



## 2016 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

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

### I. Amendment Data

<b>Round</b>	17-D	<b>Intake Date</b>	February 3, 2017
<b>Application Name</b>	Lake Worth Commercial	<b>Concurrent?</b>	No
<b>Acres</b>	37.03	<b>Text Amend?</b>	No
<b>Location</b>	SW corner of Lake Worth Road and Polo Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Same	
<b>Use</b>	Vacant	Commercial and Residential	
<b>Zoning</b>	AR	MXPDP	
<b>FLU</b>	Commercial High	Same	
<b>Underlying FLU</b>	Low Residential, Two Units per Acre	Medium Residential, Five Units per Acre	
<b>Conditions</b>	Per Ordinance No. 2008-048	Will Modify	

### II. Site Data

<b>Built Features</b>	The property was previously used as a training ground for horses; however, there are no structures on the property. Please see Application Attachment F for the built features map.
<b>PCN</b>	00-42-43-27-05-028-0051 For Legal Description please see Application Attachment A. For Survey please see Application Attachment P.
<b>Street Address</b>	N/A
<b>Frontage</b>	Approximately 1,278 lineal feet along Lake Worth Road Approximately 1,293 lineal feet along Polo Road.
<b>Legal Access</b>	The subject property has one (1) existing access point to Polo Road. The applicant is proposing one (1) access point from Lake Worth Road and three (3) from Polo Road.
<b>Contiguous under same ownership</b>	N/A
<b>Acquisition details</b>	Property was purchased on July 1 1999 by Lake Worth Road Investors from

	William S. Farish, III per the Deed recorded in ORB 11305, PG 1090 on August 21, 1999.
<b>Size purchased</b>	See Application Attachment A for a copy of the deed.

### III. Development History

<b>Previous FLUA Amendments</b>	Ordinance No. 2008-048 changed the FLUA designation for approximately 37.85 acres of land from low residential, two units per acre (LR-2), to commercial high with an underlying two units per acre (CH/2) with conditions.
<b>Zoning Approvals, Control Number</b>	There have been no previous Zoning approvals granted on the subject property.
<b>Concurrency</b>	The appropriate concurrency for the proposed structures/uses will be applied for at the appropriate time.
<b>Plat, Subdivision</b>	The subject property is part of the Palm Beach Farms Company Plat No. 3; however, it is not subject to a master plan and has not been subdivided.

### IV. Development Potential Data and Analysis

	Current	Proposed
<b>Max Trip Generator</b>	$37.03 \text{ acre} \times 43,560 \text{ SF/Acre} \times 0.50 \text{ FAR} = 806,513 \text{ SF}$ $37.03 \text{ acre} \times 2 \text{ DU/Acre} = 74 \text{ DU}$	$37.03 \text{ acre} \times 43,560 \text{ SF/Acre} \times 0.50 \text{ FAR} = 806,513 \text{ SF}$ $37.03 \text{ acre} \times 5 \text{ DU/Acre} = 185 \text{ DU}$
<b>Maximum DU <sup>1</sup></b>	2 du/acre X 37.03 acres = 74 du	5 du/acre X 37.03 acres = 185 du
<b>Population Estimate</b>	74 max du X 2.39 = 177 persons	185 du X 2.39 = 442 persons
<b>Maximum Beds</b>	N/A	N/A
<b>Maximum SF <sup>2, 4</sup></b>	0.50 FAR X 37.03 acre = 806,513 s.f.	0.50 FAR X 37.03 acre = 806,513 s.f.
<b>Max Trip Generation</b>	740 trips per day	1230 trips per day
<b>Conditioned DU <sup>3,4</sup></b>	Not Applicable	Not Applicable
<b>Conditioned Beds <sup>3,4</sup></b>	Not Applicable	Not Applicable
<b>Conditioned SF <sup>3,4</sup></b>	396,000 s.f.	396,000 s.f.
<b>Conditioned Trip G. <sup>3,4</sup></b>	Not Applicable	Not Applicable
<b>Trip Increase Max.</b>	490 trips per day	
<b>Trip Inc. Conditioned or Concurrent</b>	Not Applicable	

#### Notes

1. Maximum units per acre see Future Land Use Element Table III.C.1;

2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

## V. Agent Information

<b>Name</b>	Chris Barry, AICP CUD, Senior Planner and Sofia Garantiva
<b>Company Name</b>	Urban Design Kilday Studios
<b>Address</b>	610 Clematis Street, Suite CU02
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	(561) 366-1100 / (561) 366-1111
<b>Email Address</b>	cbarry@udkstudios.com and sgarantiva@udkstudios.com

## VI. Applicant Information

	<b>Applicant A</b>	<b>Applicant B</b>
<b>Name</b>	Robert S. Lipman, Manager	
<b>Company Name</b>	Lake Worth Road Investors LLC	
<b>Address</b>	4550 Polo Road	
<b>City, State, Zip</b>	Lake Worth, FL, 33467	
<b>Phone / Fax Number</b>	Please contact agent	
<b>Email Address</b>	Please contact agent	
<b>Type (Owner, Contract Purchaser)</b>	Owner	

## VII. Consistency & Compatibility

<b>Justification</b>	See Application Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
<b>Residential Density Increases</b>	See Application Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
<b>Comprehensive Plan</b>	See Application Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
<b>Florida Statutes</b>	See Application Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.

<b>Compatibility</b>	See Application Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.		
<b>Adjacent Lands</b>	<b>Uses</b>	<b>FLU</b>	<b>Zoning</b>
<b>North</b>	<b>Existing Land Use:</b> CLF under construction  <b>Subdivision Name:</b> Harbor Chase at Wellington Crossing PUD  <b>Existing Density:</b> Approved for 156 resident CLF	INST/MR-5	PUD  Control No. 2004-0009
<b>South</b>	<b>Existing Land Use:</b> Single family homes under construction  <b>Subdivision Name:</b> Gulfstream Preserve  <b>Existing Density:</b> Approved for 3.83 du/ac	MR-5	PUD  Control No. 2008-297
<b>East</b>	<b>Existing Land Use:</b> (a) Single family home & (b) polo fields / single family homes / nurseries  <b>Subdivision Name:</b> (a) Palm Beach Farms Company Plat No. 3 & (b) Fields at Gulfstream Polo  <b>Existing Density:</b> (a) Approved for 1 du/10 ac & (b) approved for 4.33 du/ac	(a) LR-2 & (b) MR-5/LR-3	(a) RT  Control No. 2005-00422  (b) PUD  Control No. 2005-00594
<b>West</b>	<b>Existing Land Use:</b> Single family homes  <b>Subdivision Name:</b> Cedar Creek Ranch PUD  <b>Existing Density:</b> Approved for 1.98 du/ac	LR-2	PUD  Control No. 2001-00016

## VIII. Public Facilities Information

### A. Traffic Information

In order to be accepted on the day of intake, the application must include a written letter from the County

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

	Current FLU	Maximum	Conditioned or Concurrent
<b>Max Trip Generation</b>	740 trips per day	1,230 trips per day	N/A
<b>Trip Increase Max.</b>	490 trips per day		
<b>Trip Inc. Conditioned or Concurrent</b>	N/A		
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None	N/A
<b>Significantly impacted roadway segments for Test 2</b>	None	None	N/A
<b>Traffic Consultant</b>	Kyle Duncan, Vice President, Simmons & White		

## B. Mass Transit Information

<b>Nearest Palm Tran Route (s)</b>	Palm Tran Route 62 runs along Lake Worth Road north of the subject property.
<b>Nearest Palm Tran Stop</b>	Stops number 5934 and 5973, 173 lineal feet west and at the northwest corner of the subject property, respectively.
<b>Nearest Tri Rail Connection</b>	Same as above since Route 62 has a direct link to the Lake Worth Tri-Rail Station.

## C. Portable Water & Wastewater Information

Please see Potable Water & Wastewater Level of Service (LOS) comment letter in Application Attachment I.

<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. See Application Attachment I for LOS from PBCWUD.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest PBCWUD water owned water and sewer lines are located in Lake Worth Road, fronting the subject property. See Application Attachment I for LOS from PBCWUD.

## D. Drainage Information

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 L-12 Canal adjacent to the parcel's north property line. See Application Attachment J prepared by Simmons and White.

## E. Fire Rescue

<b>Nearest Station</b>	PBC Fire Rescue Station #32, 4022 Charleston Street, Lake Worth
<b>Distance to Site</b>	Approximately 2.10 miles from the station to the subject property
<b>Response Time</b>	Estimated response time is 6 minutes 30 seconds. For fiscal year 2016, the average response time (call received to on scene) for this stations zone is 6 minutes, 43 seconds.
<b>Effect on Resp. Time</b>	The letter from Fire Rescue as Application Attachment K states that "changing the land use will increase the call volume to this area and could potentially increase fire rescue's response time."

## F. Environmental

<b>Significant habitats or species</b>	Per the Environmental Assessment prepared by EW Consultants Inc. found in Attachment L, "there are no significant environmental resources or habitat existing on the property." Furthermore, the assessment states that, "no significant impacts to natural resources are anticipated to result from this land use amendment."
<b>Flood Zone*</b>	The subject site is located in Flood Zone X500. See Application Attachment M for Statement prepared by Simmons and White.
<b>Wellfield Zone*</b>	The subject site is not located near any wellfields. See Application Attachment M for wellfield map.

