

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20-A	Intake Date	May 3, 2019
Application Name	Lee's Landing PUD	Concurrent?	Yes (Rezoning)
Acres	9.33 Acres (See Survey at Attachment P)	Text Amend?	No
PCNs	00-42-43-27-05-013-0121; 00-42-43-27-05-013-0123; 00-42-43-27-05-013-0125		
Location	Northwest Corner of Jog Road and Pioneer Road		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Single Family Residential	Congregate Care Facility	
Zoning	Agricultural Residential (AR)	Residential Planned Unit Development (PUD)	
Future Land Use Designation	Low Residential, 1 unit per acre (LR-1)	Congregate Living Residential (CLR)	
Underlying Future Land Use Designation	None	Low Residential, 1 unit per acre (LR-1)	
Conditions	None	None	

B. Development Potential

Provide math for each item as indicated (e.g. 5 du/acre x 3 acres = 15 units)

	Current FLU	Proposed FLU
Density/ Intensity:	1 dwelling unit per acre	CLR – 12 dwelling units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 9.33 ac. = 9 du's	12 du/acre x 9.33 ac. =112 du's
Maximum Beds (for CLF proposals)	None	112 max du x 2.39 = 268 beds
Population Estimate	9 max du x 2.39 = 21	112 max du x 2.39 = 268 persons
Maximum Square Feet^{2, 4} (non-residential designations)	None	None
Proposed or Conditioned Potential^{3, 4}	None	None
Max Trip Generator	Single Family Residential ITE #210 10 trips per day / unit	Assisted Living Facility ITE #254 2.6 trips per day / bed

Maximum Trip Generation	90 trips per day	689 trips per day
Net Daily Trips:	689 tpd – 90 tpd = 599 trips per day	
Net PH Trips:	AM Peak Hour: 50 pht – 7 pht = 43 peak hour trips PM Peak Hour: 69 pht – 10 pht = 59 peak hour trips	

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 (e.g. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	Josh Nichols, LEED AP
Company Name	Schmidt Nichols
Address	1551 N Flagler Drive, Ste. 102
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561.684.6141 / 561.684.6142
Email Address	jnichols@snlandplan.com

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

	Applicant A
Name	Brandon Rinker
Company Name	None
Address	6545 Pioneer Road
City, State, Zip	West Palm Beach, FL 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Contract Purchaser

	Applicant B
Name	Arelis Coronel
Company Name	None
Address	6529 Pioneer Road
City, State, Zip	West Palm Beach, FL 33413

Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant C
Name	Tairon Coronel
Company Name	None
Address	6529 Pioneer Road
City, State, Zip	West Palm Beach, FL 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant D
Name	Colleen Gelsomino
Company Name	None
Address	6517 Pioneer Road
City, State, Zip	West Palm Beach, FL, 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant E
Name	James Gelsomino
Company Name	None
Address	6517 Pioneer Road

City, State, Zip	West Palm Beach, FL, 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant F
Name	Mary Baroni
Company Name	None
Address	6501 Pioneer Road
City, State, Zip	West Palm Beach, FL, 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant G
Name	James Baroni
Company Name	None
Address	6501 Pioneer Road
City, State, Zip	West Palm Beach, FL, 33413
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

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Part 3. Site Data

A. Site Data

Built Features	The subject property consists of three (3) separate parcels with three (3) single family homes currently built on the site. An Inventory Summary and map are enclosed as Attachment F
PCN	00-42-43-27-05-013-0121; 00-42-43-27-05-013-0123; 00-42-43-27-05-013-0125 See Legal Description as Application Attachment A and Survey as Attachment P
Street Address	6501 Pioneer Road, 6517 Pioneer Road, 6529 Pioneer Road
Frontage	Pioneer Road (518'); Jog Road (620'); Property Depth: 630' (measured from Jog Road parallel to Pioneer Road)
Legal Access	Jog Road (120' ROW), Pioneer Road
Contiguous under same ownership	None
Acquisition details	<p>00-42-43-27-05-013-0121: Acquired via a purchase of \$300,000 by Tairon J. Coronel and Arelis Coronel from Thomas F. Stetka as successor of the Catherine F. Siegel Second Amended and Restated Revocable Trust on May 1, 2014. See attached warranty deed as Attachment A.</p> <p>00-42-43-27-05-013-0123: Acquired via a purchase of \$169,000 by James Baroni & Mary Baroni on November 1, 1983. See attached warranty deed as Attachment A.</p> <p>00-42-43-27-05-013-0125: Acquired via a purchase of \$10 by James Gelsomino & Colleen Gelsomino on December 14, 2007 See attached quitclaim deed as Attachment A</p>
Size purchased	<p>00-42-43-27-05-013-0121: 3.26 acres</p> <p>00-42-43-27-05-013-0123: 2.8 acres</p> <p>00-42-43-27-05-013-0125: 3.27 acres</p>

III. Development History

Previous FLUA Amendments	<p>LGA 2019-016 FLUA application for 24.31 acres from LR-1 to MR-5:</p> <ul style="list-style-type: none"> Originally submitted 11/02/18 for Round 19-B Withdrawn on 4/19/19
Zoning Approvals, Control Number	The site has had no prior zoning approvals.

Concurrency	The site is not currently subject to a concurrency exemption and has not obtained a concurrency reservation, so therefore no documentation can be provided.
Plat, Subdivision	The subject parcel has been platted at PB 2 Pages 45 to 54. It is part of the Palm Beach Farms Co. Plat No. 3 subdivision.

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5.

