



2016 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

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

I. Amendment Data

Round	18-C	Intake Date	11/2/17
Application Name	Lake Worth Royale	Concurrent?	No
Acres	30.019	Text Amend?	No
Location	SW Corner of Lake Worth Road and The Florida Turnpike		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Vacant	Gas Station, Convenience Store, Car Wash, Multi-Family Residential	
Zoning	Residential Transitional (RT)	Commercial General (CG) & Planned Unit Development (PUD)	
FLU	Low Residential, 2 Units Per Acre (LR2)	Commercial High Intensity (CH) & High Residential, 12 Units Per Acre (HR12)	
Underlying FLU	Low Residential, 2 Units/Acre (LR2)		
Conditions	None	none	

II. Site Data

Built Features	The property is vacant with no built features. Please see attached Exhibit F – Built Features Map.															
PCN	<p>Property Control Numbers (PCN) for subject property under contiguous ownership:</p> <table><tr><td>00 42 43 27 05 028 0021</td><td>5.3456 acres</td></tr><tr><td>00 42 43 27 05 028 0151</td><td>6.1098 acres</td></tr><tr><td>00 42 43 27 05 028 0171</td><td>4.676 acres</td></tr><tr><td>00 42 43 27 05 028 0172</td><td>6.7768 acres</td></tr><tr><td>00 42 43 27 05 028 0181</td><td>0.16 acres</td></tr><tr><td>00 42 43 27 05 028 0312</td><td>7.1691 acres</td></tr><tr><td>Total</td><td>30.2373 Acres</td></tr></table> <p>Note: Survey by Michael B. Schorah & Associated, Inc., Dated 10/31/17, determines the area to be 30.019 acres.</p>		00 42 43 27 05 028 0021	5.3456 acres	00 42 43 27 05 028 0151	6.1098 acres	00 42 43 27 05 028 0171	4.676 acres	00 42 43 27 05 028 0172	6.7768 acres	00 42 43 27 05 028 0181	0.16 acres	00 42 43 27 05 028 0312	7.1691 acres	Total	30.2373 Acres
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00 42 43 27 05 028 0181	0.16 acres															
00 42 43 27 05 028 0312	7.1691 acres															
Total	30.2373 Acres															
Street Address	8238 Lake Worth Road - 4171, 4320, 4444 Hooks Road															

Frontage	<p>Lake Worth Road frontage = 432.31'</p> <p>LWDD Canal ("Turnpike") Frontage = 2,342.51'</p> <p>Hooks Road Frontage = 2,225.07'</p>
Legal Access	Lake Worth Road, Hooks Road
Contiguous under same ownership	The subject property is no longer adjacent to or contiguous with property owned by FDOT. The subject property is now exclusively adjacent to and contiguous with (to the east and north) a drainage canal owned by Lake Worth Drainage District (LWDD).
Acquisition details	<p>The property is presently owned by The Florida Department of Transportation (FDOT) and consists of six parcels. The details of the acquisitions are as follows:</p> <ul style="list-style-type: none"> •00 42 43 27 05 028 0021 – Purchased from Tuttle Land Holding Company in June of 2007 (\$3,150,000) •00 42 43 27 05 028 0151 – Purchased from Frank S. Butterworth, III in March of 2008 (no price listed). •00 42 43 27 05 028 0171 & 00 42 43 27 05 028 0181 – Purchased from Thomas J. Biddle, Jr. & Yvette Biddle in April of 2008 (no price listed). •00 42 43 27 05 028 0172 & 00 42 43 27 05 028 0312 – Purchased from Hidden Creek South, LLC in March of 2008 (\$4,169,842). <p>These properties were purchased by FDOT along with other properties to the east with the intent of constructing a southbound interchange for The Florida's Turnpike at Lake Worth Road. After design and construction of the referenced interchange, the subject property was determined to not be necessary for drainage and was deemed surplus property by FDOT and was made available for sale. TLH 82 DOT, LLC is a contract purchaser of the property. The Purchase and Sale Agreement with FDOT was signed on July 25, 2017 and is included in Attachment A. The agreed purchase price for the property is \$8,000,000.00.</p> <p>By policy, FDOT does not sign consent documents filed with development applications. FDOT provides a letter of no objection as an alternative. A letter of no objection is provided as Attachment C, signed November 1, 2017 by the Executive Director of the Florida Turnpike Enterprise.</p>
Size purchased	30.019 acres

III. Development History

Previous FLUA Amendments	No previous FLUA Amendments have been filed for this property.
Zoning Approvals, Control Number	All of the properties included in this petition were part of a larger PUD approved as Allie Polo Estates PUD (Control # 2005-422). Approval was granted with Resolution #'s R-2006-1548 & R-2006-1549 to allow 422 dwelling units on 221 acres. On November 29, 2007, the BCC revoked the development order based on Status Report CR-2005-422, due to the applicant's failure to perform on the

	required conditions of approval included in the Development Order. The property was then rezoned to RT by the BCC. There are no outstanding approvals for this property.
Concurrency	No
Plat, Subdivision	Palm Beach Farms Company Plat No. 3

IV. Development Potential Data and Analysis

	Current	Proposed
Max Trip Generator	Single Family Detached - ITE 210 – 10 trips/unit	Apartments. ITE 220. 6.65 Trips/Unit Retail. ITE 820. $\text{Ln}(T) = 0.65 \text{ Ln}(X) + 5.83$
Maximum DU ¹	2 du/acre x 30 ac. = 60	324 Dwelling Units
Population Estimate	60 max du x 2.39 = 143	324 max du x 2.39 = 774
Maximum Beds	_____ max du x 2.39 = _____	_____ max du x 2.39 = _____
Maximum SF ^{2, 4}	_____ FAR x _____ ac. = _____	.35 FAR x 3 ac. = 45,738
Max Trip Generation	600	3,965
Conditioned DU ^{3,4}	600	375 Dwelling Units (TDR's)
Conditioned Beds ^{3,4}	600	375 max du x 2.39 = 896
Conditioned SF ^{3,4}	600	8 FP's gas + 6 KSF Cstore + 1 lane car wash
Conditioned Trip G. ^{3,4}	600	4,164
Trip Increase Max.	3,365	
Trip Inc. Conditioned or Concurrent	3,564	

V. Agent Information

Name	Jeff Evans
Company Name	Evans Land Consulting, LLC
Address	1440 SW 20 th Street
City, State, Zip	Boca Raton, FL 33486
Phone / Fax Number	Phone: 561 866 9739
Email Address	Jeffevans397@gmail.com

VI. Applicant Information

	Applicant A	Applicant B
Name	Brian Tuttle	Diane Gutierrez-Scaccetti
Company Name	TLH-82 DOT LLC	Florida Department of Transportation
Address	961 Hillsboro Mile	PO Box 613069
City, State, Zip	Hillsboro Beach, FL 33062	Ocoee, FL 34761
Phone / Fax Number	561-601-3436	(407) 532-3999
Email Address	TTuttlelandscape@aol.com	N/A
Type (Owner, Contract Purchaser)	Contract Purchaser	Owner