*\* 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

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

## H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
<b>Regional</b>	Okeeheelee Park	0.00339	265	0.89835
<b>Beach</b>	R.G Kreusler Park	0.00035	265	0.09275
<b>District</b>	Park Ridge Golf Course	0.00138	265	0.3657

## I. Libraries - Residential Only

<b>Library Name</b>	Greenacres Branch		
<b>Address</b>	3750 S Jog Road		
<b>City, State, Zip</b>	West Palm Beach, FL, 33411		
<b>Distance</b>	2.34 miles		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person	265	530
<b>Periodicals</b>	5 subscriptions per 1,000 persons	265	1.325
<b>Info Technology</b>	\$1.00 per person	265	\$265
<b>Professional staff</b>	1 FTE per 7,500 persons	265	0.035
<b>All other staff</b>	3.35 FTE per professional librarian	265	0.117
<b>Library facilities</b>	0.34 sf per person	265	90.1
<b>J. Public Schools - Residential Only</b>			
See Application Attachment O for Letter from PBC School District in which the impact review shows that this FLUA Amendment will not cause the schools to exceed the 100% utilization percentage.			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Discovery Key Elementary school	Woodlands Middle School	Park Vista High School
<b>Address</b>	3550 Lyons Road	5200 Lyons Road	7900 Jog Rd
<b>City, State, Zip</b>	Lake Worth, FL, 33467	Lake Worth, FL, 33467	Lake Worth, FL 33467
<b>Distance</b>	.75 miles	.98 miles	4.5 miles

## **IX. Attachments**

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- A. PCN's, Legal Description and Warranty Deed**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit and Property Appraiser Information List**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. Palm Beach County School District LOS Letter**
- P. Survey**