Justification Provide as G.1.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Residential Density Increases Provide as G.2.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Compatibility Provide as G.3.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Comprehensive Plan Provide as G.4.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Florida Statutes Provide as G.5.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes

B. Surrounding Land Uses. Indicate the following for each surrounding property:

- **Uses.** Indicate the existing land use, subdivision name, and existing density (residential) or square footage (non-residential).
- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
North	Vacant, Utility, Palm Beach Farms Co Plat No 3, Pointe of Woods PUD (Approved for 2.71 du/ac)	Medium Residential, 5 units per acre; Low Density Residential, 1 unit per acre	Planned Unit Development, Agricultural Residential, 1989-00001, 2008-00290
South	Vacant, Winners Church (Approved for 69,416 s.f.)	Low Residential, 1 unit per acre	Residential Estate, 1985-72
East	Single Family Residential	Low Residential 1 unit per acre	Residential Transitional, 1978-142
West	Single Family Residential, Palm Beach Farms Co Plat No 3	Low Residential 1 unit per acre	Agricultural Residential

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Part 5. Public Facilities Information

A. Traffic Information		
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</p>		
	Current	Proposed
Max Trip Generator	Single Family Residential ITE #210 10 trips per day / unit	Assisted Living Facility ITE #254 2.6 trips per day / bed
Maximum Trip Generation	90 trips per day	689 trips per day
Net Daily Trips:	689 tpd – 90 tpd = 599 trips per day	
Net PH Trips:	AM Peak Hour: 50 pht – 7 pht = 43 peak hour trips PM Peak Hour: 69 pht – 10 pht = 59 peak hour trips	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons & White – Kyle Duncan	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	40 (Southern Blvd), 4 (Haverhill Road)	
Nearest Palm Tran Stop	Stop 1434 (Northwest corner of Haverhill Road & Gun Club Road) is approximately 1.8 miles from the subject property.	
Nearest Tri Rail Connection	West Palm Beach, 209 South Tamarind Avenue	
C. Portable Water & Wastewater Information		
<p>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</p>		

Potable Water & Wastewater Providers	The property is located within Palm Beach County Water Utilities Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current LR-1 designation and for the proposed future land use designation of CLR.
Nearest Water & Wastewater Facility, type/size	The nearest potable water and wastewater facilities are located within Jog Road right of way adjacent to the property. Watermain extensions and the construction of a lift station and force main will be required.
D. Drainage Information	
The site is within the boundaries of the Lake Worth Drainage District (LWDD) and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via discharge to the Jog Road right-of-way drainage system along the east property line. Please refer to the Drainage Statement prepared by Simmons and White, Inc. being included as Attachment J with this application for more details.	
E. Fire Rescue	
Nearest Station	Station 34, 231 S. Benoist Farms Road
Distance to Site	Station 34 is approximately 2.75 miles from the subject site
Response Time	Based on the information provided by PBC Fire-Rescue the estimated response time is 6 minutes 46 seconds. PBC Fire Letter provided at Attachment K.
Effect on Resp. Time	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time. Please see Attachment K.
F. Environmental	
Significant habitats or species	The subject site has sporadic trees on the property however, there is no presence of any significant habitats or species on the subject properties. An inventory map has been provided at Attachment L.
Flood Zone*	The subject parcel is located in Flood Zone AE.
Wellfield Zone*	The subject parcels do not support any of the three wellfield zone designations. A detailed map has been provided at Attachment M
* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.	
G. Historic Resources	
The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge the parcels do not contain or are located within 500 of the subject properties. Comment Letter as Attachment N.	
H. Parks and Recreation - Residential Only	

Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis Multiply the population change by the LOS

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park	0.00339	247	0.8373
Beach	R.G. Kreusler Park	0.00035	247	0.08645
District	Haverhill Park	0.00138	247	0.34086

I. Libraries - Residential Only

Indicate the name and location of the closest County Library. Information is available from the Library Department at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

Library Name	Okeechobee Blvd. Branch			
Address	5689 West Okeechobee Blvd.			
City, State, Zip	West Palm Beach, FL 33417			
Distance	3.7 miles from the subject property			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	247	494	
Periodicals	5 subscriptions per 1,000 persons	247	1.24	
Info Technology	\$1.00 per person	247	\$247	
Professional staff	1 FTE per 7,500 persons	247	0.03	
All other staff	3.35 FTE per professional librarian	247	827.45	
Library facilities	0.34 sf per person	247	83.98 s.f.	

J. Public Schools - Residential Only

Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai or Angela Usher at the Palm Beach County School Board at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the Palm Beach County School Board at (561) 434-8000.

	Elementary	Middle	High
Name	Melaleuca Elementary School	Okeeheelee Middle School	Palm Beach Central High School

Address	5759 West Gun Club Road	2200 Pinehurst Drive	8499 W Forest Hill Blvd
City, State, Zip	WPB, FL 33415	WPB, FL 33413	Wellington, FL 33411
Distance	0.9 miles	2.5 miles	3.7 miles

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Part 6. Attachments

-
- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
 - B. **Agent Consent Form**
 - C. **Applicant's Ownership Affidavit**
 - D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
 - E. **Disclosure of Ownership Interests**
 - F. **Built Feature Inventory & Map**
 - G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
 - H. **Traffic Approval Letter & Traffic Study**
 - I. **Water & Wastewater Provider LOS Letters**
 - J. **Drainage Statement**
 - K. **Fire Rescue Letter**
 - L. **Natural Feature Inventory & Map**
 - M. **Wellfield Zone**
 - N. **Historic Resource Evaluation Letter**
 - O. **Palm Beach County School District LOS Letter**
 - P. **Survey**
 - Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

T:\Planning\AMEND\00Administration\Application-FLUA\2019 Application\2019-FLUA-Application-Form.docx

Attachment F – Built Feature Inventory & Map Detail
Palm Beach County Future Land Use Amendment Submittal
Lee's Landing PUD
Original Submittal: May 3, 2019

