of the subject site is a 2.78 acres site with a single family home with a Low Residential, 2 unit per acre (LR-2). The parcel has zoning approval from Public Ownership District (PO) to Residential Estate (RE) via R-1978-0603-Z.

West: To the west of subject site is the LWDD E-2 canal approximately 130 feet of the Lake Worth Drainage District and across the Canal is a single family with Low Residential, 2 unit per acre (LR-2) FLU.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Staff Analysis: Regarding **compatibility**, based on the existing and planned development and surrounding designations, the proposed amendment to assign an Institutional and Public Facilities designation is determined to be compatible and it is not an encroachment of an incompatible future land use with surrounding area. The assignment of the designation will allow the expansion of an existing and compatible foster care facility at this location. Therefore, the proposed amendment is consistent with the above Policies.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment not located within an Overlay.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The proposed amendment not located within a Neighborhood Plan area.

E. Public Facilities and Services Impacts

The proposed amendment will change the Future Land Use designation from LR-2 to INST/8 on the 4.86 acre site. For the purposes of the public facilities impact analysis, impacts are based on a change from an existing potential of 9 single family dwelling units to a maximum potential of 95,256 sf (using FAR=0.45). Public facilities impacts are detailed in the table in Exhibit 3.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Staff sent a request for departmental review of the proposed amendment to various County departments and external agencies for review of public facility impacts.

No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, School Board, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue

2. Long Range Traffic - Policy 3.5-d: *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment as a proposed change from 9 single family dwelling units to 95,256 sf (using FAR=0.45). According to the County's Traffic Engineering Department (see letter dated November 9, 2016 in Exhibit 4) the amendment would result in an increase of 1,043 net daily trips and 75 (49/26) AM and 68 (23/45) PM net peak hour trips based on maximum potential.

The Traffic letter concludes *"the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan."*

The Traffic Study (see Exhibit 4) is dated October 11, 2016 and was prepared by Simmons & White, Inc. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at: <http://www.pbcgov.com/pzb/planning/activeamend/>

F. Florida Statutes

1. **Consistency with Urban Sprawl Rule:** The proposed amendment is not considered sprawl as it is within the Urban/Suburban Tier and within the Urban Service Boundary and provides an array of urban services and public facilities. This Tier is also the target of the County's redevelopment and revitalization strategies with the purpose of redirecting growth to older unincorporated areas, promoting mixed use development concepts, transit oriented developments, where feasible, all with the explicit purpose of reducing sprawl.

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities....."*

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review

on November 1, 2017. To date, no objections through the IPARC process to this amendment have been received.

- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on October 26, 2017. In addition, the Planning Division notified the Mounts PUD and Whispering Oaks located to the north, Woodlanding and Palermo Acres Homeowners Associations to the west. At the time of the publication of the Planning Commission report, no response has been received. Letters received following publication are added to the Exhibits.
- C. Informational Meeting:** The Planning Division hosted a meeting on November 7, 2017 to relay information regarding the proposed amendment, the Comprehensive Plan Amendment process, and the development review process. No members of the public or interested parties attended regarding this amendment.

III. Conclusions and Recommendation

The amendment is proposed to add land area to expand the existing KidSanctuary campus located on Pioneer Road just west of the Florida Turnpike. The existing 5.44 acre campus was approved for an Institutional and Public Facilities with an underlying 8 units per acre (INST/8) future land use designation in 2008 and 48 Congregate Living Facility (CLF) Type 3 beds. The proposed amendment will add 4.86 acres to the campus for a total of 10.27 acres and up to a total of 90 beds per the concurrent zoning application. The amendment to the Institutional and Public Facilities designation is necessary to allow the expansion of the existing facility. The concurrent zoning application will rezone both the existing campus and the subject site to Institutional and Public Facilities (IPF) zoning. Since the existing campus future land use designation has underlying 8 units per acre density, the subject site does not need a density increase to accommodate the proposed total number of beds. The Comprehensive Plan allows density to be applied throughout a single project.