FLU: CL/3  
ZONING: PUD

FLU: INST/5  
ZONING: PUD

FLU: LR-3  
ZONING: AR

FLU: CL-0/2  
ZONING: MUPD

FLU: CL/3  
ZONING: CG

LAKE WORTH ROAD

LYONS ROAD

FLU: LR-2  
ZONING: PUD

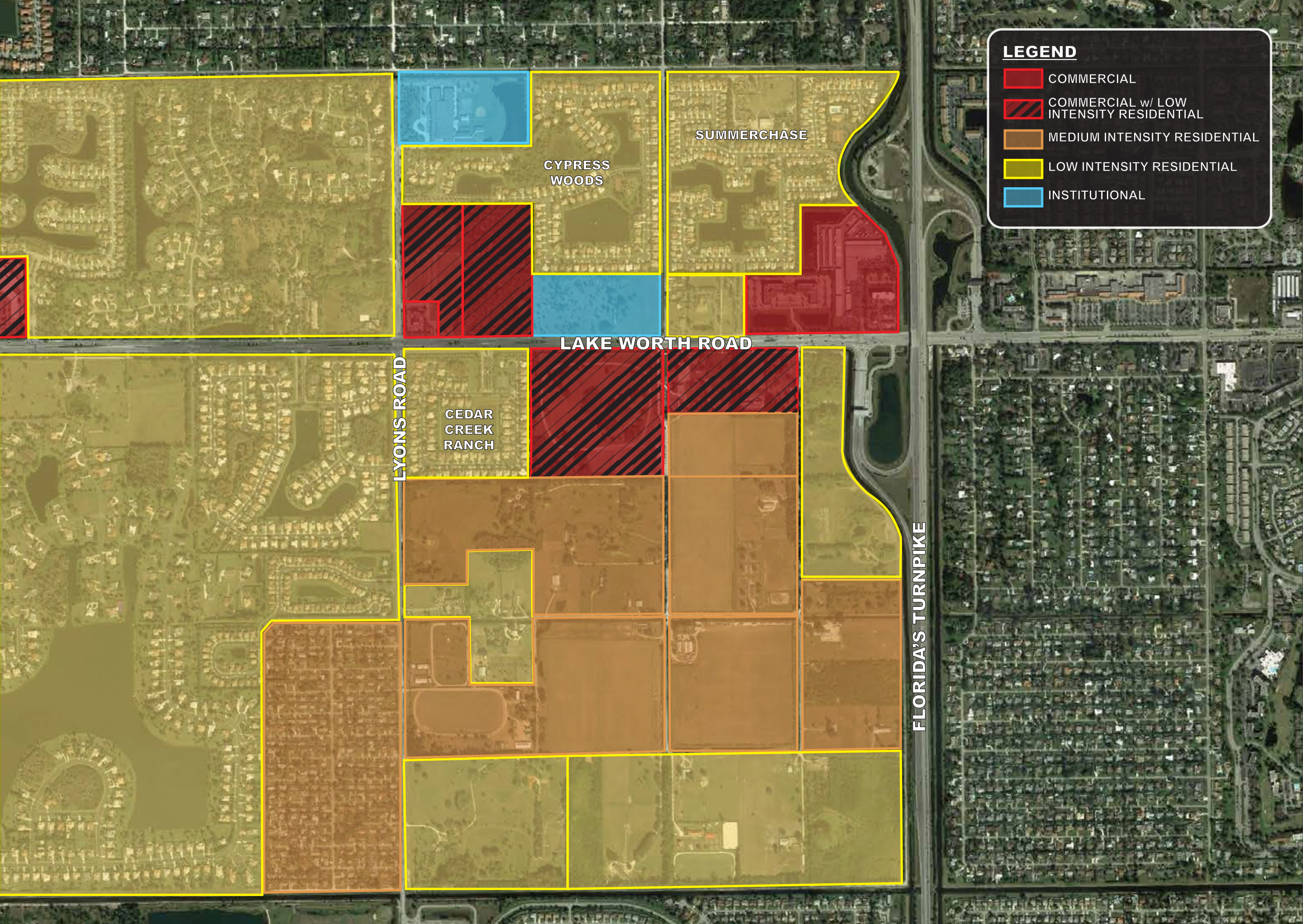
SITE

FLU: CH/2  
ZONING: RT

FLU: CH/2  
ZONING: AR

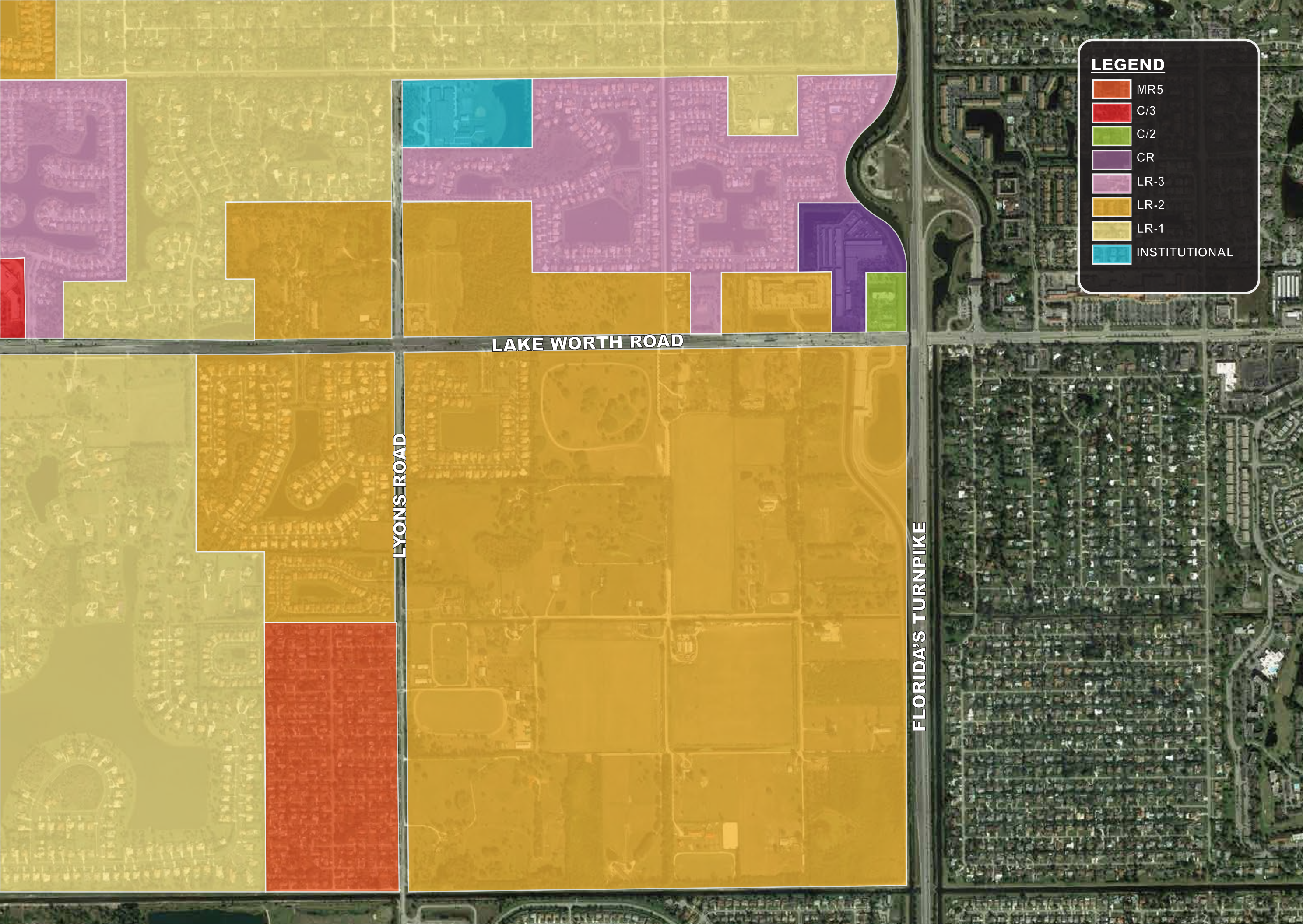
FLU: MR-5  
ZONING: PUD

FLU: MR-5  
ZONING: PUD



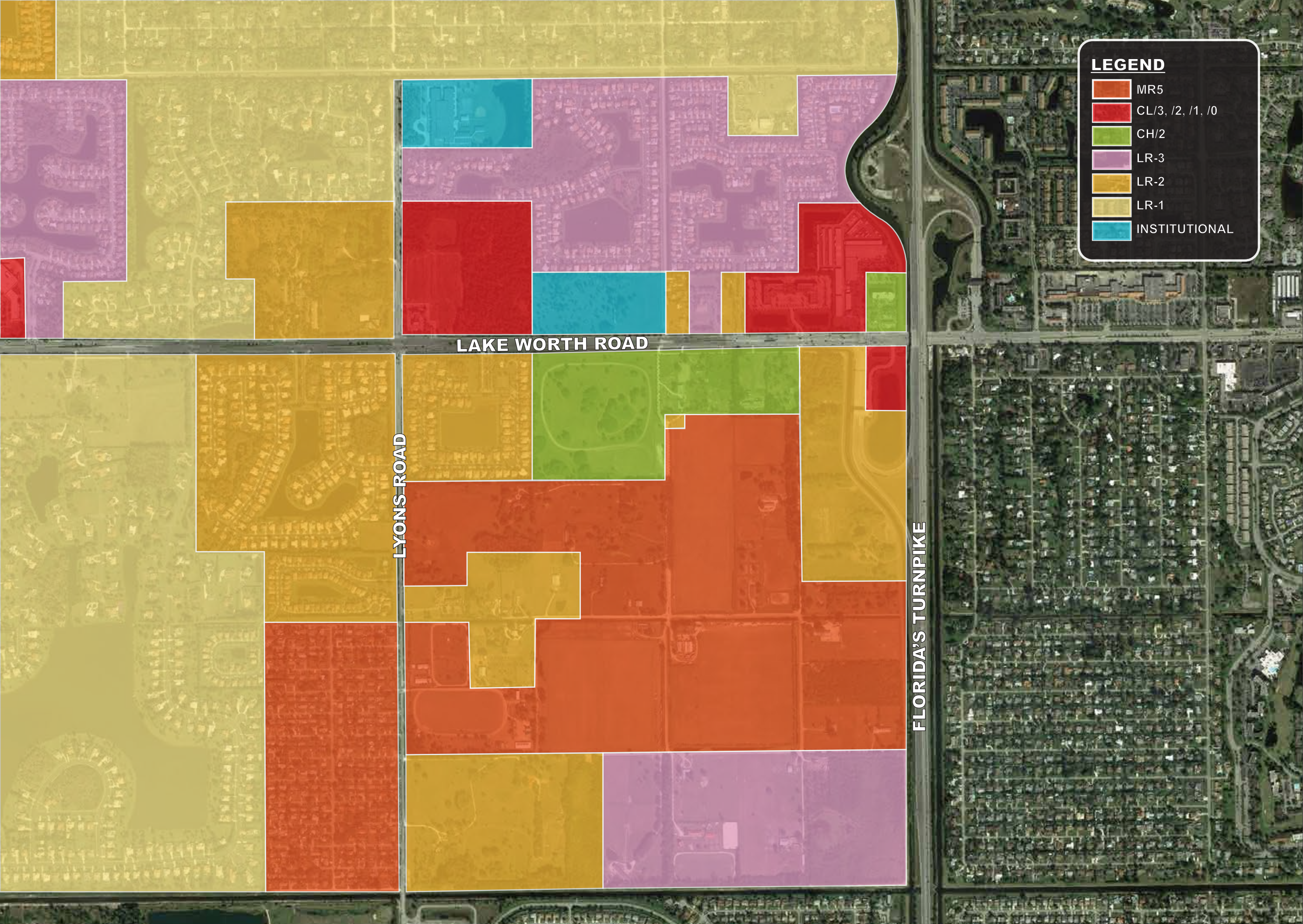
**LEGEND**

- COMMERCIAL
- COMMERCIAL w/ LOW INTENSITY RESIDENTIAL
- MEDIUM INTENSITY RESIDENTIAL
- LOW INTENSITY RESIDENTIAL
- INSTITUTIONAL



**LEGEND**

- MR5
- C/3
- C/2
- CR
- LR-3
- LR-2
- LR-1
- INSTITUTIONAL



# Lake Worth Commercial

## Future Land Use Atlas Amendment

### Attachment G

Consistency with the Comprehensive Plan and Florida Statutes

#### **REQUEST**

On behalf of the property owner, Lake Worth Road Investors, LLC, (hereinafter referred to as the applicant), Urban Design Kilday Studios (hereinafter referred to as the agent) has prepared and hereby respectfully submits this application for a Future Land Use Atlas (FLUA) Amendment to allow the following:

- To amend the Future Land Use Atlas (FLUA) designation of the subject property from Commercial High with underlying Low Residential, two units per acre (CH/2) to Commercial High with underlying Medium Residential, five units per acre (CH/5) to allow for 185 dwelling units; and
- To amend conditions from Ordinance No. 2008-048.

This request is for a +/-37.03-acre property (hereinafter referred to as the subject property) located on the southwest corner of the intersection of Lake Worth Road and Polo Road. The subject property currently has a Future Land Use Atlas (FLUA) designation of CH/2 over the entire property. The subject property is within the Agricultural Residential (AR) Zoning District and located within the boundaries of the West Lake Worth Road Neighborhood Plan. The subject property is comprised of parcel control number (PCN) 00-42-43-27-05-028-0051.

## **PROJECT HISTORY**

On December 3, 2008, the PBC Board of County Commissioners (BCC), through Ordinance No. 2008-048, amended the FLUA designation of the +/-37.85-acre parcel from Low Residential, up to 2 dwelling units per acre LR-2 to CH/2., with conditions. Many of the conditions were based on the Lifestyle Commercial Center (LCC) design guidelines. The LCC district polices are being revised as part of a county initiated FLU Text Amendment. The amendment will be eliminating Lifestyle Commercial Center as a freestanding zoning district.

On May 2, 2016, the applicant sold approximately 0.83 acres to Pulte Home Corporation for dedication of right-of-way for Polo Road (Official Records Book 28279 Page 1477 and 1480). The dedication was part of efforts to finalize the alignment of Polo Road with Blanchett Trail, per engineering conditions in R-2016-0549 – one of the approvals related to the Gulfstream PUD (Control No. 2008-00297). This changed the overall acreage of the property from +/-37.85 acres to the current +/-37.03 acres.

## **SURROUNDING USES**

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the overall property. Please see the Built Inventory Features Map in Attachment F for the following information overlaid on an aerial.

- **North:** To the north of the subject property across Lake Worth Road (a right-of-way depicted on the Thoroughfare Identification Map with an ultimate width of 123') is one (1) parcel (details below):
  - **PCN 00-42-44-29-03-001-0000:** This 16.48-ac property is currently owned by SGD Wellington Crossing LLC and has a FLUA designation of INST/5 and is within the PUD Zoning District. This property is a part of the Harbor Chase at Wellington Crossing PUD (Control No. 2004-0009). The proposed use is a Type 3 Congregate Living Facility (CLF) for 156 residents.
- **South:** To the south of the subject property is one (1) parcel located across a 30' right-of-way recorded in Plat Book 2 Page 45-54 (details below):
  - **PCN 00-42-44-29-02-012-0000:** This property is a part of a 15' right-of-way buffer for Pod A of the Gulfstream Reserve PUD, f.k.a Gulfstream PUD (Control No. 2008-00297). The property is owned by Lennar Homes Inc. and has a FLUA designation of MR-5 and is within the PUD Zoning District. The Gulfstream PUD was approved for a total of 248 single family units at an average 3.83 du/ac.

- **East:** To the east of the subject property, across Polo Road (an 80' right-of-way depicted on the Thoroughfare Identification Map) are multiple properties and owners (details below):
  - **PCN 00-42-43-27-05-028-0041 & 0042:** Portions of these parcels are adjacent to the subject property and are under the ownership of Haley Farms LLC. They have a FLU designation of LR-2/MR-5 and is within the RT Zoning District. They are currently used for equestrian purposes.
  - **PCN 00-42-43-27-05-028-0131:** This 0.11-acre property is owned by Bellsouth Telecommunications Inc. (AT&T). It is currently being used for utility purposes.
  - **PCN 00-42-43-27-05-028-0132:** This property is Pod A of the Fields at Gulfstream PUD, f.k.a Gulfstream Polo PUD (Control No. 2005-00594). It is located across Polo Road, a 30' right-of-way and had a FLU designation of MR-5 and is located in the PUD Zoning district. The 18.89-acre pod was approved for 90 townhouse units at 4.76 du/ac.
- **West:** To the west of the subject property is one (1) property which is part of planned development (details below):
  - **PCN 00-42-44-29-01-002-0000:** This property is a portion of the 10' landscape buffer owned by the Cedar Creek Ranch Association Inc. The property has a FLU designation of LR-2 and is within the PUD Zoning District. The Cedar Creek Ranch PUD (Control No. 2001-00016) has a total of 77 single family units and was developed at a density of 1.98 du/ac.

## **CONDITION AMENDMENTS**

The applicant is proposing to make amendments to the conditions in Ordinance No. 2008-048 as described below

**Conditions:** *Development of the site under the Commercial High designation is subject to the following conditions:*

- 1) *The subject site is limited to maximum of 396,000 square feet of commercial retail non-residential uses or equivalent traffic generating uses.*
- 2) ~~*The subject site is limited to building permits for 65,500 square feet of retail development (the equivalent of 268 PM peak hour trips) until construction has commenced for the recommended improvements at the Lake Worth Road and Turnpike interchange, providing for new southbound ramps. If construction of these improvements has not been assured by the time of concurrency application for this Project, the property owner shall be solely responsible for assuring funding of this improvement or shall demonstrate by means of the concurrency traffic study at that time the improvement is no longer required to satisfy Test 2 of the County's Traffic*~~

*~~Performance Standards for the proposed Project.~~*

**Amendment Request:** The applicant is proposing to delete Condition 2 as this condition has been met.

**Basis:** The improvements at the Lake Worth Road and Turnpike interchange detailed in this condition have been constructed.