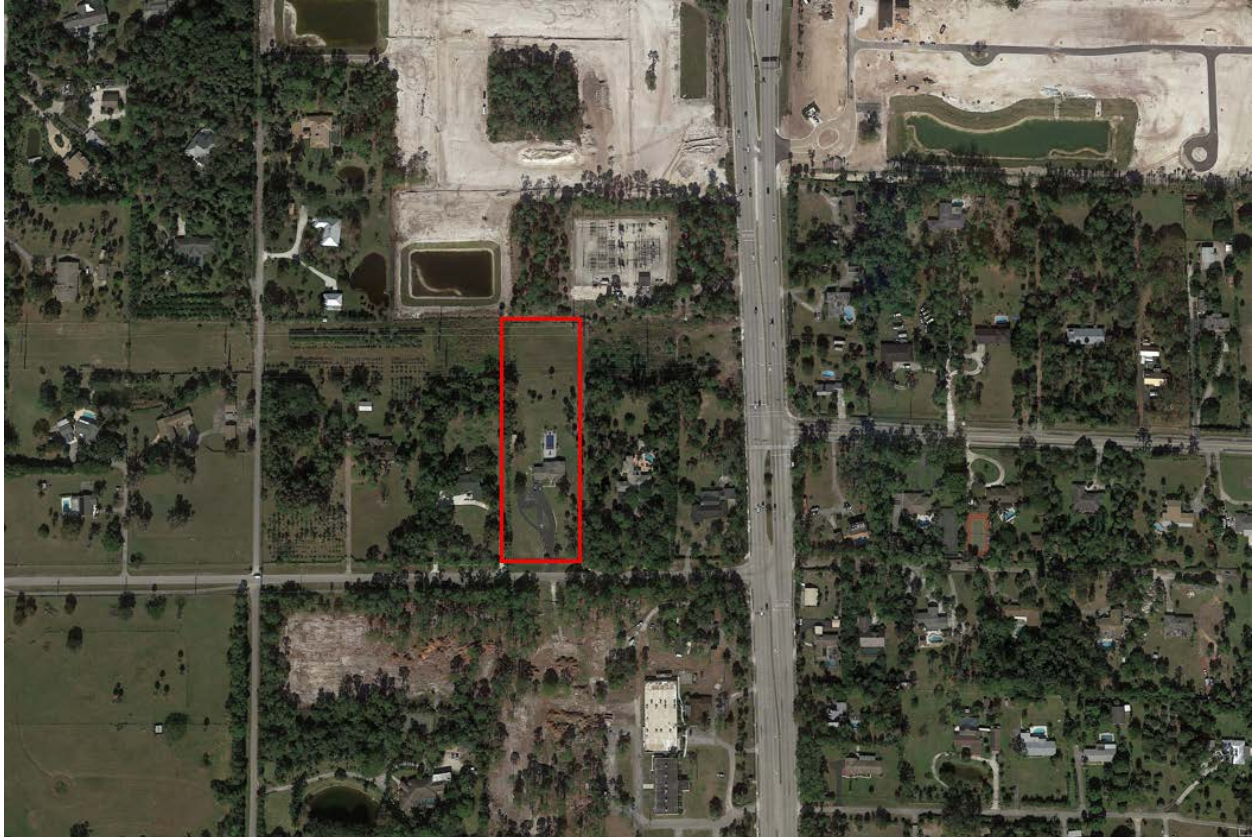
Below is an aerial photograph taken in January 2019 with the subject property highlighted in red. The subject property consists of three (3) individual parcels, each with a single-family home built on site. The following aerials detail the built features of each of these individual parcels.



Aerial Imagery Photo of the site. Photo dated January 13, 2019, downloaded from Google Earth Pro

PCN: 00-42-43-27-05-013-0121

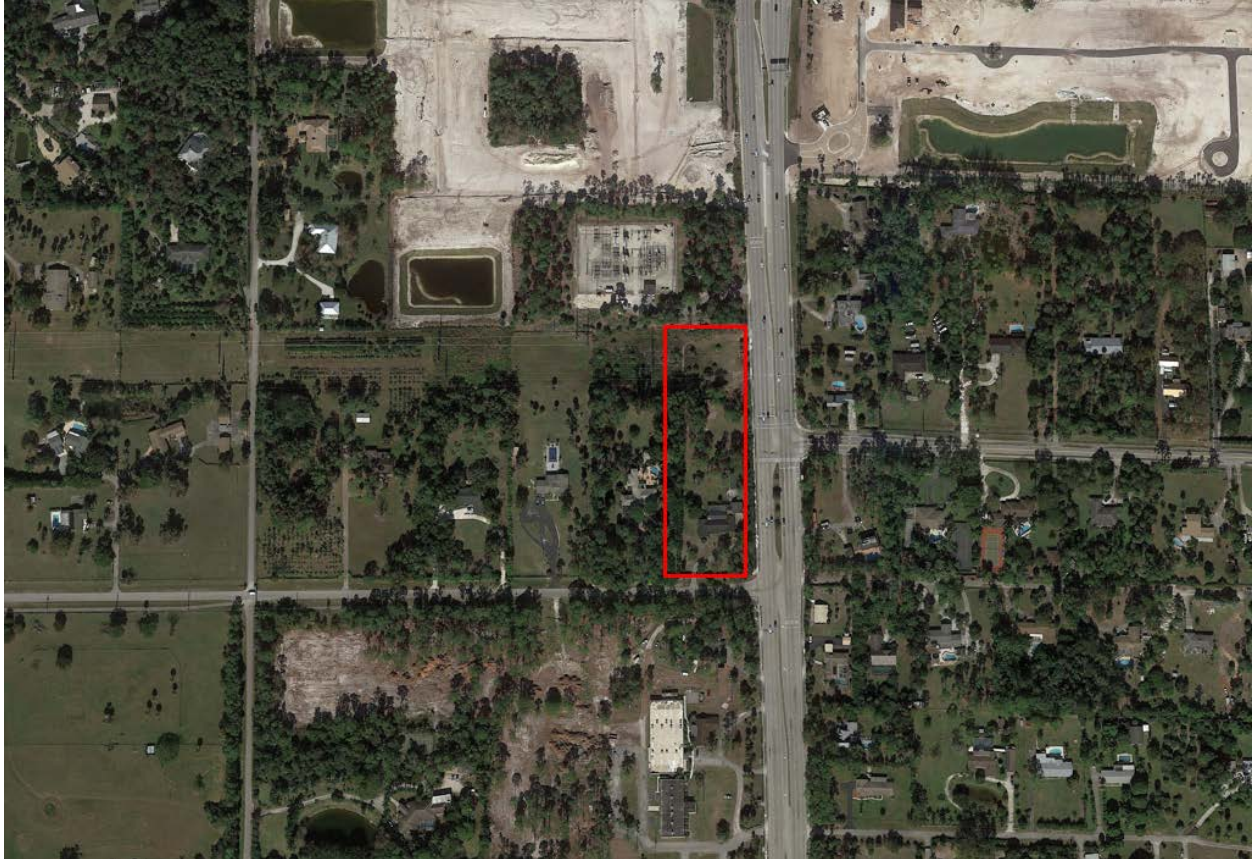
This parcel has a 3,177 s.f. single family home built in 1973 currently on the site.