VII. Consistency & Compatibility

Justification	Please see Attachment G		
Residential Density Increases	Please see Attachment G		
Comprehensive Plan	Please see Attachment G		
Florida Statutes	Please see Attachment G		
Compatibility	Please see Attachment G		
Adjacent Lands	Uses	FLU	Zoning
North	Self-Storage, Office	CL-3 & CL-O/2	MUPD
South	Residential PUD	MR-5	PUD
East	Florida's Turnpike	CLO, LR-2 & UT	CG & RT
West	Residential PUD	CH-2 & MR-5	AR & PUD

VIII. Public Facilities Information

A. Traffic Information			
The traffic study was submitted to Palm Beach County on October 6, per the schedule published by Palm Beach County for Round 18-C of Comprehensive Plan Submittals. A stamped receipt of The Palm Beach County Traffic Division accepting the report is provided in Attachment H as is a copy of the submitted Traffic Report.			
	Current FLU	Maximum	Conditioned or Concurrent

Max Trip Generation	600	3,965	4,164
Trip Increase Max.	3,365		
Trip Inc. Conditioned or Concurrent	3,564		
Significantly impacted roadway segments that fail Long Range			
Significantly impacted roadway segments for Test 2			
Traffic Consultant	Dr. Juan F. Ortega, P.E. JFO Group. Inc.		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	Central County Route 62		
Nearest Palm Tran Stop	Stop # 3 - Lake Worth Road & Jog Road		
Nearest Tri Rail Connection	1703 Lake Worth Road, Lake Worth, FL 33460		
C. Portable Water & Wastewater Information			
Potable Water & Wastewater Providers	Water and wastewater service to this site will be provided through the Palm Beach County Water Utilities System (PBCWUD). Please see Potable Water & Wastewater Level of Service (LOS) comment letter provided as Attachment I.		
Nearest Water & Wastewater Facility, type/size	A 12" P.V.C. water main is located within the adjacent Lake Worth Road right-of-way and can serve as the source to supply to the subject property. Distance to the main is approximately 180'. Please see Potable Water & Wastewater Level of Service (LOS) comment letter provided as Attachment I.		
D. Drainage Information			
The ultimate developed site grading / surface water management system can be designed such that no uncontrolled storm water will flow directly off the site for all storm events up to the design storm (25-yr 3-daystorm). Please see Drainage Statement included as Attachment J.			
E. Fire Rescue			
Nearest Station	Station # 32 – 4022 Charleston Street		
Distance to Site	Approximately 2 miles		

Response Time	6 minutes and 30 seconds
Effect on Resp. Time	Minimal impact – Please see Fire Rescue Letter as Attachment K
F. Environmental	
Significant habitats or species	The site is greatly altered from historic clearing for residential and agricultural use, primarily for equestrian use. The construction of the Lake Worth Road interchange for the turnpike in 2009 created additional impacts to the north and eastern sections of the subject property. Today, the property is dominated by open lands that are overgrown with mostly exotic and nuisance plant species including Melaleuca, Australian pine, carrotwood, Brazilian pepper, and numerous exotic grasses and weeds. An approximate, 1.0-acre remnant freshwater wetland is located at the extreme north-central section of the subject property and is Melaleuca dominated with very little native plant species inhabiting this area. Please see Natural Features Narrative provided as Attachment L.
Flood Zone*	The property does not include any areas designated as a Flood Zone.
Wellfield Zone*	The site does not include any areas listed as wellfield protection zones. Please see Wellfield Map provided as Attachment M.
G. Historic Resources	
<p>The following statement was provided by the Palm Beach County Historic Preservation Officer/ Archeologist: "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 properties. 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 properties."</p> <p>Please see Attachment N.</p>	

H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park 7715 Forest Hill Boulevard	0.00339	+753	+2.55
Beach	R.G. Kreusler Park 2882 S. Ocean Boulevard Palm Beach, Florida 33480	0.00035	+753	+0.264
District	Park Ridge Golf Course 9191 Lantana Road Lake Worth, Florida 33467	0.00138	+753	+1.04

I. Libraries - Residential Only

Library Name	Greenacres Branch			
Address	3750 Jog Road			
City, State, Zip	Greenacres, FL 33467			
Distance	1.9 Miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	+753	+1,506	
Periodicals	5 subscriptions per 1,000 persons	+753	+3.76	
Info Technology	\$1.00 per person	+753	+\$753.00	
Professional staff	1 FTE per 7,500 persons	+753	+.1	
All other staff	3.35 FTE per professional librarian	+753	+.335	
Library facilities	0.34 sf per person	+753	+256sf	

J. Public Schools - Residential Only

Please see SCAD Letter from Palm Beach County School provided as Attachment O.

	Elementary	Middle	High
Name	Discovery Cove	Woodlands	Park Vista
Address	3550 Lyons Rd.	5200 Lyons Rd.	7900 Jog Rd.
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Lake Worth, FL 33467
Distance	.8 miles	2 miles	4.1

IX. Attachments

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in Word)
- B. **Agent Consent Form**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- C. **Applicant's Ownership Affidavit**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- D. **Applicant's Notice Affidavit and Property Appraiser Information List**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- E. **Disclosure of Ownership Interests**
Applicant - *www.pbcgov.com/pzb/Zoning/newapps/Form-08.pdf*
Owner - *www.pbcgov.com/pzb/Zoning/newapps/Form-09.pdf*
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes**
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application (if applicable)**

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.com/pzb/planning/FLU.htm>

T:\Planning\AMEND\00Administration\Application-FLUA\2016 Application\2-2016_FLUA_Application_Form.doc



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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

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

KRISTIN K. GARRISON, AICP
DIRECTOR

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

WANDA F. PAUL
CHIEF OF FACILITIES MANAGEMENT

SCHOOL CAPACITY AVAILABILITY DETERMINATION

(Revised 11/3/2017)

Application	Submittal Date	10/6/2017		
	SCAD #	17100601F – Future Land Use Atlas Amendment		
	FLU /Rezoning/D.O. #	Not Provided – Palm Beach County		
	PCN# / Property Address	00-42-43-27-05-028-0021 / 8238 Lake Worth Road and more		
	Development Name	Lake Worth Royale		
	Owner / Agent Name	Florida Dept. of Transportation / Evens Land Consulting		
	Planning Area / SAC No.	12 / 216A		
	Proposed Unit Number & Type	Max. 375 Residential Units - Proposed FLU Designation Max. 60 Residential Units - Current FLU Designation		
Impact Review		Discovery Key Elementary School	Woodlands Middle School	Park Vista High School
	# of New Students Generated	48	19	26
	Capacity Available	218	58	-69
	Utilization Percentage	82%	96%	102%
Staff's Recommendation	Approval with Conditions	<p>1 - In order to address the school capacity deficiency created by this proposed amendment at the District high school level, the property owner is required to contribute a total of \$722,673 to the School District of Palm Beach County prior to issuance of first building permit. This contribution is intended to supplement the required school impact fee (Impact fee credit has already been applied).</p> <p>This contribution fund will be specifically earmarked by the School District for 000-High School to address the capacity deficiency at Park Vista High School.</p> <p>2 - This approval is valid from 11/3/2017 to 11/2/2018 or the expiration date of the site-specific Development Order (D.O.) approved during the validation period.</p> <p>3 - A copy of the approved D.O. must to be submitted to the School District Planning Department prior to 11/2/2018 or this determination will expire automatically.</p>		
	Comment	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

November 3, 2017

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Lorenzo Aghemo, Director, Palm Beach County Planning Department
Kris Garrison, Director, Planning & Intergov Relations, School District of Palm Beach County



Attachment N

**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



**Palm Beach County
Board of County
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"

October 6, 2017

Jeff Evans
Evans Land Consulting, LLC
1440 SW 20th Street
Boca Raton, FL 33486

RE: Historical and Archaeological Resource Review for project on Lake Worth Road, PCN's: 00-42-43-27-05-028-0021, 00-42-43-27-05-028-0151, 00-42-43-27-05-028-0171, 00-42-43-27-05-028-0172 and 00-42-43-27-05-028-0312.