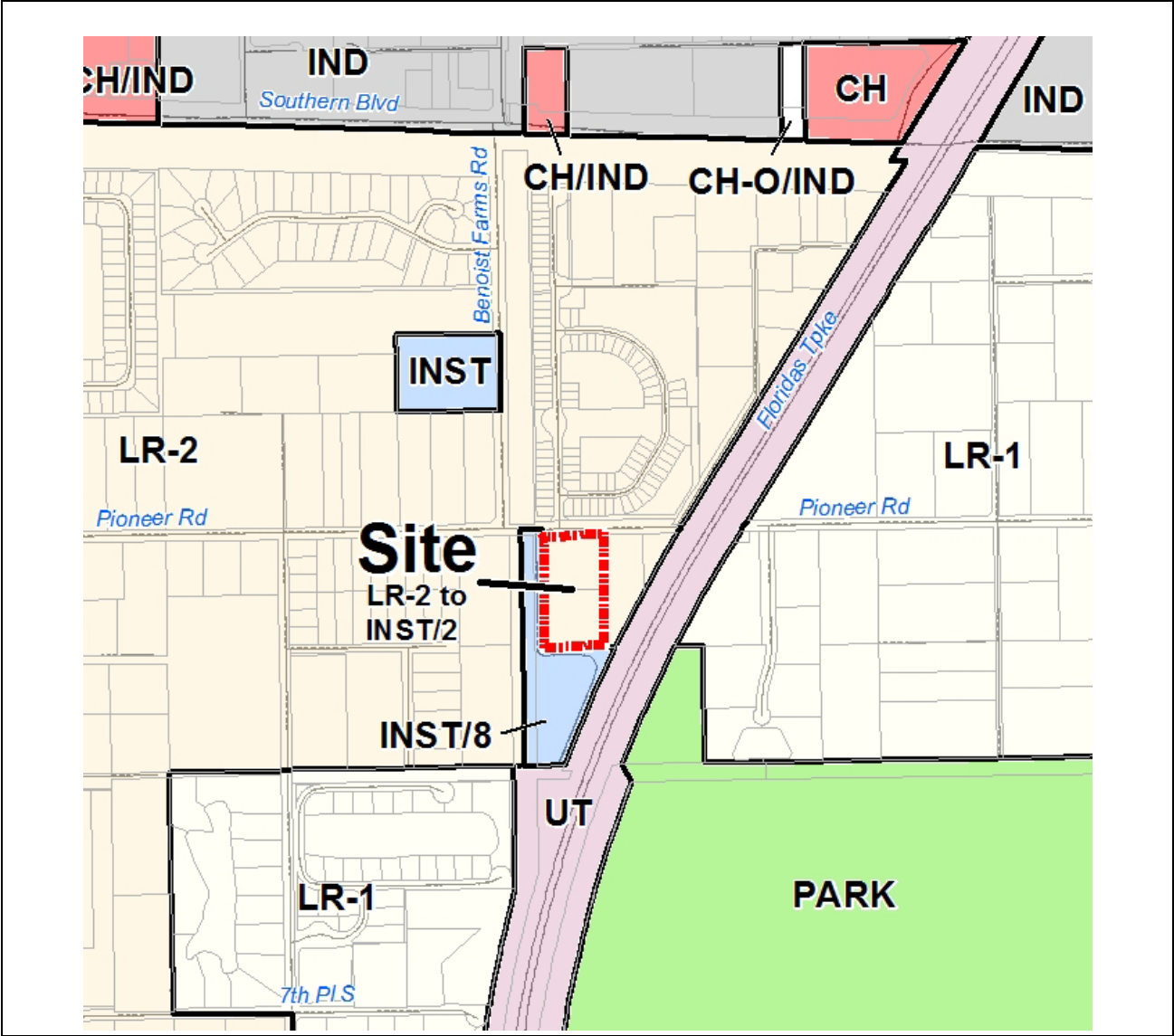
As demonstrated in this report, the proposed amendment to change the future land use designation from Low Residential, 2 units per acre, to Institutional and Public Facilities with an underlying 2 units per acre, is appropriate and suitable for the subject site. The proposed amendment is compatible with the surrounding land uses, meets all policy requirements, and will contribute to providing much needed foster care services in the community. The amendment includes a condition of approval to ensure that the development of the site is limited to the proposed CLF use and related uses.