- 3) *The development of the subject site shall adhere to the following design guidelines ~~and shall be developed as a Lifestyle Commercial Center (LCC): provide for a mixture of uses (commercial and residential) in accordance with the requirements established in the Unified Land Development Code (ULDC).~~*
- *The project shall have a mix of at least ~~three~~ two (2) of the following uses: retail including restaurant, office, institutional, hotel, live/work and residential. One of these uses must be live/work or residential. Flexibility with the site's allocation and location of identified uses may be considered as permitted by the ULDC.*
  - *The project shall provide public usable open space and/or institutional uses that may promote social and cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.*
  - *The project shall have pedestrian oriented design that includes ~~a main street~~ and internal street networks. Vehicular and/or pedestrian connections shall be provided to all existing and future contiguous development where feasible. ~~Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets.~~ Additionally, the design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to: seating, landscaping, lighting and water or art features*
  - *~~Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement.~~ Parking in front of non-residential buildings shall be strictly limited and dispersed to strengthen the pedestrian system.*
  - *The project shall demonstrate a ~~vertical as well as~~ horizontal integration of uses.*
  - *No single tenant shall exceed ~~400,000~~ 65,000 square feet and shall not be a big box. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All non-residential buildings shall provide four-sided architecture.*
  - *The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and*

*bicycle systems where feasible.*

**Amendment Request:** The applicant is proposing to modify Condition 3 to eliminate the requirement for a Lifestyle Commercial Center (LCC) while still requiring a mixture of uses and still providing for the majority of the design elements.

**Basis:** First, the language for LCC 's has been modified. Mixed-use developments have similar design requirements and it is the applicant's intent to develop the property with a mix of residential and commercial uses, promoting the Plan's objectives and policies to provide more of this style of development.

- 4) *Residential density shall be limited to a maximum of five (5) dwelling units per acre, with no density increases permitted above five (5) dwelling per acre on site.*

**Amendment Request:** The applicant is proposing to limit the residential density.

**Basis:** The applicant is proposing to limit the residential density in accordance with the intent of the WLWRD Neighborhood Plan.

## **CONSISTENCY & COMPATIBILITY**

- 1. *Justification:*** The applicant is requesting to amend the FLUA designation of the subject property from CH/2 to CH/5. Per Policy 2.1-f of the FLUE of the PBC Plan an applicant must provide adequate justification for the proposed future land use.

The subject property had historically been used as a training area for horses involved in polo events held in the surrounding area. The Polo Grounds, as the area was called, hosted multiple polo matches and equestrian related events. The equestrian activity has since moved to Wellington and much of the land is now being developed into single or multifamily homes. These changes have impacted the property owner and they now wish to obtain approvals to allow the subject property to support uses consistent with the redevelopment of the surrounding area. As such, the applicant is submitting the above-referenced request and asking that consideration be given to the subject property as a property with unique circumstances including, but not limited to changes to the characteristics and FLU designations of the surrounding area.

Before detailing how the proposed request is consistent with the WLWRD Neighborhood Plan, it should be noted that the applicant did intend to develop the subject property as a Lifestyle Commercial Center (LCC) in accordance with The WLWRD Neighborhood Plan; however, the market has not supported that type of vertically-integrated, mixed-use development on the subject property. While the applicant will be maintaining a CH FLUA designation the request to increase the residential density from 2 du/ac to 5 du/ac is intended to increase the underlying residential density to allow the properties to react to current market trends which continue to show an increase in demand for residential in the surrounding area. The applicant's intent, which is reflected in the proposed condition amendment, is to require that the property be developed with a mixture of uses. Ideally the commercial uses would be located along the northern portion of the subject property fronting Lake Worth Road and residential uses would be provided in the southern portion of the subject property.

The WLWRD Neighborhood Plan called for allowing up to 5 du per acre for the approximately 273.13 acres in the Gulfstream Polo area immediately south of the proposed commercial sites to "provide a transition to lower residential densities to the south". As shown in the exhibit titled "Compatibility Transition Map" allowing a mixture of uses (commercial to the north, residential to the south) on the subject property would act as an ideal transition between Lake Worth Road and the residential uses to the south. As such, the proposed underlying residential density of 5 du/ac is consistent with the density transition intent of the WLWRD Neighborhood Plan as planned for the lands south of Lake Worth Road.

Next, the applicant is requesting a density increase through the FLUA Amendment process and is voluntarily agreeing to cap the density at 5 du/ac without any additional density bonuses. This is consistent with the recommendation of the WLWRD Neighborhood Plan to consider density increases through the FLUA Amendment process as an alternative to the County's Transfer of Development Rights (TDR) and Workforce Housing Program (WHP). The applicant understands that the request is to be supported by the plan. The Coalition has been made aware of this request and submitted a letter of support for the requests to the Board of County Commissioners on April 14, 2017. Note that the Coalition had three requests that have been incorporated and/or retained in the proposed conditions of approval listed above. Furthermore, the applicant understands that the Coalition is required, at the applicant's request, to formally revise the WLWRD Neighborhood Plan to be consistent with this proposed request.

Next, while the existing CH FLUA designation would allow the property to be developed at an FAR of up to 1.0 (for properties within the MXP, TND, TMD and LCC Zoning Districts in the Urban/Suburban Tier) the applicant intends to carry forward condition of approval 1) from Ordinance No. 2008-048 that limits the project to a maximum of 396,000 square feet of commercial retail non-residential uses or equivalent traffic generating uses. This would equate to an FAR of 0.25 which, coincidentally, is consistent with the maximum allowable FAR for properties with a CL FLUA designation in the Urban/Suburban Tier. As such, the property will continue to be in conformance with the WLWRD Neighborhood Plan that calls for all commercial development within the boundaries of the Neighborhood Plan to be developed at an intensity that is consistent with the FAR of the CL FLUA designation.

Lastly, since the adoption of the Comprehensive Plan in 1989 the surrounding area has changed drastically. As shown in the two "Future Land Use Map" graphics enclosed as an exhibit to this attachment the land use pattern of the area, especially the Gulfstream Polo area, has changed from predominately low residential in 1989 to higher density residential in 2017. While this shows an intensification of uses in the surrounding area it also shows that the development pattern is continuing to evolve. The subject property is a prime example having gone from low density residential to commercial since 1989. The current request to allow medium density residential (in addition to commercial) on the property is part of that evolution and will provide a transition between lower and higher intensities.

As detailed above, allowing the CH/5 FLUA designation on the subject property with the voluntary conditions is justified because (1) the subject property will act as a density transition, (2) the proposed density increase is being requested through the FLUA Amendment process (as opposed to the TDR/WHP provisions), (3) there has been a change in circumstances (increase demand for residential) that affects the

subject property and (4) the request is not inconsistent with the WLWRD Neighborhood Plan.

2. ***Residential Density Increases:*** Per Policy 2.4-b of the FLUE of the PBC Plan an applicant must respond to one of the three criteria in this policy. Criteria 3 states that an applicant can request a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. The only formally accepted neighborhood plan that qualifies for this provision is the WLWRD Neighborhood Plan and, as stated previously, the proposed underlying density for will be consistent with the density transition intent of the Neighborhood Plan and the method to request an increase in density. As mentioned previously, the Neighborhood Coalition has provided a letter of support for the amendment. The applicant, per new condition 4) has agreed to limit the residential density and to not seek any density bonuses which was identical to the condition imposed on the Gulfstream Polo Properties (LGA 2016-007) FLUA Amendment request. In the Staff Analysis response to meeting Policy 2.4-b in the April 27, 2016 Staff Report for LGA 2016-007, Staff reiterated the direction of the Neighborhood Plan while concluding that “the proposed amendment, as conditioned, is consistent with item 3 of Policy 2.4-b.” Since the proposed amendment is similar in nature, the same determination should be made for this request. It is worth noting that LGA 2016-007 was, in part, also a request to amend the FLUA designation on certain parcels from LR-2 to MR-5.

### 3. ***Comprehensive Plan, Florida Statutes and Compatibility:***

- **Objective 1.2:** The Urban/Suburban Tier is intended to accommodate the bulk of the County’s population along with the services and facilities consistent with the needs of urban and suburban development.
  - **Applicant’s Description:** The increase in the underlying residential density to increase the number of homes that will be developed in a suburban fashion will provide additional housing options to accommodate the growing population of PBC within the Urban/Suburban Tier. Based on the PBC 2015 Population Allocation model provided by the County Planning Division, the population for TAZ Area 739 (where the subject property is located) was 1,068 and is projected to be 4,570 by the year 2035. This is a projected population increase of approximately 3,502 over the next 20 years. Since the model was published, only one approval has been granted, the Fields at Gulfstream. Using the 2.39 persons per household (PPH) provided in the model, this approval would accommodate approximately 2,242 of the projected 3,502 persons in the TAZ area, leaving a projected 1,260 persons to be accommodated. The

proposed residential increase would accommodate approximately 265 of the 1,260 projected persons in the TAZ area. As demonstrated, the proposed increase in residential density would be consistent with the surrounding area's growth pattern.

- **Objective 2.1:** This objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.
  - **Applicant's Description:** Allowing the requested FLUA designation (with voluntary conditions) to allow an increase in residential density to provide housing for up to approximately 265 persons will accommodate the expected growth in the population of PBC and the TAZ. In addition, allowing the commercial FLUA designations to remain on the subject property will allow the property to be developed with a mixture of uses.
- **Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.
  - **Applicant's Description:** As shown in Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc.
- **Policy 2.1-b:** The County shall utilize a range of residential future land use categories to plan for growth.
  - **Applicant's Description:** Allowing the requested FLUA designation CH/5 will provide a range of residential future land use categories in the surrounding area, from LR-2 to MR-5.
- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
  - The proposed use is suitable and appropriate for the subject site;
    - **Applicant's Description:** Per the FLUE of the Comprehensive Plan, the characteristics of a livable community include, but are not limited to, higher density residential near commercial centers, transit lines, and parks and a central neighborhood or community focal point, such as a civic space or commercial area. The subject property has frontage on Lake Worth Road where the Palm Tran Route 62 connects to the Lake Worth Tri-Rail Station making this road a major transit line. The applicant

is intending to develop the site with both residential and commercial uses. The commercial uses would create a focal point for the surrounding community. The increase in residential density provides more opportunities for compact, diverse mix of housing. Furthermore, based on the applicant's agreement to carrying forward and enhancing prior conditions of approval, this amendment will require a development that has characteristics of a livable community with a mixture of uses, pedestrian friendly environment and connectivity.