Dear Mr. Evans,

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

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 properties.

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 properties.

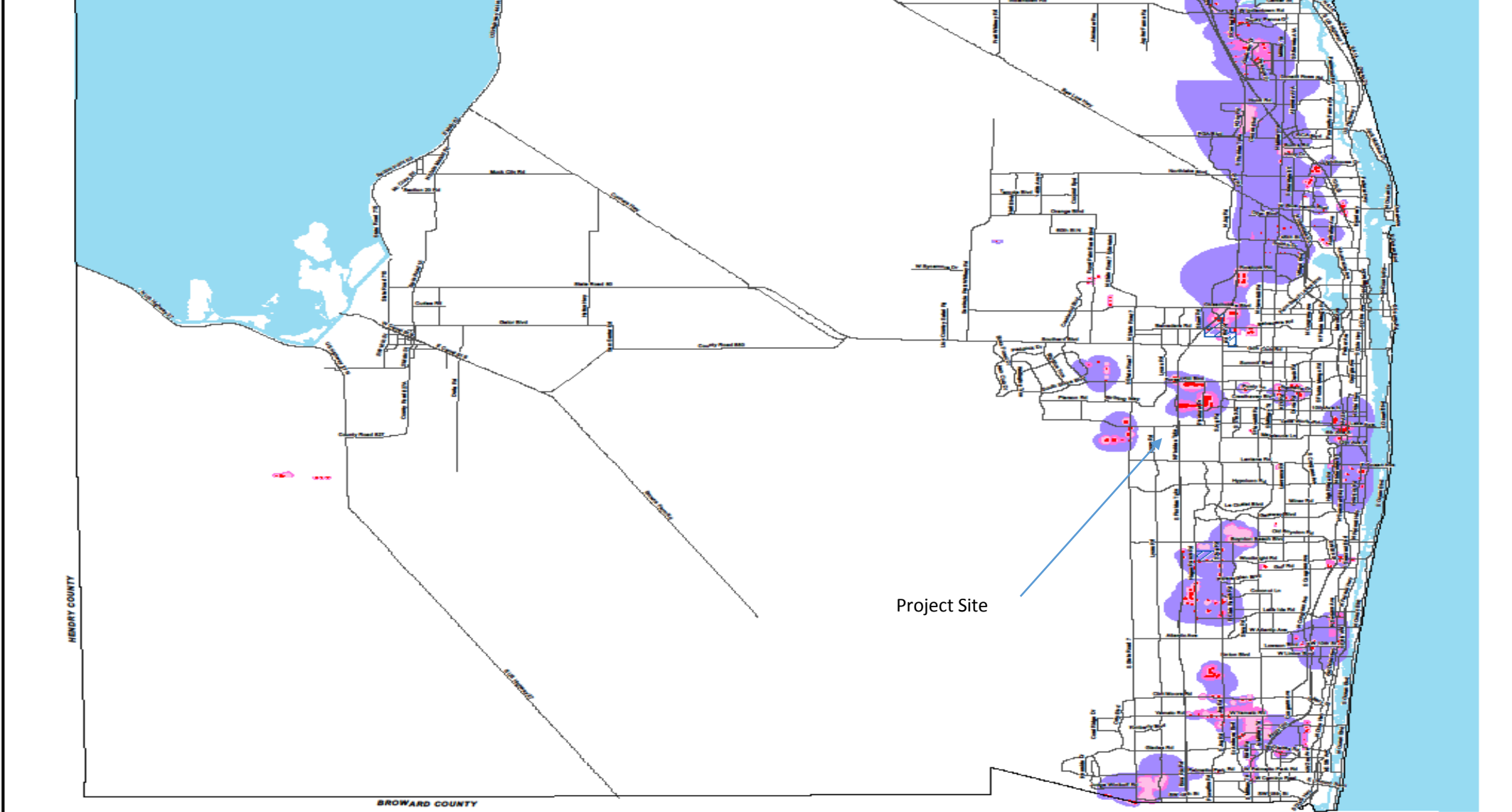
Lastly, should any skeletal remains be encountered during construction, per Florida Statue 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport".

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



GENERALIZED WELLFIELD MAP

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay

SOURCES:
PBC Dept. of Environmental Resources Management

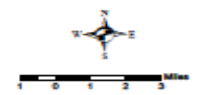
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.

Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES



Effective Date: 6/12/2015
Filename: N:\Map Series\MXD\Adopted
Contact: PBC Planning Dept.

Attachment L

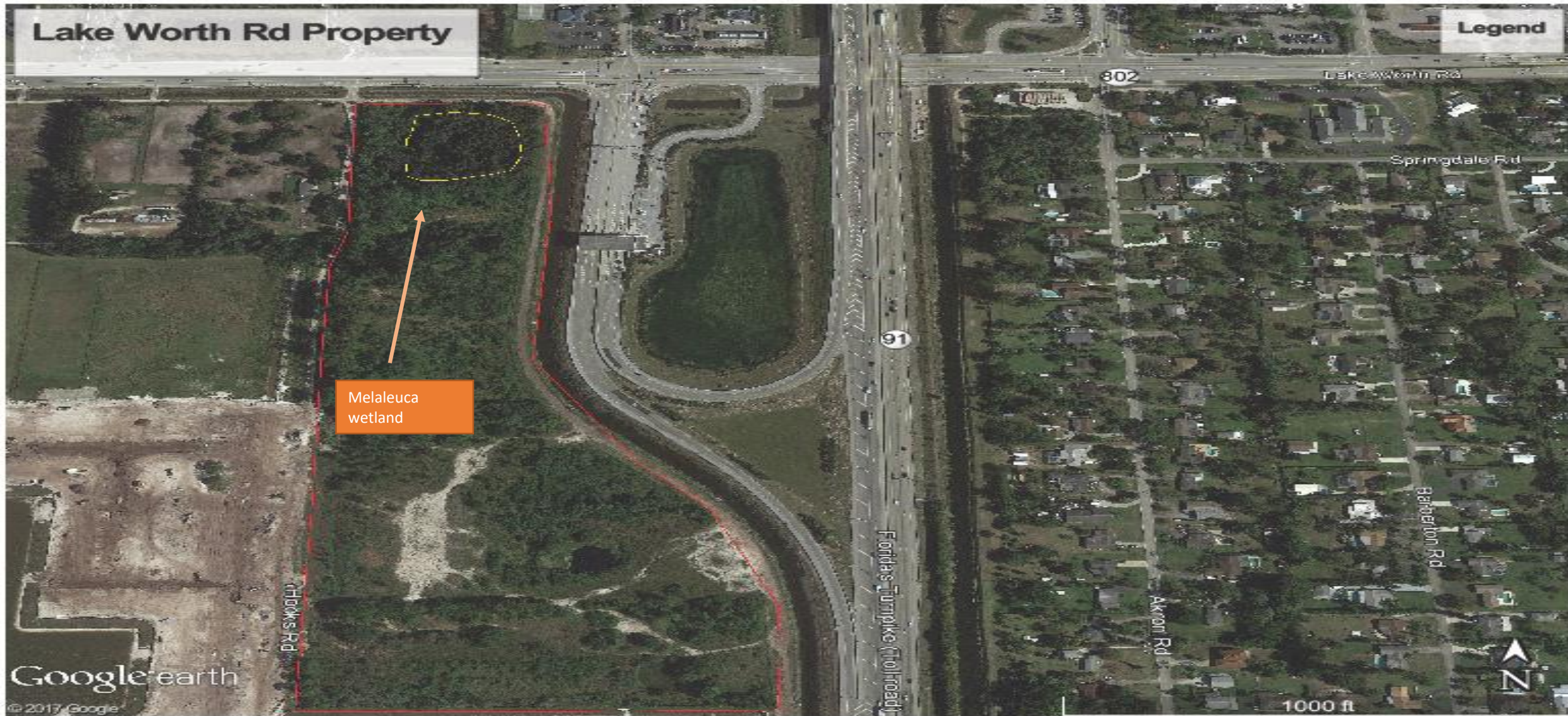
Lake Worth Road Property VIII. F. Environmental October 27, 2017