Therefore, staff recommends **approval with a condition**.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
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3. Applicant's Public Facility Impacts Table	E-6
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6. Water & Wastewater Provider LOS Letter	E-10
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Exhibit 1

Amendment No:	KidSanctuary Campus (SCA 2017-019)
FLUA Page No:	63
Amendment:	From Low Residential, 2 units per acre, (LR-2) to Institutional and Public Facilities with an underlying 2 units per acre (INST/2)
Location:	Southeast corner of Pioneer Road and Safe Haven Drive
Size:	4.86 acres
PCN:	00-42-43-27-05-012-0243; 00-42-43-27-05-012-0244
Conditions:	Development of the site under the Institutional and Public Facilities future land use designation is limited a Congregate Living Facility and related uses.



Legal Description

Parcel 1: THE SOUTH 1/2 OF THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT OVER THE EAST 20 FEET OF THE NORTH 1/2 OF THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, THE PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGE 45

Parcel 2: THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS THE NORTH 18 FEET FOR RIGHT-OF-WAY OF PIONEER ROAD AND THE SOUTH 330 FEET THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SIUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.86 ACRES, MORE OR LESS.

Exhibit 2

Applicant’s Justification Statement, Consistency, and Compatibility

Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: February 3, 2017
Resubmittal: March 7, 2017

Request

The applicant is requesting an Institutional Public Facilities future land use designation with an underlying HR-8, for density purposes. The applicant is committing a condition of approval limiting the HR-8 density for solely to calculate the number of CLF residents, similar to the condition stated below:

The HR-8 density may only be used to calculate the number of residents associated with the CLF.

ABOUT THE APPLICANT

KidSanctuary Campus is a charitable organization in Palm Beach County committed to assisting children who have been removed from their homes because of abuse, neglect or abandonment with no fault of their own. The existing campus is located south of the subject property and includes 24-hour care and housing for the children who are considered the most vulnerable in the foster care system. KidSanctuary Campus brings in expert, professional foster parents who raise the children living in our homes. They provide comfort, security and consistency for the children. The applicant purchased the two parcels north of the existing campus to expand their program.

CONCURRENT ZONING REQUEST

The applicant is proposing a small scale FLU Amendment from LR-2 to IPF. According to the Comprehensive plan the Institutional Public Facilities designation is described as:

Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; Animal Shelters, Animal Control Facilities, and Humane Societies, as defined by the ULDC, including co-located veterinary clinics which may offer services to the public; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and correctional facilities; caretakers' quarters; accessory office; and accessory affordable housing.

According to Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, the only compatible zoning district for the Institutional Public Facilities (IPF) FLU is IPF. The applicant is proposing a concurrent rezoning to IPF, with an underlying HR-8. The proposed development shall also need to meet all property development regulations, as detailed in the table below.

Property Development Regulations (PDRs)									
Zoning District	Min Lot Dimension			Max FAR	Max Building Coverage	Min Setbacks			
	Size	Width Frontage	Depth			Front	Side	Side Street	Rear
IPF	1 ac.	100'	200'	.1-.45 *	25 %	50'	15'	25'	20'

(*) Notation 8. Institutional and Public Facilities uses within any FLU designation are allowed to utilize the maximum allowable FAR of the Institutional and Public Facilities FLU designation per the applicable Tier. In the case of multiple or mixed use projects, only proposed institutional and public facility uses shall be permitted to exceed the FAR of the project’s FLU designation.