In the Staff Analysis response to meeting Policy 2.1-f in the April 27, 2016 Staff Report for LGA 2016-007, Staff stated that "Due to the consistency with residential patterns in the area, and with the West Lake Worth Road Neighborhood Plan, the requested amendment is justified." As such, the same justified determination should be made for this request since it is consistent with the same residential patterns and is consistent with the Neighborhood Plan. It is worth noting that LGA 2016-007 was, in part, also a request to amend the FLUA designation on certain parcels from LR-2 to MR-5.

- 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;*

**Applicant's Description:** In 2010, Ordinance 2010-025 granted FLUA amendments for the 67.77-acre Andalusia PUD, located 0.26 miles south of the subject property. Approximately 58.03 acres were designated from LR-2 to LR-3. This allowed for the site to develop as a Planned Unit Development with 246 dwelling units. In 2016, Ordinance No. 2016-048 designated 58.03 acres from LR-3 to MR-5. The approved 246 dwelling units were not affected and remain the proposed number of units for this development.

In 2014, Ordinance No. 2014-010 granted FLUA amendments for the 135.04-acre Gulfstream Properties, now known as Gulfstream Reserve, which is located directly south of the subject property. Approximately 95.80 acres of the property were designated from Multiple Land Use with Low Residential three (3) units per acre and Office Low Commercial with an underlying three (3) units per acre (MLU, with LR-3 and CL-O/3) and 39.23 acres of LR-3 to MR-5. This allowed for the site

to develop as a Planned Unit Development with 248 dwelling units (211 single-family and 37 multifamily units) at an average of 3.83 du/ac. The construction of the single-family units is underway.

Ordinance No. 2016-0025 granted FLUA amendments for the 224.90-acre Fields at Gulfstream PUD, located east of the subject property. Approximately 11.52 acres of the property were designated from LR-2 to LR-3 and 9.69 acres were designated from LR-2 to MR-5. This allowed for the entire site to develop as a Planned Unit Development with 983 dwelling units at an average of 4.17 du/ac. The majority of this property was historically used for agricultural and equestrian uses, most notably the “Polo Grounds” where many polo related event were held.

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

**Applicant’s Description:** As previously stated, in recent years, the properties surrounding the subject property have been granted entitlement approvals to develop residential uses. Thus, changing characteristics of the area from agricultural and equestrian land uses to residential land uses.

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

**Applicant’s Description:** When the applicant first took control of the subject property, there was still equestrian related activities occurring in the area, making horse training a compatible use on the land. Since much of the uses of surrounding properties are residential or will be converting in the near future, the subject property’s equestrian use is no longer the best use for land. Thus, there are changing circumstances affecting the subject property.

- The natural environment, including topography, soils and other natural resources;

- **Applicant’s Description:** Please see Attachment L for the Natural Feature Inventory & Map.

- The availability of facilities and services;

- **Applicant’s Description:** Below is more detailed information on each of those facilities and services:

- a. *Traffic:* Please see Attachment H for the Comprehensive Plan Amendment Transportation

Analysis prepared by Simmons & White.

- b. *Mass Transit*: The nearest Palm Tran bus route is Route 62 that stops at the northwest corner of the subject property. The closest Tri-Rail connection is the same Route 62 to the Lake Worth Tri-Rail Station.
  - c. *Potable Water and Wastewater*: Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department dated January 17, 2017.
  - d. *Drainage*: Please see Attachment J for Drainage Statement prepared by Simmons & White.
  - e. *Fire Rescue*: Please see Attachment K for the Fire Rescue letter dated January 13, 2017 which confirms that the nearest PBC Fire Rescue station is Station #32 located at 4022 Charleston Street and is approximately 2.1 miles from the subject property.
- The adjacent and surrounding development;
    - **Applicant's Description**: As previously stated the subject property is located in the vicinity of residential future land use designations. The Fields at Gulfstream PUD, located to the east of the property, has LR-3 and MR-5 FLU designations. The Gulfstream PUD located directly south has LR-2 and MR-5 FLU designations and the Cedar Creek PUD, located west of the property, has a LR-2 FLU designation.
  - The future land use balance;
    - **Applicant's Description**: As stated previously, the proposed FLUA Amendment to CH/5, on the subject property will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area as it will allow both residential and non-residential uses.
  - Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
    - **Applicant's Description**: The subject property is within the West Lake Worth Road Neighborhood Plan. The Lake Worth Road Corridor Master Plan identifies the subject property as a commercial site. The Plan also encourages a residential density of up to five (5) units per acre north of 47th Place (aka 51st Place) on where as south of 47<sup>th</sup> Place, only three (3) units per acre is encouraged. As previously stated, the property will maintain the commercial FLU designation and since the property is located north of 47<sup>th</sup> Place, where higher residential density is encouraged, the request remains consistent with the WLWR Neighborhood Plan. The applicant

will request support from the Lake Worth Road Coalition on the residential increase.

- **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.
  - **Applicant's Description:** The proposed amendment would allow an increase residential density and still maintain the commercial land use on the subject property. The property would assist in accommodating the projected increase to 4,570 residents in the TAZ Area by 2035, based on the previously demonstrated population projections. In the Staff Analysis response to meeting Policy 2.1-g in the April 27, 2016 Staff Report for LGA 2016-007, Staff stated that "The proposed amendment would not further, nor detract from any of the County directions. Thus there are no policy implications regarding the County Directions with regard to this amendment." Since the proposed amendment is similar in nature, the same determination should be made for this request. It is worth noting that LGA 2016-007 was, in part, also a request to amend the FLUA designation on certain parcels from LR-2 to MR-5.
- **Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.
  - **Applicant's Description:** The subject property is located in the vicinity of existing and proposed residential future land use designations. As such, the proposed infill amendment does not encourage piecemeal development, nor does it create residual parcels.
- **Policy 2.4-b:** The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless one of three criteria are met. One of the three criteria is that "an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision: a. West Lake Worth Road Neighborhood Plan."
  - **Applicant's Description:** The applicant is requesting a density increase through the FLUA Amendment process and is voluntarily

agreeing to cap the density at 5 du/ac without any additional density bonuses. This is consistent with the recommendation of the WLWRD Neighborhood Plan to consider density increases through the FLUA Amendment process as an alternative to the County's Transfer of Development Rights (TDR) and Workforce Housing Program (WHP). The applicant understands that the request is to be supported by the plan. The Coalition has offered a letter of support for the request. Furthermore, the applicant understands that the Coalition is required, at the applicant's request, to formally revise the WLWRD Neighborhood Plan to be consistent with this proposed request.

- **Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.
  - Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
    - **Applicant's Description:** The applicant is requesting to increase the residential density from LR-2 to MR-5, providing additional residential units for a property that also has a CH designation and where both uses will be developed on the property.
  - Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
    - **Applicant's Description:** The property is within the Urban/Suburban Tier surrounded by developed lands. The property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities.
  - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
    - **Applicant's Description:** The development is not isolated in nature as existing development exists to the north, south, east

and west within the Urban/Suburban Tier.

- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - **Applicant's Description:** This amendment does not fail to protect and conserve natural resources as the majority of property has been used for equestrian purposes and is mostly cleared. There are no wetland conditions on the property and any native trees will be mitigated according to County policies.
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - **Applicant's Description:** The property had been utilized for equestrian purposes in the past. The parcel is located within the Urban/Suburban Tier and it is not located within any zoning district or overlay which would mandate the continued use of the property for agriculture, and, in fact, those activities many times are not compatible with the types of uses already existing in the corridor. As such, the proposed FLUA Amendment does not fail to adequately protect said activities.
- Fails to maximize use of existing public facilities and services.
  - **Applicant's Description:** This amendment will maximize the use of existing facilities. PBCWUD has confirmed that it has capacity to service the subject property under its proposed FLUA amendment and facilities exist along Lake Worth Road.
- Fails to maximize use of future public facilities and services.
  - **Applicant's Description:** The FLUA amendment will maximize the use of future public facilities and services as the property is located so as to concentrate the use of the facilities within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities.
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water,

sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- **Applicant's Description:** As a result of the existing development located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure
- Fails to provide a clear separation between rural and urban uses.
  - **Applicant's Description:** Allowing an increase residential density on the subject property is consistent with the style of development in the Urban/Suburban Tier and the surrounding area. It is not envisioned to be a rural area therefore; the requested amendment discourages the proliferation of Urban/Suburban Sprawl.
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - **Applicant's Description:** This amendment will allow for what could be considered infill development as urban/suburban styles of development have occurred and/or approved in each direction from the property.
- Fails to encourage a functional mix of uses.
  - **Applicant's Description:** The property will be developed with both commercial and residential uses in a mixed-use development. Therefore, it encourages a functional mix of uses.
- Results in poor accessibility among linked or related land uses.
  - **Applicant's Description:** The development will be designed with pedestrian interconnectivity through required pathways. As such, this will provide for an inviting, interconnected pedestrian environment.
- Results in the loss of significant amounts of functional open space.
  - **Applicant's Description:** This amendment does not result in a loss of any functional open space, as the subject property's open space is not functional for use by the public. The property is privately owned and was used for private equestrian purposes.