Significant habitats or species:

The subject property is an approximate 32 acre site that is located at the south west corner of the intersection of Florida's Turnpike and Lake Worth Road, Lake Worth, Palm Beach County. The site is greatly altered from historic clearing for residential and agricultural use, primarily for equestrian use. The construction of the Lake Worth Road interchange for the turnpike in 2009 created additional impacts to the north and eastern sections of the subject property. Today, the property is dominated by open lands that are overgrown with mostly exotic and nuisance plant species including Melaleuca, Australian pine, carrotwood, Brazilian pepper, and numerous exotic grasses and weeds. An approximate, 1.0 acre remnant freshwater wetland is located at the extreme north-central section of the subject property and is Melaleuca dominated with very little native plant species inhabiting this area. There are 2 small ponds located on parcels to the south of the subject property that were used for fill to construct single family homes several decades ago. Several native trees and palms are scattered throughout the subject property including slash pine, live oak, strangler fig, and cabbage palm. Overall, native tree canopy comprises approximately 5% of the total property coverage.

No listed plant or animal species or their habitat were identified during the site investigation and due to the location and condition of the subject property they are not anticipated to do so.

The property does not include any areas designated as a Flood Zone.



Project Name: Lake Worth Road Property

Prepared By: JWR

Attachment L – Habitat Map

Habitat Map

Approved By:

Date: 10/26/2017



Fire Rescue

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



**Palm Beach County
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County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

October 11, 2017

Evans Land Consulting
Attention: Jeff Evans

Re: Comprehensive Plan Land Use Amendment- Lake Worth
Road and the Turnpike

Dear Jeff Evans:

Per your request for response time information to the subject property located at the SW corner of Lake Worth Road and Florida's Turnpike. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street. The subject property is approximately 2 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 of this property will have minimal impact on Fire Rescue.

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

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

Exhibit J

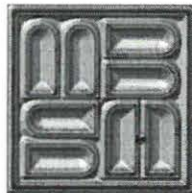
DRAINAGE STATEMENT

FOR

LAKE WORTH ROYALE
LAND USE PLAN AMENDMENT

TLH-82 DOT, LLC

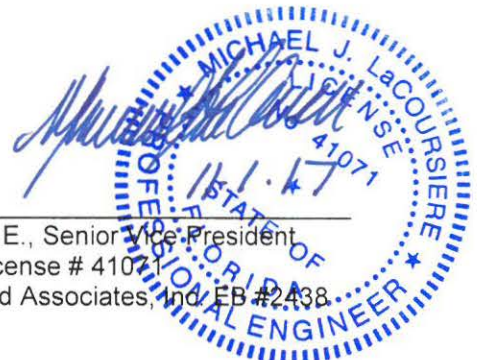
October 31, 2017



Prepared by:

Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080
EB #2438

Michael J. LaCoursiere, P.E., Senior Vice President
Professional Engineer's License # 41071
For Michael B. Schorah and Associates, Inc. EB #2438



I. INTRODUCTION

TLH-82 DOT, LLC is requesting to amend the current land use designation of LR-2 (low residential/two dwelling units per acre) to CH (Commercial High) and HR-12 (and high residential/twelve dwelling units per acre). The following proposed uses serve as the basis for this analysis:

- A) Commercial: 6000 s.f. convenience store with car wash and gas station on approximately 3.0 acres.
- B) Residential: 375 apartments on 27.01 acres.

The overall project considers 30.01 total acres located east of and adjacent to Florida's Turnpike and south of and adjacent to Lake Worth Road. These lands are located within portions of Tracts 2, 15, 17, 18, 31 and 32, Block 28 of Palm Beach Farms Plat Book No. 3 (Plat Book 2, pages 45-54) in unincorporated Palm Beach County.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objective, based upon rainfall and durations for selected design storm events, is to provide a surface water management system that complies with regulatory criteria for site grading, finished road, finished floor protection and post-development discharge. A review of the site drainage will involve identifying the requirements in the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD) and confirmation of the legal positive discharge connection for PBC concurrency requirements. Further, the impact of the potential additional above-noted development afforded through the proposed Land Use Plan Amendment must be considered.

II. EXISTING FACILITIES

Review of topographical data for this parcel (survey by Michael B. Schorah and Associates, Inc.) indicates that the pre-development site conditions consist of varying ground contours primarily ranging from elevation 15.5 to 18.5 NAVD with some higher elevation at limited locations. Some of the site remains wooded. Offsite inflows of significant impact will be blocked on the west and south by the berms created for the Fields at Gulfstream Polo PUD. The east

boundary is a Lake Worth Drainage District Canal right-of-way and the north boundary is Lake Worth Road. Neither of these will significantly contribute off-site surface water inflows.

III. PROPOSAL

The ultimate developed site grading/surface water management system can be designed such that no uncontrolled storm water will flow directly off the site for all storm events up to the design storm (25-yr 3-day storm). Typically, storm runoff will be collected in a system of catch basins and conveyed by underground culverts to on-site detention areas. The site is within the SFWMD C-16 basin. According to present SFWMD rules, discharge will be limited to 62.6 CSM during the 25-year 3-day storm event. The minimum finished floor elevation for this site will be established using the 100-year 3-day zero discharge storm event also established by SFWMD. The design storm for drainage of on-site roadways is the 3-year 1-day storm event. Legal positive outfall for this project will be through discharge into the adjacent Lake Worth Drainage District (LWDD) E-2-W canal.

Development concepts for the increase in potential use considered in the land use amendment will have to account for expected increased runoff and storage requirements. These can be handled through larger detention areas or equivalent storage opportunities compared to those necessary for development under the current land use. However, in all cases, the off-site discharge is limited to the aforementioned 62.6 CSM threshold that is area dependent. Accordingly, there will be no additional impact to offsite systems created by the additional dwelling units. All impacts will have to be addressed on-site.

Based upon the information presented herein, it appears that this site can be adequately drained and a stormwater management system developed that will meet the regulatory criteria under both the current land use and the proposed amendment.