JUSTIFICATION

Palm Beach County requires all land use re-designation requests to provide a written justification for the amendment as required by the 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 and demonstrate the following two factors in order to be considered adequate:

- 1) The proposed use is suitable and appropriate for the subject site; and
- RESPONSE: The proposed change in the Future Land Use designation from LR-2 to IPF is suitable and appropriate for the subject site. According to Objective 1.4 and Policy 1.4-d, the Provisions of Special Needs Housing the location is also appropriate. The site has direct access to

Pioneer Road and is one (1.0) mile away from the Route 40 Palm Tran line, stop at Southern and Lyons Road (stop ID 3733), an approximate 20-minute walk.

OBJECTIVE 1.4 *Provision of Special Needs Housing*

Policy 1.4-d: *The location of special needs and farmworker housing shall be guided by the following principals and criteria. Special needs housing shall be located in proximity to the appropriate support infrastructure, services and facilities including Palm Tran and existing transportation disadvantaged programs. Special needs housing shall be permitted in all appropriate residential, commercial and institutional land use categories, through the use of group homes, Congregate Living Facilities (CLF’s), accessory apartments and rental housing associated with places of worship.*

The site is appropriately sized for an institutional foster care facility. The site has 330’ of frontage on Pioneer Road and is 642’ in depth allowing for more than adequate setbacks and required amount of parking. The site is an expansion of the existing facility.

In addition, the proposed site shall not exceed the natural or manmade constraints of the area. The subject site has the available facilities and services for the proposed development.

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;**

RESPONSE: The proposed change in the future land use designation from LR-2 to IPF is suitable and appropriate for the subject site. The adjacent development is described in the chart in the below.

Adjacent Lands	Uses	FLU	Zoning
North	Single Family Zero Lot Line The Mounts PUD- 88 DU total (Control# 2003-00021) R-2004-0002 -PUD (62 units) R-2004-0003 -TDR (26 units)	LR-2 (Low Residential) 2.0 du/ acre maximum 2.8 du/ acre provided	PUD
South	Type III CLF Kid Sanctuary Campus 48 residents (Control# 2007-00238) (Pet# 1973-00208) R-2008-1389 - Z R-2008-1390 - CA	Institutional / HR-8 8.0 du/ acre maximum or 19.12 residents/acre maximum 8.88 residents/acre provided FLUA SCA-2007-00042	RS
East	Single Family Residential – 2 DU (Pet# 1978-00080) Notation 3287 R-1978-0603- Z (PO to RE)	LR-2 (Low Residential) 2.0 du/ acre maximum 0.7 du/ acre provided	RE
West	Lake Worth Drainage District /Single Family Residential- 1 DU	LR-2 (Low Residential) 2.0 du/ acre maximum 0.2 du / acre provided	AR

Perimeter

The subject site is directly adjacent an Intuitional FLUA, approved in 2007, via SCA 2007-042, known as *Pioneer/Benoist Farms Institutional*, currently known as KidSanctuary Campus. The site was developed with a total of 48 residents, with this approval, the campus will expand to 90 residents.

The FLUA to west is LR-2, however it is separated by the LWDD E-2 canal, approximately 130 feet. The FLUA to the east is LR-2 with a single family home with an accessory structure.

Surrounding Development

There is one (1) only Institutional land use property, a fire station is located on Benoist Farms Road.

Compatibility

The parcels to the north, east and west are Low Residential, LR-2 and the property to the south is expansion of this request. The Institutional FLUA is an appropriate FLUA designation of the subject site and would not negatively affect the balance of the urban/suburban tier. Approval of the FLUA would allow for the development of an expansion of the existing use to the south to service the surrounding area for a much needed foster care facility and therefor enhancing the quality of life for current and future residents and children of the area.

The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

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

RESPONSE: Not applicable to this request.

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

RESPONSE: The subject property was purchased by the same ownership to the south (KidSanctuary Campus, Inc.). The request is an expansion of the existing FLUA.

- **Inappropriateness of the adopted FLU designation; or**

RESPONSE: Not applicable to this request.