Aerial Imagery Photo of the site. Photo dated January 13, 2019, downloaded from Google Earth Pro

PCN: 00-42-43-27-05-013-0123

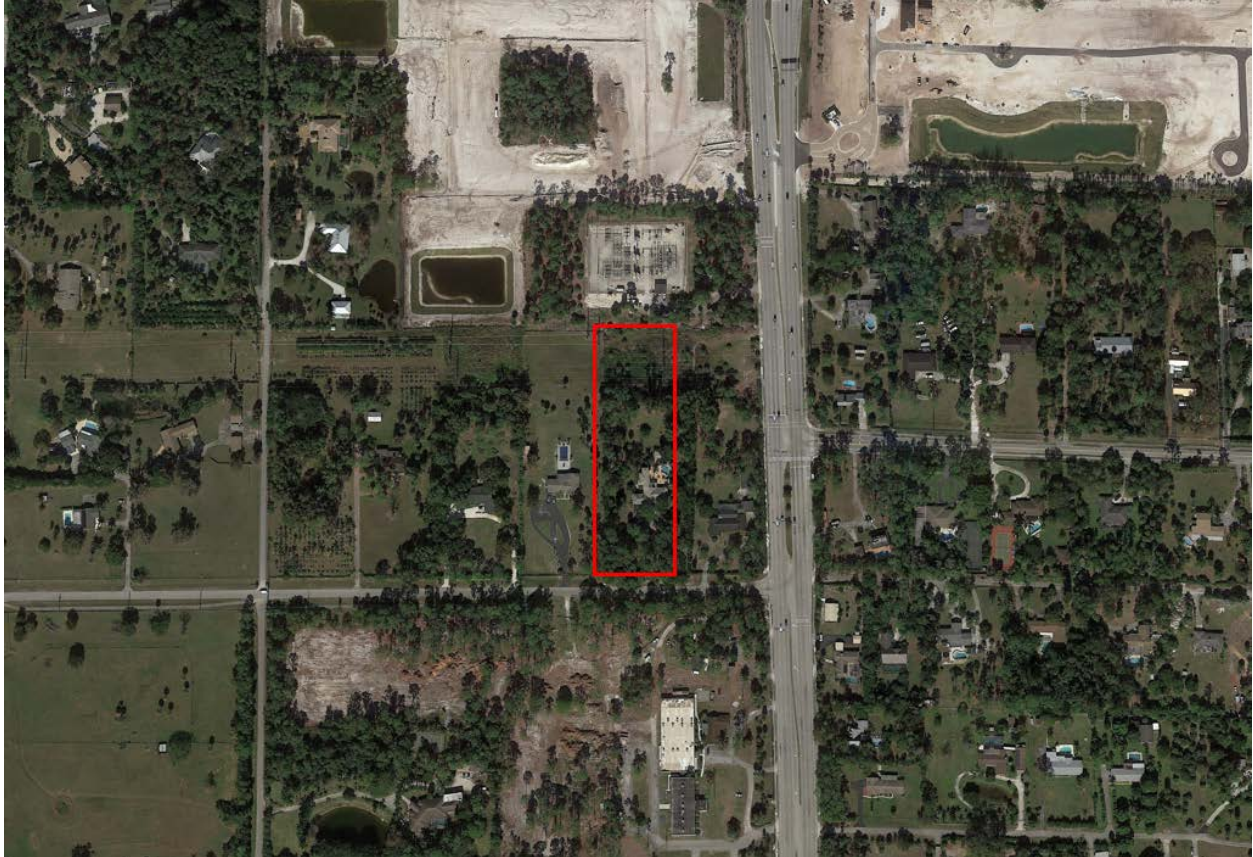
This property has a 4,465 s.f. single family home built in 1976 and a 1,000 s.f. detached garage built in 1976 currently on the site.



Aerial Imagery Photo of the site. Photo dated January 13, 2019, downloaded from Google Earth Pro

PCN: 00-42-43-27-05-013-0125

This property has a 4,811 s.f. single family home built in 1974 and a 624 s.f. accessory structure built in 1974 currently on the site.



Aerial Imagery Photo of the site. Photo dated January 13, 2019, downloaded from Google Earth Pro



**Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Lee's Landing PUD**

**Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 3, 2019**

Introduction

On behalf of the Applicant, Rinker Realty ("Applicant"), Schmidt Nichols respectfully requests your consideration of an application for a Small Scale Future Land Use Atlas (FLUA) Amendment. The 9.33-acre subject property is composed of 3 parcels PCNs: 00-42-43-27-05-013-0121, 0125, 0123 located on the northwest corner of Jog Road and Pioneer Road in unincorporated Palm Beach County ("subject property").

The entire property currently supports a FLU designation of Low Density Residential, 1 unit per acre (LR-1). All three properties which make up the site support an Agricultural Residential (AR) zoning designation.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Single Family Residential	LR-1 (Existing) CLR w/ underlying LR-1 (Proposed)	AR & RE (Existing) PUD (Proposed)
North	Vacant	MR-5, LR-1	PUD, AR
South	Vacant	LR-1	RE
East	Single Family Residential	LR-1	RT
West	Single Family Residential	LR-1	AR

Request

The Applicant is requesting the following:

- A Future Land Use Atlas (FLUA) Amendment from LR-1 to CLR with an underlying LR-1.