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor
Mack Bernard, Vice Mayor

Hal R. Valeche
Paulette Burdick

Dave Kerner
Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

December 4, 2017

Michael B. Schorah & Associates
1850 Forest Hill Blvd., Suite 206
West Palm Beach, FL 33406

RE: Lake Worth Royale- Lake Worth Road & Florida Turnpike
PCN: 00 42 43 27 05 028 0021, 00 42 43 27 05 028 0151, 00 42 43 27 05
028 0171, 00 42 43 27 05 028 0172, 00 42 43 27 05 028 0181 and 00 42 43
27 05 028 0312
Service Availability Letter

Dear Mr. La Coursiere,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Potable water and wastewater system capacities are available subject to a Standard Developers Agreement.

There is an existing 12" watermain and a 12" forcemain located within Lake Worth road right of way adjacent to the subject property. Watermain extensions maybe required for looping.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink that reads "Jackie Michels".

Jackie Michels, P.E.,
Plan Review Manager

Lake Worth Royale

Large Scale Land Use Amendment Round 18-C

Attachment G

This application was prepared on behalf of TLH-82 DOT, LLC, contract purchaser of the subject property from The Florida Department of Transportation. The petition requests a Comprehensive Plan Future Land Use Atlas (FLUA) Amendment for the Lake Worth Royale Property. The property is presently designated as LR-2 (Low Density Residential / two dwelling units per acre). The petition requests three acres of the property be designated as CH (Commercial High) and the balance of the property, approximately 27 acres, be designated as RH-12 (Residential High Density / 12 dwelling units per acre). The property is located at the southwest corner of the intersection of Lake Worth Road and Florida's Turnpike in unincorporated Palm Beach County.

A concurrent zoning application will be submitted to support the FLUA Application for this property. The applicant will be requesting zoning designations of CG (Commercial General) and PUD (Planned Unit Development). No text amendments are requested with this petition.

Introduction

The amendment site was acquired by the Florida Department of Transportation (FDOT) in 2007 & 2008 to be included in the southbound interchange project at Lake Worth Road and Florida's Turnpike and was intended to be used primarily for drainage purposes. In the course of the FDOT planning and design process it was determined that the amendment site was not necessary for drainage and the site became surplus. The site is approximately 30 acres and is vacant with no existing structures or improvements. The natural features of the site have been disturbed through human activity to the extent that no significant natural communities remain.

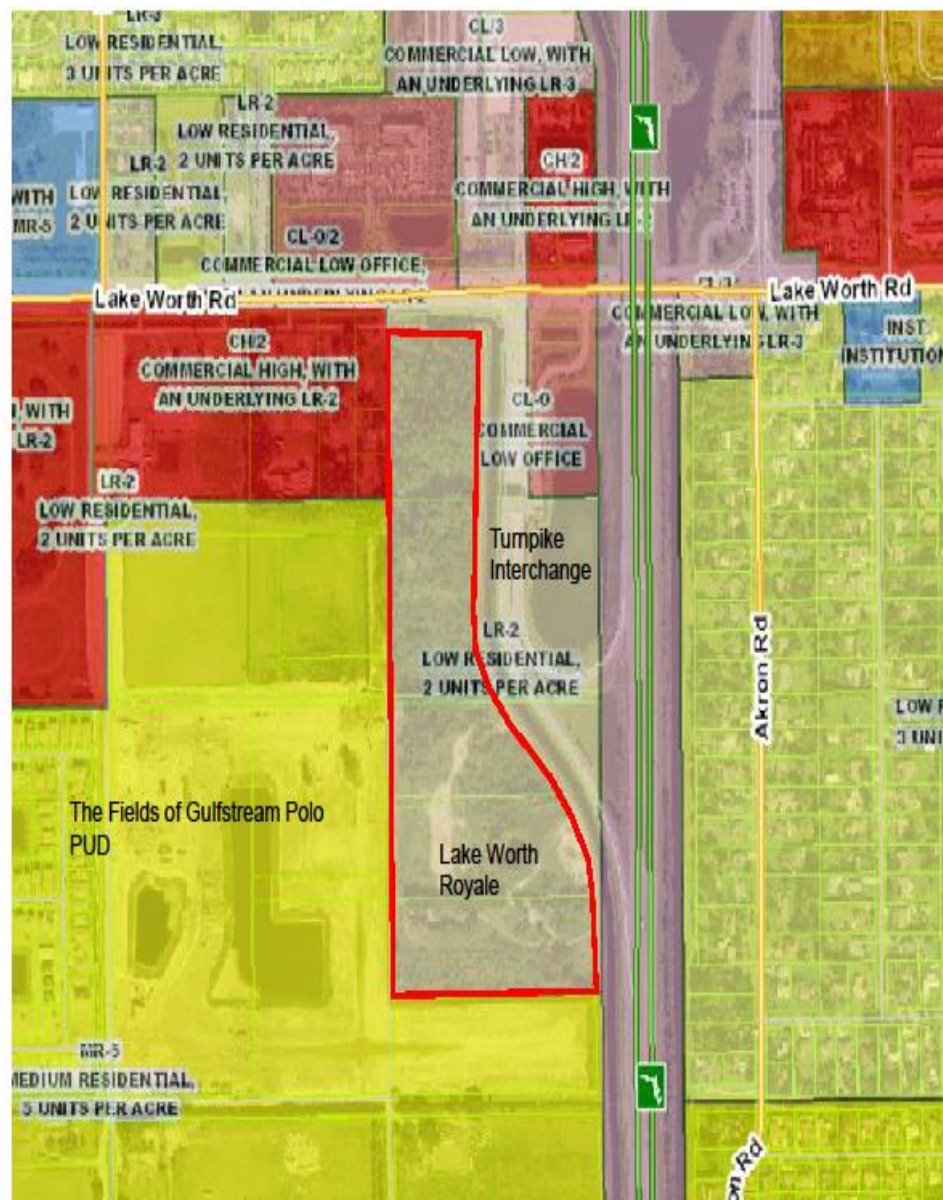
The property is in the Urban/Suburban Tier and has a Palm Beach County Comprehensive Plan Future Land Use designation of LR-2, a residential designation allowing two dwelling units per acre. The applicant proposes to change the designation of the northern three acres of the site, fronting on Lake Worth Road, to CH, a commercial use designation. The southern 27 acres are proposed for an RH-12 designation, allowing 12 dwelling units per acre. Additionally, the applicant intends to further increase the density through the use of the Workforce Housing program for a total allowance of 375 dwelling units.

Need for the Amendment

The property had previously been part of a larger approved PUD known as Allie Polo Estates that allowed 442 dwelling units on approximately 221 acres to the south and west of the subject property. After the PUD had been approved in 2006, the developer failed

to meet conditions included on the Development Order and the County invalidated the approval and rezoned the property from PUD to RT. The underlying FLU designation remained LR-2. The property was then acquired by the FDOT to be included in the construction of the southbound Turnpike Interchange that now exists.

In May of 2016, the Board of County Commissioners adopted R-2016-0549 granting approval to Pulte Homes for The Fields at Gulfstream Polo PUD, contiguous to the west (partially) and south of the subject property. Included in the approval of this PUD was a Land Use Plan Amendment changing the designation from RL-2 to RM-5 (Residential Medium Density / 5 dwelling units per acre). The property border along the balance of the western property line, north to Lake Worth Road has a Land Use Designation of CH/2 (Commercial) with an underlying designation of LR-2. The area land uses are depicted on the map below.