- **Whether the adopted FLU designation was assigned in error.**

RESPONSE: Not applicable to this request.

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida’s State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant’s agent if additional information is required.

Exhibit 3
Applicant's Public Facilities Table

VIII. Public Facilities Information

A. Traffic Information			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	90 trips per day	1,133 trips per day	N/A
Trip Increase Max.	1,043 trips per day		
Trip Inc. Conditioned or Concurrent	N/A		
Significantly impacted roadway segments that fail Long Range	None	None	N/A
Significantly impacted roadway segments for Test 2	None	None	N/A
Traffic Consultant	Simmons & White, Inc. - Kyle Duncan		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	The subject site is one (1.0) mile away from the Route 40 Palm Tran line.		
Nearest Palm Tran Stop	Southern and Lyons Road (stop ID 3733), an approximate 20-minute walk, one (1.0) miles away.		
Nearest Tri Rail Connection	9.6 miles away from the West Palm Beach Station, 203 South Tamarind Avenue, West Palm Beach, FL 33401		
C. Portable Water & Wastewater Information- Attachment I			
Potable Water & Wastewater Providers	Palm Beach County Water Utilities		
Nearest Water & Wastewater Facility, type/size	8” DIP water main along the north side of Pioneer Road- water service. 6” DIP force main along the north side of Pioneer Road- waste water service.		
D. Drainage Information- Attachment J			
The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via connection to the Lake Worth Drainage District E-2 canal along the west side of Safe Haven Drive			
E. Fire Rescue- Attachment K			
Nearest Station	Fire-Rescue station #34		
Distance to Site	231 S. Benoist Farms Road, 0.50 miles from the subject site.		
Response Time	3 minutes 30 seconds		
Effect on Resp. Time	Minimal impact		

F. Environmental- Attachment L				
Significant habitats or species	The site is a described as a partially disturbed site with 30 percent exotic and invasive material. No native understory is present. No environmentally sensitive land was found on the subject site. The applicant intends to remove all exotic material and keep the majority of the vegetated area, as shown on the conceptual site plan, Attachment S. An existing man-made pond is located on the southern parcel. No wetlands were found on the subject site. No significant fauna is of note. Attachment L.			
Flood Zone*	Flood Zone X500, provided in Attachment M			
Wellfield Zone*	Not applicable to the subject site, provided in 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- Attachment N				
No known archaeological resources are located on or within 500 feet of the subject property. Attachment N.				
H. Parks and Recreation - Residential Only				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park	0.00339	93 residents	0.3153 ac
Beach	R.G. Kreusler Park	0.00035	93 residents	0.0326 ac
District	Seminole Palms Park	0.00138	93 residents	0.1283 ac
I. Libraries - Residential Only				
Library Name	Wellington Branch Library			
Address	1951 Royal Fern Drive			
City, State, Zip	Wellington, Florida 33414			
Distance	4.9 Miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	93 residents	186 holdings	
Periodicals	5 subscriptions per 1,000 persons	93 residents	.47 subscription	
Info Technology	\$1.00 per person	93 residents	\$93.00	
Professional staff	1 FTE per 7,500 persons	93 residents	0.012 FTE	
All other staff	3.35 FTE per professional librarian	93 residents	0.04 FTE	
Library facilities	0.34 sf per person	93 residents	31.62 sf	
J. Public Schools - Residential Only				
Summarize here and provide Comment Letter as Attachment O.				
	Elementary	Middle	High	
Name	Everglades Elementary	Emerald Cove Middle	Palm Beach Central	
Address	407 Marginal Rd	9950 Stribling Way	8499 Forest Hill Blvd	
City, State, Zip	West Palm Beach, FL 33411	Wellington, FL 33414	Wellington, FL 33411	
Distance	0.4 Miles	4.7 Miles	2.4 Miles	

Exhibit 4

Traffic Analysis

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

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

Exhibit 5
Palm Beach County Traffic Division Letter



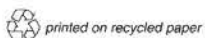
Department of Engineering
and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County
Board of County
Commissioners