Proposed Density Calculation (CLR):

While the figures below are not included as part of the Future Land Use Plan Amendment request, it is the intent to seek standard density under the HR-12 designation. The summary of the calculations are provided below:

Proposed FLU Designation CLR: 268 beds (9.33 acres x 12 du/ac x 2.39)

A concurrent application to the Palm Beach County Zoning Division for an Official Zoning Map Amendment (rezoning) will be submitted within the required ninety (90) days from the submission of this FLUA amendment application. The objective is to rezone the entire property from AR to Planned Unit Development which will utilize the RM zoning property development regulations.

History

On August 9, 1988 a Rezoning application was approved by the Palm Beach County Board of County Commissioners which changed the zoning of the two northernmost parcels of the subject property from Agricultural Residential (AR) to Residential Estate (RE).

Justification and Consistency with the Comprehensive Plan & Florida Statutes

The proposed FLU is appropriate and suitable for the subject site. Objective 1.2 of the Comprehensive Plan Future Land Use Element ("FLUE") states: "This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character."

The proposed FLUA would fall in line with the predominant suburban character of the Urban/Suburban (U/S) Tier in that the CLR designation allows for the construction of congregate living facilities which have a minimal external impact. This type of development would be compatible to the residential areas to the northeast of the site which supports an MR-5 FLU designation. Congregate Living Facilities generally tend to seek locations which are central and nearby to healthcare services. The subject property is located approximately five miles from Wellington Regional Medical Center, making it an ideal location. Furthermore, congregate living facilities generally tend to seek out locations which are within areas of residential character so as to blend with the community and provide comfort to their residents.

Basis for the land use change. The basis for the proposed amendment is based upon changed circumstances. Recently, on April 28, 2014, the Palm Beach County Board of County Commissioners approved and adopted the Pioneer Road Neighborhood Plan. This plan included a map series which outlines the boundary of the land area being overseen by this guiding document. The subject property was arbitrarily included within this boundary, however, consent from the owner was not given to the Pioneer Road

Property Owners Association (not a formal organization) to do so. The subject property is the only parcel within the plan's boundaries to have frontage along Jog Road, an Urban Principal Arterial road according to Planning Map TE 3.1 Functional Classification of Roads. The subject property has characteristics, such as its location along an Urban Principal Arterial road and its contiguity to MR-5 designated properties to the north, which make it incompatible with the Pioneer Road Neighborhood Plan, notwithstanding the lack of consent given to the neighborhood group who created the arbitrary boundaries. Furthermore, the subject property is contiguous on its northern boundary to parcels with MR-5 FLU designations. These parcels are part of an approved development called Pointe of Woods PUD (Control Number 2008-0290) which, along with the proposed development on the subject parcel, would act as a transition to the low density single-family residential the west along Pioneer Road. In addition, the properties which front Jog Road to the north and south of the subject development site have all be developed as either higher density residential or non-residential uses. The proposed development will provide a signalized access along a major arterial frontage. The subject parcels are directly adjacent to an FPL substation as well as a large place of worship to the south. This has shown a change in the make-up of the immediate vicinity, thus creating an opportunity to introduce a low impact use to complement and transitional use between the adjacent land uses and the low density residential to the West along Pioneer.

Other applicable policies related to this request are as follows:

Policy 1.2-a: Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:

1. Allowing services and facilities consistent with the needs of urban and suburban development;
2. Providing for affordable housing and employment opportunities;
3. Providing for open space and recreational opportunities;
4. Protecting historic, and cultural resources;
5. Preserving and enhancing natural resources and environmental systems; and
6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

Response: The Applicant proposes complying with the aforementioned criteria with the proposed FLUA amendment. By allowing for the development of a congregate living facility, the Applicant is able to better utilize resources to provide affordable housing that is currently in high demand. With the subsequent rezoning proposed for the subject property to a residential PUD, the Applicant proposes enhanced recreational facilities and open spaces for potential residents. Additionally, the proposed FLUA is compatible with the scale, mass, intensity of use, height and character of the suburban communities surrounding the subject property in that it will serve as a transition from the busy traffic of Jog Road to the less dense residential areas to the west of the site.

The applicant has assembled the subject parcels to create a subdivision which will

have direct access at a signalized intersection on an arterial roadway (Jog Road). The Board of County Commissioners have initiated a rural enclaves project to prepare language to protect the rural lifestyles in areas such as the Pioneer neighborhood. That said, the applicant is in full agreement that this area should be protected west of Elaine Drive. All of the properties fronting on Jog Road and within the block east of Elaine Drive are not of a rural nature as they are developed either at PUD densities, places of worship, and utility substation. It is not reasonable to think that the properties at the entrance to over 500 acres of land will remain single family lots with access directly to a signalized intersection on an arterial roadway.

The proposed development program would remove the traffic from the 3 lots and through the subdivision process would redirect the proposed subdivision trips to a main entrance on Jog. This would then allow these parcels to stand alone much like the other properties north and south of the subject site with direct access to Jog. This creates a better sense of an entry to a rural community in creating a buffer from Jog Road and preserving the rural lots west of Elaine Drive. In addition, all project related traffic would not be utilizing Pioneer Road just as Winner's Church on the south side of Pioneer has been restricted to Jog Road.

In terms of preserving the rural lifestyle and large lots, Pioneer could be limited to a 60' ROW thus limiting future development east of the subject development.

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.

Response: The subject property is ideal for a congregate living facility development given its location adjacent to single family residential development to the east, south and west, its frontage along Jog Road, and contiguity to an MR-5 designated property with PUD density directly to the north. The subject property's size of 9.33 acres allows for it to be developed as a planned unit development ("PUD") as the Applicant intends to do, which would require them to go beyond standard code requirements with regards to landscaping, setbacks, open space, and recreation. The properties represent an assemblage of properties which have frontage and access directly to Jog Road, which serves as an arterial roadway. The proposed development will not have access to Pioneer Road, thus removing the impacts of the assemblage from the properties to the west with LR-1 land use. The development pattern along Jog Road with an average lot size of 2 acres in this area is not one unit an acre development. This land use no longer fits within the urban fabric and what has been developed in the immediate vicinity.