- *The proposed use is suitable and appropriate for the subject site.*

The proposed Land Use Amendment will increase the permitted residential density on approximately 27 acres of the site and designate the 3 acres that front on Lake Worth Road for commercial use. As referenced above, the property adjacent to the west and south was recently re-designated to Residential Medium Density from the previous Low Density Residential designation. The property to the east is the new turnpike interchange. The other properties in this area fronting along Lake Worth Road, on both the north and south sides, have been designated for commercial use with the exception of this property.

Residential Compatibility

The densities on the west side of the Turnpike rise from low density further west and south of the site to medium density adjacent to the property with the subject site proposed for high density. To the east of this site, the land use pattern or fabric is effectively terminated with the presence of the Turnpike, creating a virtual termination buffer. The resulting urban fabric will be characterized by an incrementally increasing transition of residential densities from west to east. The increase in density is gradual and represents a desirable pattern of development that maximizes the efficiency and advantage of being adjacent to a major transportation facility. Required buffers and other standards imbedded in the ULDC anticipate this type of transition and will be implemented in the site planning of the project.

Commercial Compatibility

Properties to both the east and west as well as north across Lake Worth Road have been designated for commercial use. If left as is, this area of frontage would be the only low density residential property west of the Turnpike for more than 1,000 feet. The site is presently incompatible with surrounding uses. The proposed amendment to designate the property for commercial use will create a condition of compatibility.

The proposed land use amendments will result in a pattern of land use that is compatible with the surrounding area and will further many of the goals, objectives and policies included in the Palm Beach County Comprehensive Plan.

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.*

At the time that Allie Polo Estates PUD was approved (including the Lake Worth Royale property) all of the property was designated LR-2. Now the Lake Worth Royale property is abutted by commercial and medium density residential to the west, medium residential

to the south, Florida's Turnpike to the east and commercial across Lake Worth Road to the north. The conditions surrounding the property have all changed since the LR-2 designation was assigned to this property. The installation of the Turnpike Interchange to the east being the most significant impact. As a result, low density residential development is no longer appropriate for this site. Similarly, the portion of the site fronting on Lake Worth Road is not appropriate for single family residential development with commercial designations to the east, west and north. Conflicting land uses have been implemented on all sides of the Lake Worth Royale site rendering the LR-2 designation no longer viable.

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

The installation of the turnpike interchange would be the most apparent change in access in the immediate area with significant impacts on the character of the subject property. The impacts of the recently approved Fields of Gulfstream Polo PUD as a medium density residential development have not yet manifested on the subject property but construction is underway.

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

The turnpike to the east and the PUD approved to the west would be the most significant changed circumstances in evidence.

- *Inappropriateness of the adopted FLU designation.*

The appropriateness of the existing FLU designation was compromised by the change in the surrounding conditions with the turnpike interchange being the most significant.

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

The FLU was not assigned in error by was rendered inappropriate by changes which have occurred in the surrounding area since it was assigned.

Justification

The following is a justification for the proposed changes outlined above. This justification will address the issues set out as the evaluation standards of a Comprehensive Plan Future Land Use Atlas Amendment as provided in Land Use Policy 2.1-f. The structure of the justification will follow the "County Directions" set out in Land Use Policy 2.1-g. The issues set out in Policy 2.1-f are discussed in the context of the analysis following the County Directions. All direct excerpts from County Documents will be shown in *italics*.

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;

The natural environment has been altered, through human impacts, such that no natural communities remain intact.

2. The availability of facilities and services;

Urban services are readily available to this site along the Lake Worth Road corridor.

3. The adjacent and surrounding development;

With one exception, the surrounding properties are either fully developed or approved for development with development activities actively underway. The proposed amendment will complement and enhance the emerging pattern of development.

4. The future land use balance;

The proposed development will serve to introduce a use to the area (multi-family residential) that is both compatible with adjacent neighbors and underserved in the area. The proposed amendment will serve to better balance the land use pattern in the area.

5. The prevention of urban sprawl as defined by 163.3164 (51), F.S.... "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

The proposed amendment will serve to further this policy by maximizing the efficient use of available urban services on an infill parcel, helping to reduce pressure for sprawl development elsewhere.

6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and

The property is located within the West Lake Worth Road Neighborhood Plan study boundaries. This topic is discussed at length later in this analysis.

7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

The amendment analysis accompanying this submission includes coordination with the entities identified in this Objective (school boards, regional water supply authorities, and other units of local government).

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.

Analysis

Direction 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.

One of the foundational elements of this proposed Land Use Amendment is the need in this area of the County for a variety of housing choices. The market for single family housing has been addressed in the vicinity. The residential type that is underserved in this area is multi-family housing. Multi-family rental housing responds to the evolving demographics of the County and addresses the need to include a balance of land uses and housing types. This location is ideally suited to a higher density residential community given its' proximity to Florida's Turnpike and availability of urban services. Residential densities to the west and south have been increased into the medium density range and the proposed request to HR-12 is both logical and appropriate for this property.

This type of density also furthers the goal of locating residential concentrations in areas best suited to accommodate it. With densities concentrated at this location, where urban services are immediately available, it relieves the pressure driving sprawl development elsewhere. The eventual development of the residential element of this project will be pursuant to the PD regulations included in the County ULDC, insuring issues such as open space, innovative design and adequate buffers are all addressed.

Direction 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.

The presence of high density housing at this location furthers the above referenced direction based on the proximity to the adjacent Turnpike. The proximity of the Turnpike renders the site unsuitable for single family or low-density housing. From a land use perspective, the most efficient use of the property is to maximize the density to take advantage of the adjacent urban services, especially the adjacent transportation link.

This pattern of urban fabric, increased density at transit nodes, has long been recognized as appropriate, efficient and desirable. It is expected that this location will be sought out by residents that commute to work and value the convenience of living adjacent to this important transportation link. As such, the local roadways will be spared the impact of the home/work commute of these residents, at least on the residential end of the commute. Additionally, this will provide housing opportunities for young professionals seeking opportunities for single or double occupancy units; an underserved land use in this area.

The proposed development of the northern three acres of the site for commercial purposes is similarly consistent and appropriate. Future Land Use Commercial designations have been established to both the east and west as well as to the north of the amendment site. The proposed Future Land Use Amendment to a commercial designation will be consistent with the established land use pattern. Similar to the efficiency that is gained by having the high density residential located adjacent to a high capacity transportation link, the same concept holds true with the proposed commercial designation. This commercial location will provide an eastbound fuel service station on Lake Worth Road west of the Turnpike. This will provide a needed use at this location with the added benefit of the proximity of the Turnpike. Further, the associated convenience store will be a complimentary use to both the proposed fuel station and the proposed residential development on the southern portion of the property.

The proposed amendment will significantly further the above Direction goal of preventing urban sprawl, providing an efficient use of the land and balancing land uses and taking advantage of facilities and services in a cost-efficient manner.

Direction 3. Infill, Redevelopment and Revitalization. Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.