- **Florida Statutes, Section 163.3177.(6).(a).9.b:** Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:
  - Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
    - **Applicant's Description:** This amendment does not fail to protect and conserve natural resources as the subject property and surrounding parcels have either been developed or used for agriculture purposes.
  - Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
    - **Applicant's Description:** The amendment for a FLUA amendment will maximize the use of future public facilities and services existing and within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities.
  - Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
    - **Applicant's Description:** The development will be designed with pedestrian interconnectivity with pathways internal to the property and pedestrian required pathways to the adjacent roadways. Additionally, the development will provide for additional commercial choices for present and future population in the area and has access to the Palm Tran bus routes.
  - Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
    - **Applicant's Description:** Increasing the residential density on the subject property will provide additional housing opportunities for the existing and future residents in the area.

In conclusion, the requested FLUA Amendment from CH/2 to CH/5 on the subject property is justified, consistent with the Plan and State of Florida laws and is compatible with

surrounding uses.

On behalf of the applicants, Urban Design Kilday Studios, respectfully requests approval of this FLUA Amendment request to allow for the proposed development on the subject property. The Project Managers at Urban Design Kilday Studio are Joni Brinkman, Principal, and Sandra Megrue, Planning Project Manager, who can be reached at (561) 366-1100 or via email at [jbrinkman@udkstudios.com](mailto:jbrinkman@udkstudios.com) or [smegrue@udkstudios.com](mailto:smegrue@udkstudios.com).



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
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Commissioners**

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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 Employer"*

January 17, 2017

Urban Design Kilday Studios  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
Attn: Mr. Chris Barry

RE: Lake Worth Commercial (SW Corner of Lake Worth Road  
and Polo Road)  
**PCN 00-42-43-27-05-028-0051**  
Adequate Water and Wastewater Facilities Determination  
Your letter dated 01-06-2017

Dear Mr. Barry,

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 has the capacities to provide the utility level of service required for the above referenced site, based on the current FLUA Designation of Commercial High (CH/2) and the proposed FLUA Designation of Commercial High (CH/5).

The nearest PBCWUD water owned water and sewer lines are located in Lake Worth Road, fronting the subject property. No water and/or sewer services are being provided to the property at this time.

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

Sincerely,

Adam Galicki  
Manager of Technical Services

AG/mb



January 25, 2017  
Job No. 16-108

LAND USE PLAN AMENDMENT APPLICATION  
STATEMENT OF LEGAL POSITIVE OUTFALL

Southwest Corner of Lake Worth Road and Polo Road  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southwest corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 37.03 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-028-0051. The property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's underlying future land use designation to Medium Residential, 5 dwelling units per acre (CH/5).

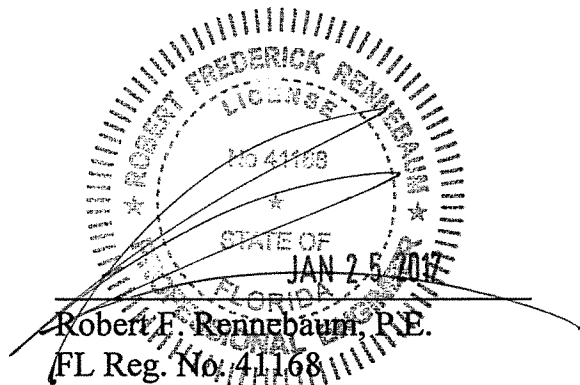
SITE DRAINAGE

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 L-12 Canal adjacent to the parcel's north property line. Drainage design is to address the following:

1. On-site retention of the runoff from the 3-year, 1-hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25-year, 3-day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100-year, 3-day rainfall event.
4. Parking lots to be protected from flooding during a 3-year, 24-hour event, or the 5-year, 24-hour event if exfiltration trench is used.

SITE DRAINAGE (CONTINUED)

5. Allowable discharge to be in accordance with South Florida Water Management District criteria.
6. Due consideration to water quality.





January 25, 2017  
Job No. 16-108

LAND USE PLAN AMENDMENT APPLICATION  
FLOOD PLAIN STATEMENT

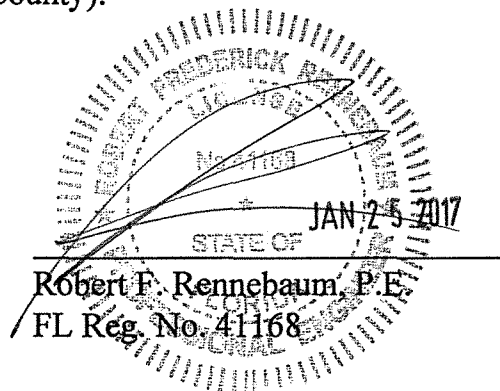
Southwest Corner of Lake Worth Road and Polo Road  
Palm Beach County, Florida

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FLOOD ZONE

The above referenced project is located in Flood Zone X500 as shown on the F.E.M.A. Flood Rate Insurance Map Panel 170 of 245 (Palm Beach County).



JKD/sa: x:/docs/trafficanddrainage/lupafp.6108



**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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Hal R. Valeche  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

Official Electronic Letterhead

January 13, 2017

Urban Design Kilday  
Attention: Chris Barry  
610 Clematis Street  
Suite CU02  
West Palm Beach, FL 33401

Re: Lake Worth Commercial

Dear Chris Barry:

Per your request for response time information to the subject property located on the southwest corner of the intersection of Lake Worth Road and Polo Road. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street, Lake Worth. The subject property is approximately 2.10 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2016, the average response time (call received to on scene) for this stations zone is 6:43.

Changing the land use will increase the call volume to this area and could potentially increase fire rescue's response time.

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

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue



**LAKE WORTH ROAD INVESTORS  
FUTURE LAND USE AMENDMENT  
ENVIRONMENTAL ASSESSMENT**

**INTRODUCTION**

The subject property is located at the southwest corner of the intersection of Lake Worth Road and Polo Road in Palm Beach County, Florida (Figure 1). The property is located in Section 29, Township 44 South, Range 42 East and is approximately 37 acres in size (Figure 2). The property was reviewed on January 23, 2017 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed by walking a series of pedestrian transects across the site.

**SITE CONDITIONS**

Chronological review of historical aerial imagery indicates that the property had been mostly cleared and maintained with no apparent land use from the 1940's to the 1970's. In imagery dating around 1999, a circular dirt track had been developed within the central portion of the property which appears to have been used for equestrian purposes. From 1999 to present date, the track and property have undergone fluctuating periods and degrees of property maintenance. Presently, the property appears to be unused and indications of occasional mowing were observed. No evidence of jurisdictional wetland conditions were observed on the property. The subject property is currently unused and undeveloped and is predominantly cleared of trees and vegetation (Figure 3).

**VEGETATIVE COMMUNITIES**

As described above, the site has been disturbed by previous clearing, earthwork and maintenance. The site is mapped as "disturbed lands" and "roads" according to *Florida Land Use Cover and Forms Classification System* (see Figure 4). Although the majority of the site is cleared, trees remain along the western and southern boundaries and are scattered throughout the center of the property. Tree species consist mostly of exotic and nuisance species including earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), Australian pine (*Casuarina* sp.), ficus (*Ficus microcarpa*), mango (*Mangifera* sp.), bishopwood (*Bischofia javanica*), woman's tongue tree (*Albizia lebbek*) and carrotwood (*Cupaniopsis anacardioides*). Native tree species are also present in these areas to a lesser extent and include slash pine (*Pinus elliotii*), sabal palm (*Sabal palmetto*) and strangler fig (*Ficus aurea*). The remaining property area consists of maintained (mowed) and unmaintained grasses and ruderal weeds including St. Augustine grass (*Stenotaphrum secundatum*), drop-seed grass (*Sporobolus* spp.), bahiagrass (*Paspalum notatum*), other *Paspalum* and *Panicum*

## **EW CONSULTANTS, INC.**

### **NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES**

species, sandspur grass (*Cenchrus echinatus*), caesarweed (*Urena lobate*), beggars tick (*Bidens* sp.), ragweed (*Ambrosia* sp.), shrubby false buttonweed (*Spermacoce* sp.), Mexican clover (*Richardia* sp.), pepper grass (*Lepidium virginicum*), swampfern (*Blechnum serrulatum*), and creeping oxeye (*Wedelia trilobata*).

#### **SIGNIFICANT HABITAT / LISTED SPECIES**

No significant habitat occurs on the property. No listed plant or animal species, signs of listed species or listed species habitat was observed on the property and listed species would otherwise not be expected to utilize the site because of the level of past disturbance and surrounding development.

#### **SOILS**

Soils were mapped according to the Soil Survey of Palm Beach County published by U.S. Department of Agriculture Soil Conservation Service (1979). The soils map is attached. The mapped soils found on the property are described below. However, it should be noted that the mapped soils may not accurately represent current soils conditions on the property due to prior land use and earthwork that has occurred on the property.

Riviera fine sand, 0 to 2 percent slopes: This is a nearly level, poorly drained soil that has a thick sandy subsurface layer that tongues into a loamy subsoil at a depth of 20 to 40 inches. This soil is in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The natural vegetation is saw-palmetto, slash pine, blue maidencane, toothachegrass, chalky bluestem, scattered cabbage palm and cypress trees.

Riviera fine sand, depressional, 0 to 1 percent slopes: This is a nearly level, poorly drained soil that has a loamy subsoil. This soil is in shallow, well defined depressions. This soil is covered with up to 2 feet of water for more than 6 months each year. The natural vegetation is cypress, needlegrass, St. Johnswort, corkweed, melaleuca, pickerelweed, maidencane.

Wabasso fine sand: This is a nearly level, poorly drained sandy soil that has a black weakly cemented sand layer over a loamy material. This soil is in broad flatwoods areas. Under natural conditions, the water table is within 10 inches of the surface for 1 to 4 months during most years and between 10 and 40 inches most of the remainder of each year, except during extended dry periods. The natural vegetation includes slash pine, cabbage palm, saw palmetto, bayberry, runner oak and pineland three-awn.