Policy 2.1-h: The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County

shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.

Response: This amendment is not piecemealed as the properties lie within a clearly defined residential area of the unincorporated county. Despite being included without consent into the approved Pioneer Road Neighborhood Plan, the subject property is the only one within the boundaries to have frontage along Jog Road, an Urban Principal Arterial road making the subject property significantly less attractive for the low density residential development allowed by the current FLU and zoning district.

Florida Statutes related to this request are as follows:

Florida Statutes, Section 163.3177(6)(a)9.a: The indicators provided in this statute pertain to findings that would indicate a plan or plan amendment does not discourage the proliferation of urban sprawl. The subject Future Land Use Amendment and proposed development is within the urban service boundary and is ideal for medium density residential uses due to its location with frontage along Jog Road and along the edge of medium density residential development to the northeast.

Response: The subject amendment is to allow development of property within the urban service boundary which and is able to be serviced by existing public facilities and services with direct access to Jog Road. Congregate Living Facilities are very compatible with the surrounding residential uses.

Compatibility

Continued From Objective 1.2: 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;

- a. Response: The proposed FLUA amendment will have minimal impact on the natural environment within the subject property. The parcels which make up the amendment boundary are currently developed with single family homes, thus much of the lots have been previously disturbed. The proposed FLUA amendment would allow for a congregate living facility, which is compact in size relative to the number of units that can be constructed. Therefore, the proposed FLUA amendment would allow for a more efficient use of the land. A 160' section of the northern portion of the lots along Pioneer are encumbered by an FPL easement which has been entirely cleared of vegetation.

2. The availability of facilities and services;

- a. Response: As part of the previous development the availability of facilities

and services had to be confirmed. Below is more detailed information on each of those facilities and services:

- i. Traffic: Please see attached traffic analysis indicating compliance with Policy 3.5-d of the FLUE of the Comprehensive Plan.
- ii. Mass Transit: The nearest Palm Tran Route is Route #43 (Okeechobee Blvd – West Palm Beach to Wellington).
- iii. Potable Water and Wastewater: Potable water and wastewater service will be provided by Palm Beach County Water Utilities Department. See attached water and sewer capacity letter request to PBCWUD under Application Attachment I.
- iv. Drainage: The site is within the boundaries of the Lake Worth Drainage District (LWDD) and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via discharge to the Jog Road right-of-way drainage system along the east property line.
- v. Fire Rescue: The nearest Palm Beach County Fire Rescue station is Station #34 located approximately 2.75 miles from the subject property. Palm Beach County Fire Rescue has determined that the amendment will have minimal impact on Fire Rescue. See Palm Beach County Fire Rescue letter (Application Attachment K).

3. The adjacent and surrounding development;

Response: The proposed FLUA amendment would have minimal impact on surrounding development. The surrounding properties generally support lower densities and intensities, particularly to the south and west of the subject property. However, the subject property has frontage along Jog Road, is contiguous to MR-5 designated parcels to the north, and is more than large enough to support a Planned Unit Development which requires the Applicant to go beyond code minimum requirements with regards to landscaping, buffers, setbacks, etc. Below are the existing FLU designations for the surrounding properties:

- i. North: MR-5 (ZLL and utilities)
- ii. South: LR-1 (Place of Worship)
- iii. East: LR-1
- iv. West: LR-1

The proposed development will be compatible with the residential uses that surround the property on all sides.

4. The future land use balance;

Response: The proposed FLUA amendment would have minimal impact on the future land use balance. The proposed amendment would only increase the total acreage of Congregate Living designations by 9.33 acres, which is insignificant in terms of the 151,930 acres total of residential future land use designated property in the unincorporated county. The entire frontage of adjacent properties to the site along Jog Road as Medium

Density residential or non-residential uses, making the subject site's existing LR-1 designation the odd one out in terms of the appropriateness of location along a major thoroughfare. The reality of single family homes fronting on a 6 lane arterial roadway is not in keeping with the recent development patterns and the proposed development would also be utilizing the existing fully signalized intersection for the project's entrance.

5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;

Response: The proposed FLUA amendment does not promote urban sprawl according to the definition in section 163.3164(52) of the Florida Statutes. The proposed amendment increases the density potential for the subject property which is allowed within the Urban/Suburban Tier. The proposed density increase is compatible with the necessary infrastructure as the subject property has frontage along Jog Road, a 120' right of way according to the Palm Beach County Map TE 14.1 Thoroughfare Right of Way Identification Map.

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

Response: The property is not located within any Community Plans and/or Planning Area Special Studies areas.

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

Response: The proposed FLUA amendment will not have a negative on municipalities in accordance with the Intergovernmental Coordination Element Objective 1.1. The subject property is surrounded entirely by unincorporated Palm Beach County.

On behalf of the Applicant, Schmidt Nichols requests your approval of this application for a Small Scale Future Land Use Atlas 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**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

May 15, 2019

Simmons and White
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Fl. 33407

RE: 9.33 Acre Site Located in the NW Corner of Jog Road & Pioneer Road
PCN 00-42-43-27-05-013-0121, 00-42-43-27-05-013-0123 & 00-42-43-27-05-013-0125
Service Availability Letter

Dear Mr. Cole,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current Low Residential, 1 dwelling unit per acre (LR-1) designation and for the proposed future land use designation of Congregate Living Residential (CLR).

The nearest potable water and wastewater facilities are located within Jog Road right of way adjacent to the property. Watermain extensions and the construction of a lift station and forcemain will be required.