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



November 9, 2016

Robert F. Rennebaum, P.E.
Simmons & White, Inc.
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

RE: Policy 3.5-d Review - Round 2017-C
Kid Sanctuary Office

Dear Mr. Rennebaum:

Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project, dated October 11, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	S of Pioneer Road, E of Safe Haven Dr (E of Lyons Rd)
PCN #:	00-42-43-27-05-012-0243, - 0244
Size:	4.86 acres
Existing FLU:	LR-2
Existing Zoning:	Residential
Existing Use:	Vacant
Existing Max Potential:	9 Single Family Dwelling Units
Proposed FLU:	INS/HR-8
Prop. Zoning:	Institutional
Prop. Max Potential:	Hospital=95,265 sf (using FAR=0.45)
Net Daily Trips (max):	1,043
Net PH Trips (max):	75 (49/26) AM, 68 (23/45) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential shown above.

Please contact me at 561-684-4030 or email to qbari@pbcgov.org with any questions.

Sincerely,

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

QB:dd

cc: Addressee
Melissa Kostelia – Coteur & Hearing
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS - Traffic Study Review
F:\TRAFFIC\Development Review\Comp Plan\17-C\Kid Sanctuary Office.docx

Exhibit 6
Water & Wastewater Provider LOS Letter



August 10, 2016

**Water Utilities Department
Engineering**
8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6113
www.pbcwater.com

Simmons & White, Inc.
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, Florida 33407
Attention: Mr. Kyle Duncan



Reference: 4.86 Acre Site
Kids Sanctuary
P.C.N.: 00-42-43-27-05-012-0243, -0244
Future Land Use Amendment
Adequate Water and Sewer Facilities Determination

**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

Dear Mr. Duncan:

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater provider for the referenced property. PBCWUD has the capacity to provide the level of service required at the current FLUA designation (Low Residential up to 2 units per acre LR-2). PBCWUD has the capacity to provide the level of service required at the proposed FLUA designation (Institutional – INST). The nearest potable water and wastewater facilities are located in Pioneer Road. PBCWUD currently provides water and wastewater services to the property.

County Administrator
Verdenia C. Baker

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

Sincerely,

A handwritten signature in blue ink that reads "Adam Galicki".

Adam Galicki
Manager of Technical Services

"An Equal Opportunity
Affirmative Action Employer"

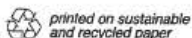


Exhibit 7
Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 09

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION
FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Connie M. Frankino, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ President *[position - e.g.,
president, partner, trustee]* of KidSanctuary Campus, Inc. *[name and type of
entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership
interest in real property legally described on the attached Exhibit "A" (the "Property").
The Property is the subject of an application for Comprehensive Plan amendment or
Development Order approval with Palm Beach County.

2. Affiant's address is: 700 South Dixie Highway, Suite 101
West Palm Beach, FL 33401

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity
registered with the Federal Securities Exchange Commission or registered pursuant
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities
holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment
or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Connie M. Frankino

Connie M. Frankino, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 4 day of November, 2016, by Constance Mary Frankino, [] who is personally known to me or ☒ who has produced H.D. FL 52-113-51-876-0 as identification and who did take an oath.



Sandra Bruorton
Notary Public

Sandra Bruorton
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION 7926 PIONEER ROAD
THE SOUTH 1/2 OF THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH AN EASEMENT OVER THE EAST 20 FEET OF THE NORTH 1/2 OF THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, THE PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGE 45

LEGAL DESCRIPTION 7940 PIONEER ROAD
THE EAST 330 FEET OF THE WEST 430 FEET OF TRACT 24, BLOCK 12, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS THE NORTH 18 FEET FOR RIGHT-OF-WAY OF PIONEER ROAD AND THE SOUTH 330 FEET THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
<u>Not applicable. Not for profit organization</u>	

Exhibit 8

Correspondence