#### **SURFACE WATERS AND WETLANDS**

There were no wetlands or surface waters observed on the property. No wetlands or surface waters are registered under the National Wetlands Inventory (NWI) on this property.

#### **FLOOD ZONE INFORMATION**

According to Palm Beach County's Information Systems Services, the subject property is located within flood zone X500. Flood zone X500 represent areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the 100-year flood.

## **EW CONSULTANTS, INC.**

### **NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES**

#### **WELLFIELD PROTECTION ZONE**

The subject property is located outside of wellfield protection zones according to the Palm Beach County Wellfield Protection Zones of Influence Map.

#### **SUMMARY**

There are no significant environmental resources or habitat existing on this property. As a result of disturbance and previous uses of the property, recurring vegetation consists mostly of non-native species and species typically observed in highly disturbed areas such as invasive exotics and ruderal weeds and grasses. Three species of native trees, slash pine, cabbage palm, and strangler fig were observed on the property. No listed plant or animal species were observed on the property and no jurisdictional wetlands were observed on the property. No significant impacts to natural resources are anticipated to result from this land use amendment.

#### **ATTACHMENTS**

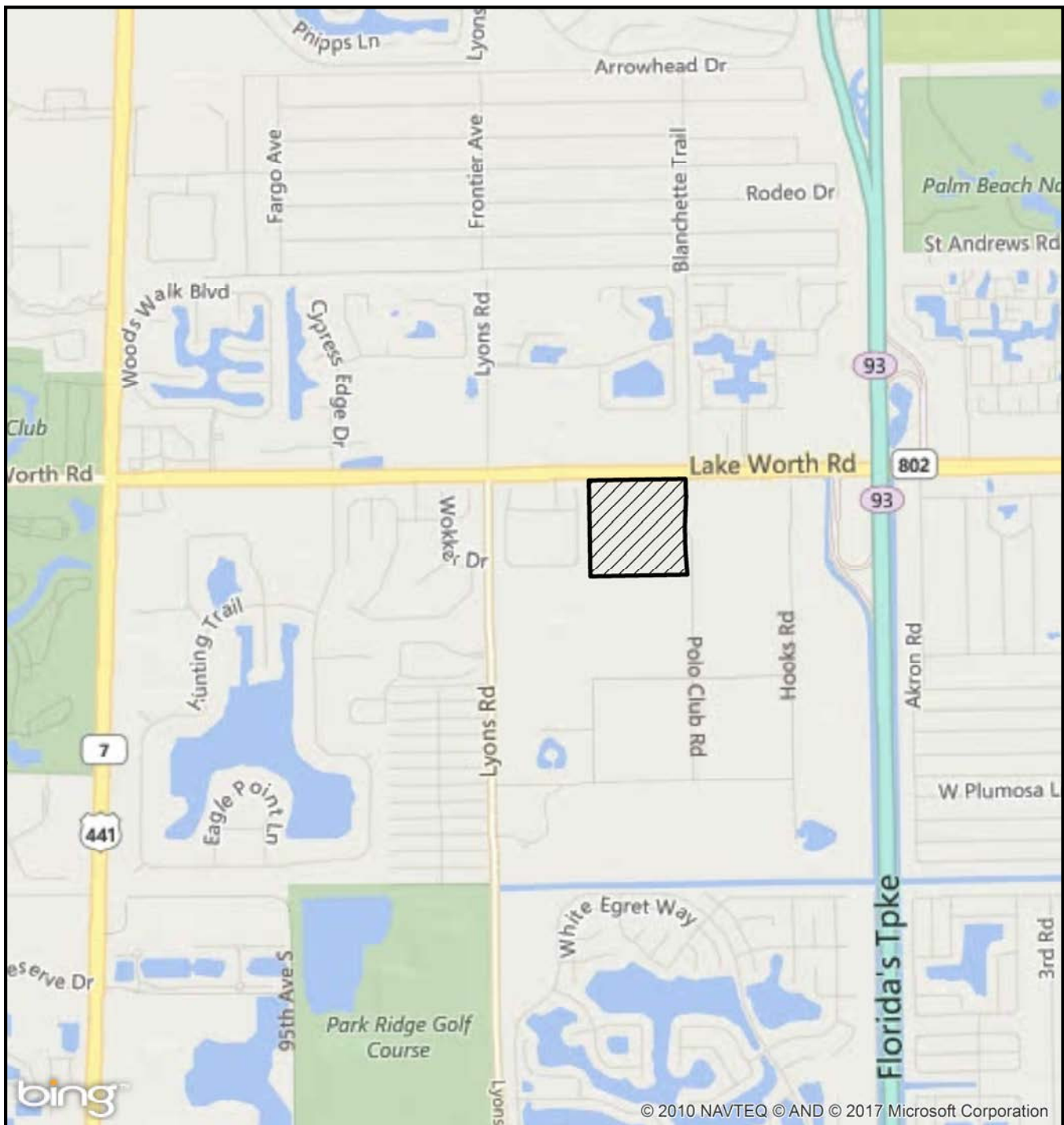
**Figure 1. Location Map**

**Figure 2. Quad Map**


**Figure 3. Aerial Photo**

**Figure 4. FLUCFCS Map**

**Palm Beach County Soils Report**



## LEGEND

 - SITE (37.0+/- AC)

0 2,000 Feet



# LAKE WORTH ROAD INVESTORS LOCATION MAP



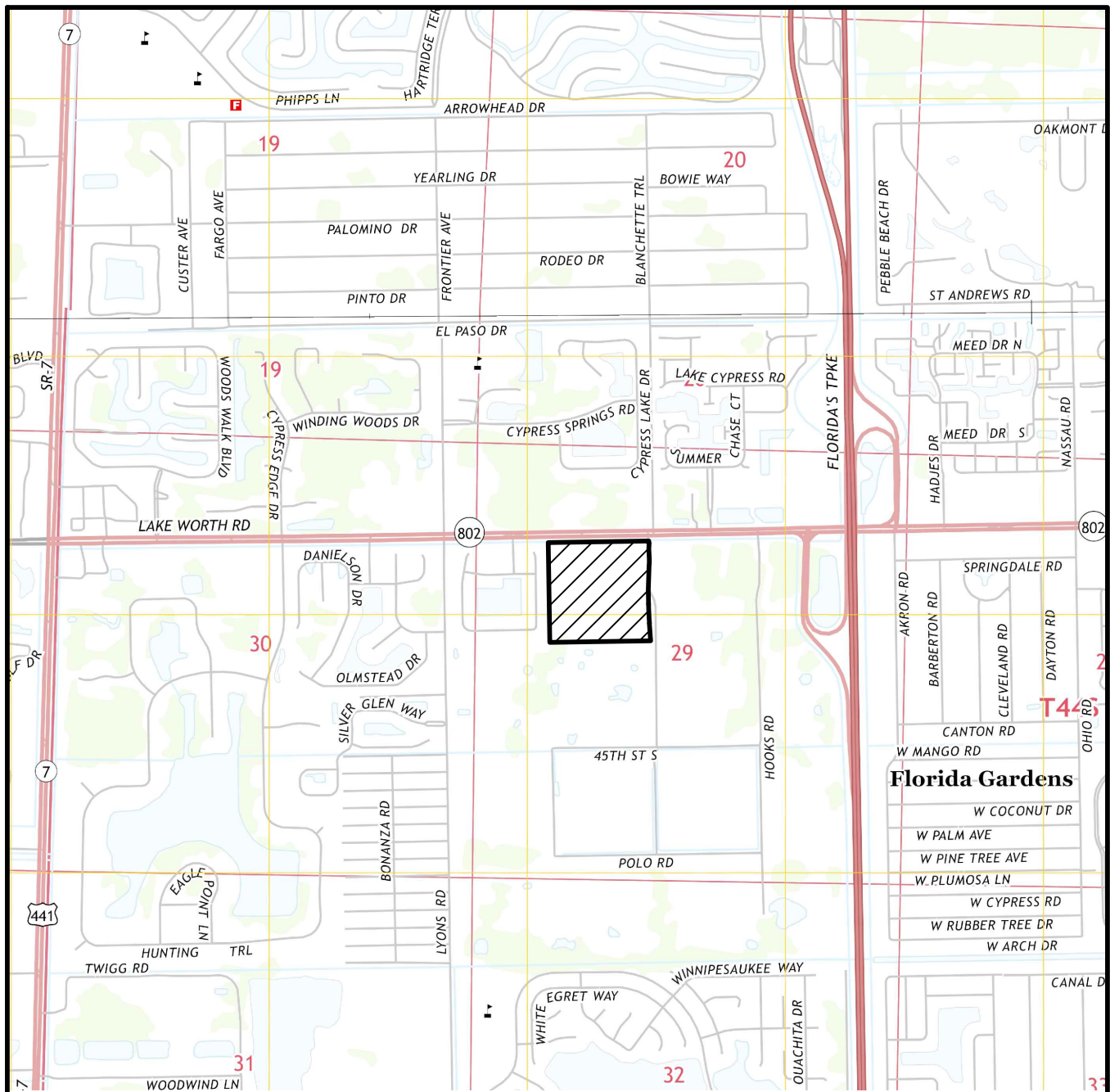
## EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

DATE: JAN 2017

FIGURE

1



USGS 2015 QUAD MAP "GREENACRES CITY", SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LAKE WORTH, PALM BEACH COUNTY, FLORIDA, LONGITUDE 26°36'56" LATITUDE -80°11'01"

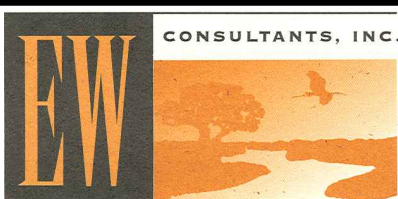
## LEGEND

 - SITE (37.0± AC)