This site can accurately be described as an infill site. The property adjacent to the west and south is presently vacant but has been granted approval for medium density residential development. Development of The Fields of Gulfstream Polo PUD has begun by DaVosta Homes. As discussed above, high density residential with commercial frontage is the most efficient use of the land, given the surrounding urban fabric. The existing LR-2 designation intended for low density detached residential development is inappropriate for this site due to the proximity of the turnpike among other factors. The proposed high density multi-family use is the best fit for this site and will promote efficient use of this last remaining available infill land in this area. Urban services including, water, sewer, drainage, electric and most significantly transportation are immediately available to the site. There is a strong demand for multi-family housing in proximity to the Turnpike as well. The combination of commercial use fronting on Lake Worth Boulevard and multi-family development to the south is the most efficient and appropriate use of this infill property.

Direction 4. 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.

As discussed in response to Direction #2, the proposed land uses will be compatible with the established pattern of land use in place. Commercial use fronting on Lake Worth Road is an established land use pattern to the east, west and north. High density residential adjacent to medium density residential is a compatible adjacent land use; just as medium density residential adjacent to low density residential is compatible just to the west. Any conflicts will be addressed in the site planning process through required buffers and other tools provided in the ULDC designed for this purpose.

Direction 5. Neighborhood Integrity. Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.

The amendment site is included in the West Lake Worth Road Neighborhood Plan received by Palm Beach County in 2009. At the time the Plan was developed the amendment site was owned by FDOT and was to be included in the FDOT interchange improvement project. The Lake Worth Royale site was labeled on the neighborhood master plan as “Turnpike Interchange”. The Neighborhood Plan did not directly address the amendment site except for this reference. It is necessary therefore to evaluate this proposed amendment in the context of the generalized Conclusions and Recommendations of the Neighborhood Plan rather than the site specific provisions. The Neighborhood Plan Conclusions and Recommendations are provided below, *in italics*, with applicant comments following each item.

1. Land Use: Determine the proper mix of land uses for the area by:

a. Assigning the appropriate general location, amount, and intensity of commercial land uses;

The proposed commercial portion of the proposed amendment is consistent with the existing area designations and with the intent of this Neighborhood Plan.

b. Combining land use strategies with mass transit needs;

The amendment site does not have access to any nearby mass transit facilities. In fact, there are no transit facilities in the Neighborhood Plan study area. The closest transit facility location is Bus Stop # 2 on PalmTran Central County Route # 62 located at Lake Worth Road and Jog Road. In addition, a Tri-Rail station is located further east at Lake Worth Road and I-95.

The applicant would participate in the location of a bus stop or transit hub in the vicinity of the amendment site to facility increased transit use. The petitioner will also coordinate with South Florida Commuter Services to maximize transit use by community residents. In the absence of transit facilities, maximizing density adjacent to the Turnpike is the best alternative to maximize transportation efficiency.

c. Considering placement and design of residential densities or non-residential intensities to reduce traffic demand;

The most appropriate location for additional density is directly adjacent to the Turnpike. Commuter trips that would otherwise burden local roads are minimized by resident commuters having direct access to the Turnpike. Similarly, the proposed commercial land use will also serve the commuting public and serve to relieve pressure on the neighborhood roads as well.

d. Implementing the Master Plan which establishes the following:

- *The appropriate amount and general location of commercial and residential land uses;*

The proposed amendment provides for the appropriate location and balance of both commercial and residential uses.

- *Placement and design of residential densities or non-residential intensities to reduce traffic demand;*

By taking advantage of the adjacency of the Turnpike, the relative traffic impacts of this amendment will be less than if this proposal were located in a different, less efficient location. Design solutions will be addressed in the site planning phase of development and the applicant will cooperate with both the County and the Neighborhood Association in implementing appropriate design solutions to minimize traffic impacts.

- *Addresses the location and intensity of commercial uses;*

e. Maintaining the current suburban look;

The visual profile of the project will be dominated by the commercial element fronting on Lake Worth Road and will provide a look and feel consistent with established area commercial development. Again, design issues will be addressed in the site planning phase. The only element of the multi-family portion of the project that will be visible from the Right of Way will be the decorative entrance feature which will present a pleasant suburban look. The applicant will cooperate with both the County and the Neighborhood Association in implementing appropriate design solutions to address aesthetic considerations.

f. Determining traffic and connectivity;

The project is dependent on an interconnected pattern of connectivity. Access from both Lake Worth Road and secondary access from the west side of the project out to Polo Road.

g. Consider the impact of growth on schools and traffic; and

Required approvals will be obtained for schools and traffic as set out in County Regulations.

h. Requiring that any workforce housing units within individual developments to be integrated and distributed throughout the project, rather than being clustered in pods that are separate from the market rate units.

The developer agrees to integrate the workforce housing into the overall project rather than segregate it out. Further, the neighborhood plan goes into some detail that should workforce housing be implemented to the fullest extent possible in the Neighborhood Study Area, it would place a disproportionate burden on this neighborhood. The neighborhood plan includes the following statement; *“While the County’s Comprehensive Plan policy states that the required method of increasing density is through the TDR and WFH Programs, this Plan proposes that the County consider density increases through Future Land Use Atlas amendments as an alternative to these programs.”* The applicant is prepared to dedicate a portion of the overall residential unit count to workforce housing but at a lower level that would otherwise be required, in recognition of the stated wishes included in the neighborhood plan.

Although the requested residential density in this application is in excess of the levels identified in the Neighborhood plan, the request is generally consistent with all other elements of the plan. Because the plan was silent on this specific site, specific standards assigned to this site, including density, are not identified in the context of the Neighborhood Plan. The applicant therefore asserts that the proposed amendment is consistent with the plan and furthers its goals and objectives.

Direction 7. Housing Opportunity. Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.

The applicant will participate in the County Workforce Housing Program to the extent deemed appropriate in the policy assertions included in the Neighborhood Plan. Beyond the parameters of the Workforce Housing Program, the provision of multi-family housing represents the provision of balanced housing opportunities at this location. There is a strong demand for this type of housing directly related to the deficit of this type of housing in this area. This amendment will provide for housing opportunities that are needed and necessary and serve to balance the distribution of overall land use in this area.

Consistency with the Comprehensive Plan

Residential Land Use Request

The proposed amendment requests, for the residential portion of the application, approval for an amendment to the Future Land Use Atlas to increase the allowable residential development from 2 units per acre to 12 units per acre. This is requested without the benefit of the TDR Program. Based on the size of the parcel, this will result in a maximum of 324 dwelling units. In addition, the applicant requests an additional 51 dwelling units be allowed through the use of the Workforce Housing (WFH) program. This is summarized in the table below.

Requested Densities Table

	<i>Currently Permitted</i>	<i>Requested</i>
<i>FLUA</i>	60	324
<i>WFH</i>	0	51 (1.89/acre)
<i>Total</i>	60	375

The County policy contained in the Future Land Use Element regarding increasing densities and the use of the WFH program is provided below.

Policy 2.4-b: *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

- 1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
- 2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC.*

The allowance for an increase in residential density without the benefit of the TDR program is provided for in subsection 1. above. Earlier sections of this justification document have demonstrated that the current FLUA designation is inappropriate. The justification for the proposed increase without use of TDR's in this particular instance is the specific statement included in the Neighborhood Plan in opposition an inordinate amount of workforce housing that results from density increases through TDR's. The Neighborhood Plan does, however, anticipate the implementation of a reasonable amount of workforce housing which is consistent with the provisions of this application.