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,

Jackie Michels, P.E,
Plan Review Manager

Jordan Sperling

From: Kyle Duncan <kyle@simmonsandwhite.com>
Sent: Wednesday, May 1, 2019 3:11 PM
To: Jordan Sperling
Subject: FW: Pioneer & Jog Enclave Service Availability Letter
Attachments: Aerial 2.pdf; Service Availability Letter.pdf

Kyle Duncan
Vice President



Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407
Cell: 561.523.3889
Office: 478.7848 x110
simmonsandwhite.com

From: Daniel Cole <cole@simmonsandwhite.com>
Sent: Friday, April 26, 2019 9:23 AM
To: Jackie Michels <JMichels@pbcwater.com>
Cc: Kyle Duncan <kyle@simmonsandwhite.com>
Subject: Pioneer & Jog Enclave Service Availability Letter

Good Morning Jackie,

I want to request a water and wastewater service availability letter for the site shown in the aerial attached. The site is located at the northwest corner of Jog Road and Pioneer Road. The Property Control Numbers (PCN) for the subject parcel are 00-42-43-27-05-013-0121, 00-42-43-27-05-013-0123, and 00-42-43-27-05-013-0125. The 9.33 acre site currently has a future land use designation of Low Residential, 1 dwelling unit per acre (LR-1) and the property owner wants to change the future land use designation to Congregate Living Residential (CLR). You previously issued a service availability letter for this area on November 11, 2018; attached above. The previous site was a bigger area (24.11 acres) and the future land use designation was going to be Medium Residential, 5 dwelling units per acre (MR-5). Please let me know if you need any more information.

Daniel W. Cole, E.I.
Project Engineer



Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407
Cell: 561.315.3403
Office: 561.478.7848 x129
simmonsandwhite.com



April 29, 2019
Job No. 18-139A

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Lees Landing
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the northwest corner of Jog Road and Pioneer Road in Palm Beach County and contains approximately 9.33 acres. The Property Control Numbers (PCNs) for the subject parcel are the following:

00-42-43-27-05-013-0121
00-42-43-27-05-013-0123
00-42-43-27-05-013-0125

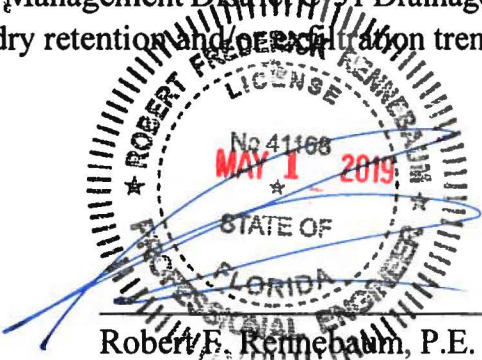
The property is currently designated as Low Residential, 1 dwelling unit per acre (LR-1) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 9.33 acre parcel's designation to Congregate Living Residential (CLR) on the Palm Beach County Comprehensive Plan.

SITE DRAINAGE

This site is located within the boundaries of the Lake Worth Drainage District and the South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via discharge to the Jog Road right-of-way drainage system along the east property line. Drainage design is to address the following:

SITE DRAINAGE (CONTINUED)

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 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.
5. Allowable discharge to be in accordance with the South Florida Water Management District Basin criteria.
6. Due consideration to water quality.
7. Compliance with the South Florida Water Management District G-51 Drainage Basin with regard to compensating storage via dry retention and/or exfiltration trench.



Robert F. Kennebaum, P.E.
FL Reg. No. 41168



April 29, 2019
Job No. 18-139A

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

Lees Landing
Palm Beach County, Florida

SITE DATA

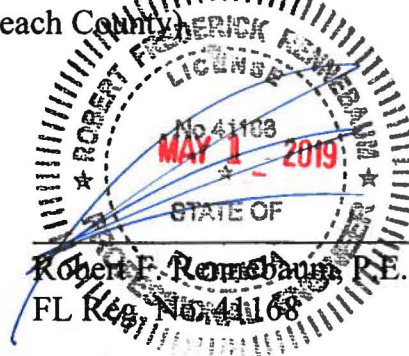
The subject parcel is located on the northwest corner of Jog Road and Pioneer Road in Palm Beach County and contains approximately 9.33 acres. The Property Control Numbers (PCNs) for the subject parcel are the following:

00-42-43-27-05-013-0121
00-42-43-27-05-013-0123
00-42-43-27-05-013-0125

The property is currently designated as Low Residential, 1 dwelling unit per acre (LR-1) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 9.33 acre parcel's designation to Congregate Living Residential (CLR) on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zones X and AE as shown on the FEMA Flood Rate Insurance Map Panel 160 of 245 (Palm Beach County).



sa: x:/docs/trafficanddrainage/lupafps.18139a



Fire Rescue

Chief Reginald K. Duren
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

April 24, 2019

Schmidt Nichols
Attention: Josh Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Re: Lee's Landing

Dear Josh Nichols:

Per your request for response time information to the subject property located on the southwest corner of Pioneer Road and S Jog Road in unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue station #34, which is located at 231 Benoist Farms Rd. The subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 6:46.

Changing the land use of this property will have some 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

**Attachment L – Significant Habitats or Species Detail
Palm Beach County Future Land Use Amendment Submittal
Lee’s Landing PUD
Original Submittal: May 3, 2019**

Significant habitats or species:

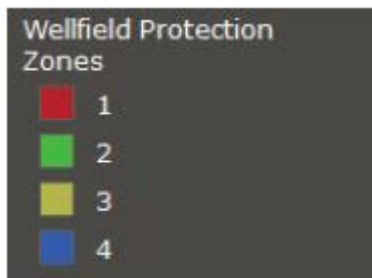
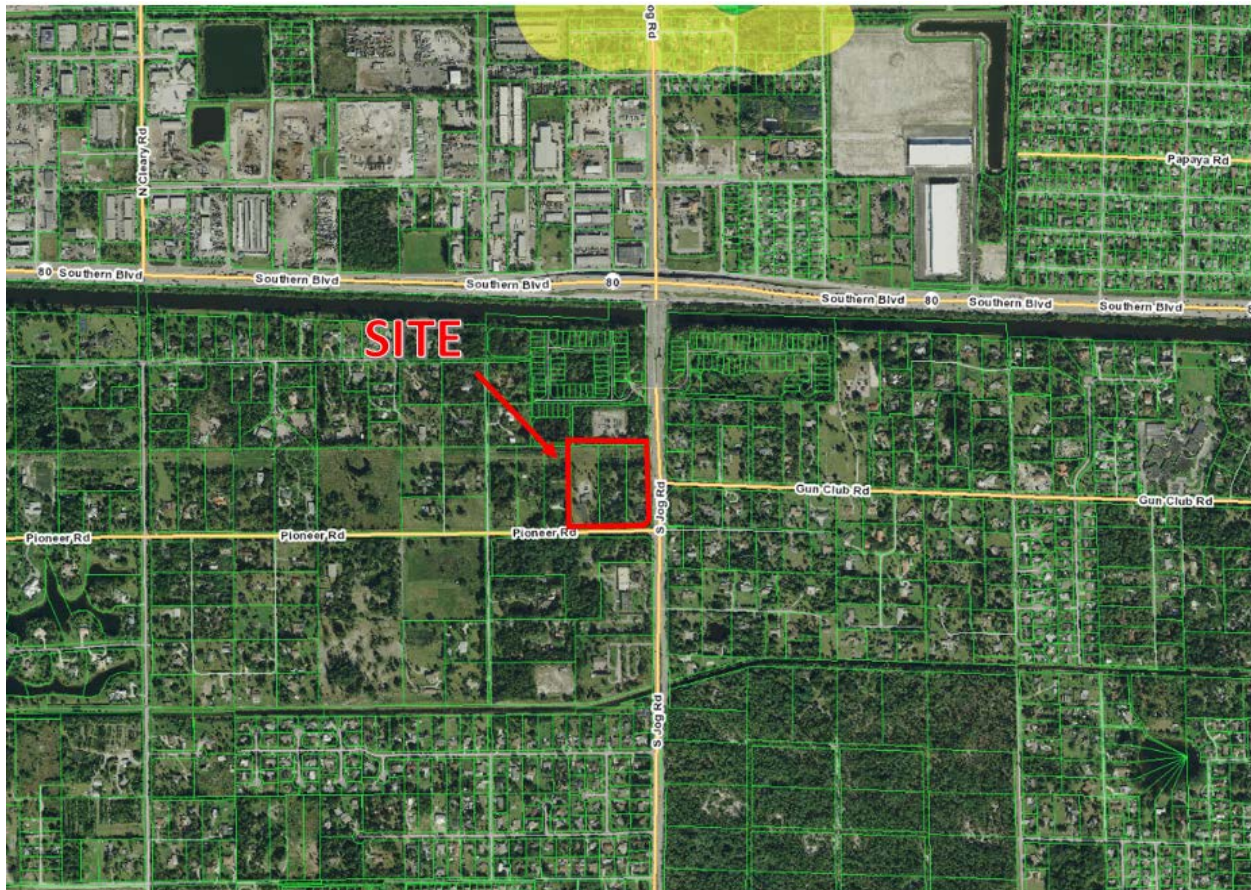
Below is an aerial photograph with the subject property highlighted in red. The subject property does not support and significant habitats or Listed Species. The subject property was approved for single family homes which were built and are proposed to be demolished.

According to historic aerials, the three subject parcels were cleared at some point after 1968 and before 1979 to construct detached single-family homes. The topography and soil remain unchanged since the clearing of the site. Therefore there will be minimal impacts to the natural environment if this site will develop as intended. The subject property has sporadic trees that are located on all sides.



**Attachment M - Wellfield Zone Map
Lee's Landing PUD
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 3, 2019**

The subject property does not lay within any Wellfield Protection Zones. The proposed
congregate care facility will have no negative impacts on the Wellfield Protection Zones





April 29, 2019
Job No. 18-139A

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Lees Landing
Palm Beach County, Florida

SITE DATA

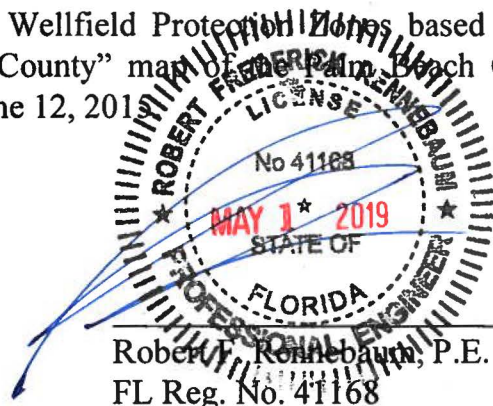
The subject parcel is located on the northwest corner of Jog Road and Pioneer Road in Palm Beach County and contains approximately 9.33 acres. The Property Control Numbers (PCNs) for the subject parcel are the following:

00-42-43-27-05-013-0121
00-42-43-27-05-013-0123
00-42-43-27-05-013-0125

The property is currently designated as Low Residential, 1 dwelling unit per acre (LR-1) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 9.33 acre parcel's designation to Congregate Living Residential (CLR) on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

The subject parcel is not located within any Wellfield Protection Zones based on the "Wellfield Protection Zones in Palm Beach County" map of the Palm Beach County Comprehensive Plan (Map LU 4.1) adopted June 12, 2011.



Robert F. Rennebaugh, P.E.
FL Reg. No. 41168

sa: x:/docs/trafficdrainage/lupawellfield.18139a



**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

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Melissa McKinlay

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April 23, 2019

Jordan Sperling
Schmidt Nichols, Landscape Architecture & Urban Planning
1551 N. Flagler Dr., Suite 102
West Palm Beach, Florida 33401

**RE: Historical and Archaeological Resource Review for the following
project named Lee's Landing PUD, under PCN: 00-42-43-27-05-013-
0121, 0123 and 0125.**

Dear Mr. Sperling:

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 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.

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

cc: Patricia Behn, Interim Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, PBC Planning Division