0 2000  
SCALE IN FEET



# LAKE WORTH ROAD INVESTORS QUAD MAP



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**JAN 2017**

FIGURE

**2**

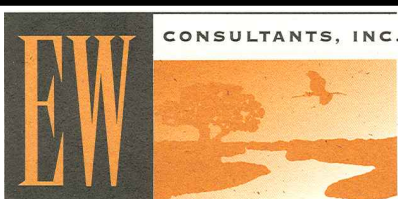


PALM BEACH COUNTY AERIAL DATED 2015

0 500  
SCALE IN FEET



# LAKE WORTH ROAD INVESTORS AERIAL



**EW CONSULTANTS, INC.**  
2581 METROCENTRE BLVD., SUITE 1  
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561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**JAN 2017**

FIGURE

**3**



GOOGLE EARTH IMAGERY DATED 2016

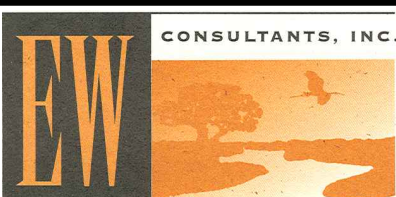
### LEGEND

740 - DISTURBED LANDS (36.5± AC)

814 - ROADS (0.5± AC)

0 300  
SCALE IN FEET

## LAKE WORTH ROAD INVESTORS FLUCFCS



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561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**JAN 2017**

**FIGURE**

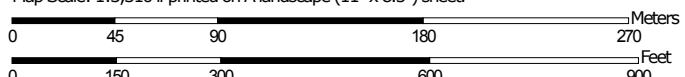
**4**

Soil Map—Palm Beach County Area, Florida  
(Lake Worth Road Investors)



Soil Map may not be valid at this scale.

Map Scale: 1:3,310 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources  
Conservation Service**


Web Soil Survey  
National Cooperative Soil Survey

1/20/2017  
Page 1 of 3


Soil Map—Palm Beach County Area, Florida  
(Lake Worth Road Investors)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 12, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

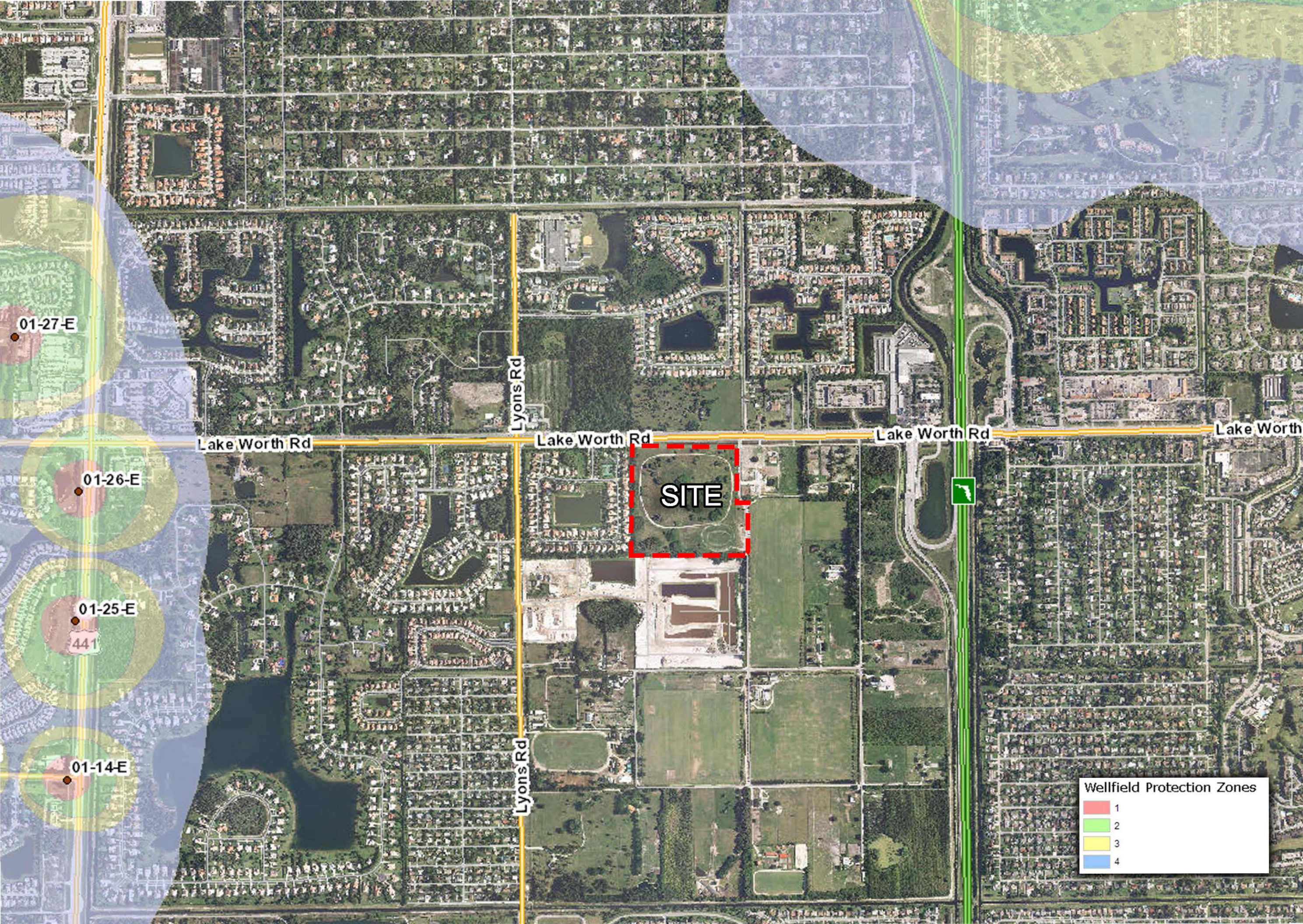
Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

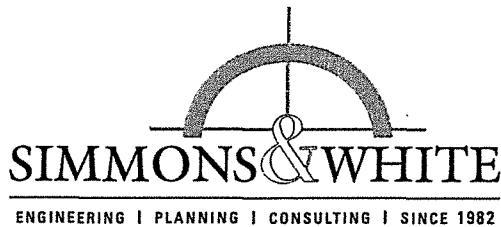
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Palm Beach County Area, Florida (FL611)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Riviera fine sand, 0 to 2 percent slopes	29.3	79.0%
37	Riviera fine sand, depressional, 0 to 1 percent slopes	0.0	0.0%
49	Wabasso fine sand	7.8	21.0%
<b>Totals for Area of Interest</b>		<b>37.0</b>	<b>100.0%</b>

WELLFIELD PROTECTION MAP





January 25, 2017  
Job No. 16-108

LAND USE PLAN AMENDMENT APPLICATION  
WELLFIELD PROTECTION ZONE STATEMENT

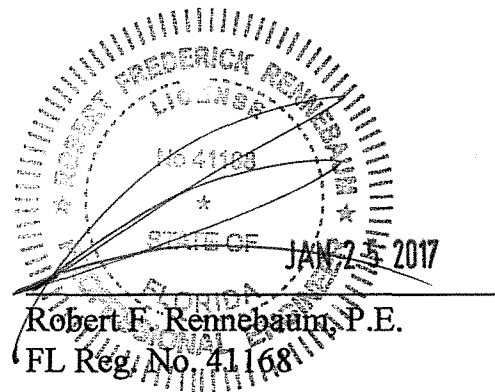
Southwest Corner of Lake Worth Road and Polo Road  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southwest corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 37.03 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-028-0051. The property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's underlying future land use designation to Medium Residential, 5 dwelling units per acre (CH/5).

WELLFIELD PROTECTION ZONE

The above referenced project is not located within a Wellfield Protection Zone as shown on the exhibit "Wellfield Protection Zones of Influence in Palm Beach County, Florida," adopted October 29, 2004.



JKD/sa: x:/docs/trafficdrainage/lupawellfield/16108



**Department of Planning,  
Zoning & Building**

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

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



**Palm Beach County  
Board of County  
Commissioners**

Paulette Burdick, Mayor  
Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

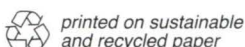
Mary Lou Berger

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



January 24, 2017

Sofia Garantiva  
Urban Design Kilday Studios  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for; Lake Worth  
Commercial, UDKS File No. 16-031.000, PCN 00-42-43-27-05-028-  
0051.**

Dear Ms. Garantiva,

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.

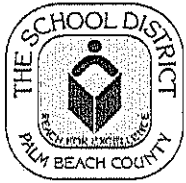
Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

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

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

Sincerely,

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



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

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

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

STEPHEN BACKHUS  
ACTING CHIEF OF FACILITIES MANAGEMENT

PHONE: 561-434-8020 / FAX: 561-434-8815  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

SCHOOL CAPACITY AVAILABILITY DETERMINATION

Application	Submittal Date	02/06/2017		
	SCAD #	17020601F – Future Land Use Atlas Amendment		
	FLU /Rezoning/D.O. #	Not Assigned		
	Property Address / PCN#	00-42-43-27-05-028-0051		
	Development Name	Lake Worth Commercial		
	Owner / Agent Name	Lake Worth Road Investors LLC		
	Planning Area / SAC No.	12/216A		
	Proposed Unit Number & Type	185 residential units (74 units permitted under the current designation)		
Impact Review		Elementary School	Middle School	High School
	# of New Students Generated	17	7	9
	Capacity Available	374	312	64
	Utilization Percentage	69%	78%	98%
Staff's Recommendation	<input type="checkbox"/> Approval			
	<input checked="" type="checkbox"/> Approval with Conditions	1- This approval is valid from 02/13/2017 to 02/12/2018 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 02/12/2018 or this determination will expire automatically.		
	<input type="checkbox"/> Denial			
	<input checked="" type="checkbox"/> Comments	School age children may not be assigned to the public school closest to their residences.		

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

February 13, 2017

Date

joyce.cai@palmbeachschools.org

Email Address