The justification for the additional 51 units gained through the Workforce Housing program is provided for in subsection 2. of the above policy. The Policy cites Housing Element Objectives 1.1 & 1.5. These Objectives are provided as follows:

OBJECTIVE 1.1 Provision of Affordable Housing

The County through the Department of Economic Sustainability, shall provide ongoing implementation and monitoring of programs, and shall pursue and secure additional funding sources. The Commission on Affordable Housing shall have primary responsibility for evaluating programs, recommending policies and continuing to administer and maintain the Affordable Housing Trust Fund. These efforts shall be directed toward meeting the need projected by the Palm Beach County Five-Year Consolidated Plan, October 2010-September 2015 (July 2010) for the period of 2010-

2015, with special attention to the needs of very low, and low income households in addition to special needs populations, including rural and farmworker households.

OBJECTIVE 1.5 Concentrations of Affordable Housing

The County shall make adequate provisions to enable the public, private and not-for-profit sectors to provide affordable housing, and shall support the distribution of housing for very low, low, moderate and middle income households, to avoid undue concentrations of very low and low income housing throughout the County through the Workforce Housing Program and the Affordable Housing Program.

The applicant proposes to provide workforce housing as an element of this application but must balance the Objectives and Policies included in the Palm Beach County Comprehensive Plan against the Conclusions and Recommendations included in the West Lake Worth Road Neighborhood Plan. The Comprehensive Plan includes policies that require the provision of workforce housing at rates beyond that which the Neighborhood Plan supports. In the interest in balancing these two conflicting positions, the applicant proposes to provide for workforce housing units at the rate included in Policy 2.4-a. (5) for those 51 units obtained through the TDR Program. Based on this calculation ($35\% \times 51 \text{ units} = 17 \text{ workforce housing units}$), the applicant would provide 17 workforce housing units that would be integrated into the proposed multi-family residential development.

Commercial Land Use Request

FLUA application for commercial status are subject to the following policy contained in the Land Use Element.

2.2.2 Commercial

Policy 2.2.2-a: *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*

- ***Intersection Location:***
 - *Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
 - *Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.*
- ***Contiguous Location*** – *All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and*

lots which are separated by waterways, streets, or major easements are not considered contiguous.

- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

Policy 2.2.2-b: *All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.*

Policy 2.2.2-c: *[Relocated to Policy 4.4.4-d in Round 17-A]*

Policy 2.2.2-d: *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.*

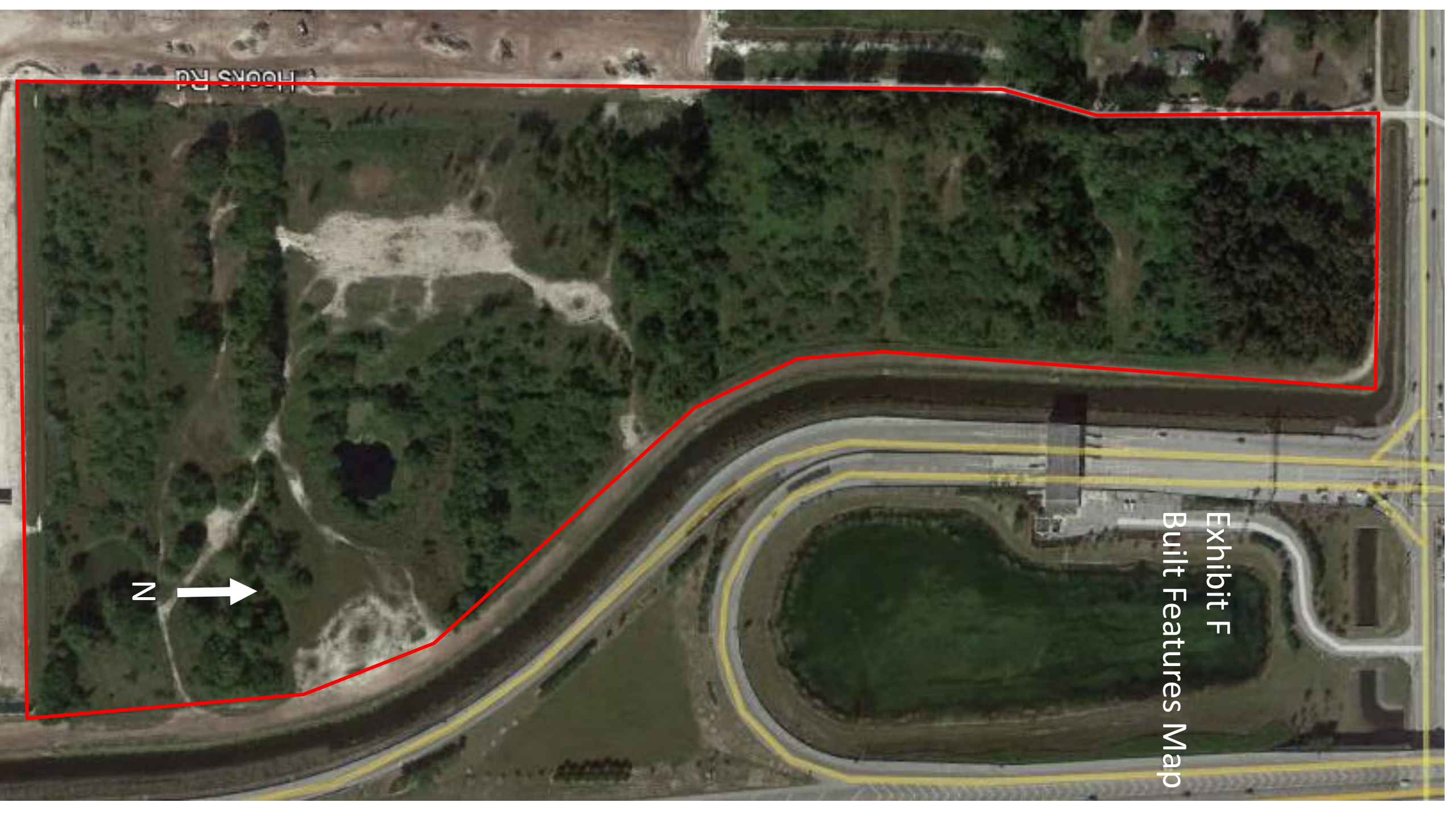
The proposed commercial amendment has frontage on two arterial level roadways and is therefore consistent with subsections “a & b” of the above referenced policy. The proposed amendment will be located between two parcels already designated for commercial development and will continue an established pattern of land use and will not result in or encourage the proliferation of strip commercial development. The requested commercial land use amendment is consistent with the policies included in the Comprehensive Plan Land Use Element.

Conclusion

The amendment site is one of the last remaining infill parcels in this area. The proposed amendment will further the following stated County goals;

- Locates development adjacent to existing facilities and services and creates an efficient and consistent pattern of land use;
- Provides a necessary balance of land uses in the area;
- Does not promote sprawl development;
- Is consistent with the West Lake Worth Road Neighborhood Plan;
- Represents responsible and desirable infill development;
- Is consistent with surrounding land uses, and;
- Is consistent with the Palm Beach County Comprehensive Plan.

Based on this review and analysis, the proposed amendment meets the burden of evidence necessary to justify a Comprehensive Plan Land Use Map Amendment for this property.



Hooks Rd

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Exhibit F
Built Features Map