

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20-A	Intake Date	04/08/2019
Application Name	Mazzoni Property	Concurrent?	No
Acres	31.30 Acres	Text Amend?	No
PCNs	00-42-43-27-05-034-0050		
Location	East side of SR7/US441, 0.6 mile north of Lantana Road		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Vacant	Residential	
Zoning	Agricultural Residential, AR	Single Family Residential, RS	
Future Land Use Designation	Low Residential, 2 units per acre	Low Residential, 3 units per acre	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	2 du/acre x 31.30 acres = 62 units	3 du/acre x 31.30 acres = 94 units
Maximum Dwelling Units¹ (residential designations)	Single Family, 62 units 2 du/acre x 31.30 acres = 62 units	Single Family, 93 units 3 du/acre x 31.30 acres = 94 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	2 du/acre x 2.39 = 148 persons	94 max du x 2.39 = 225 persons
Maximum Square Feet^{2, 4} (non-residential designations)	Not Applicable	Not Applicable
Proposed or Conditioned Potential^{3, 4}	None	120 du with WHP Density Bonus
Max Trip Generator	<i>Single Family Detached, ITE Code #210</i>	<i>Single Family Detached, ITE Code #210</i>
Maximum Trip Generation	630 (current)	940 (maximum) and 1,200 (proposed)

Net Daily Trips:	310 (maximum - current) 570 (proposed - current)
Net PH Trips:	70 (18/52) AM, 96 (60/36) PM (maximum) 89 (22/67) AM, 121 (76/45) PM (proposed)

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	Wendy Tuma
Company Name	Urban Design Kilday Studios
Address	610 Clematis Street, Suite CU02
City, State, Zip	West Palm Beach, Florida 33401
Phone / Fax Number	561.366.1100 561.366.1111
Email Address	wtuma@udkstudios.com

B. Applicant Information

Name	William A. Mazzoni Revocable Trust Agreement
Company Name	Not applicable
Address	950 Greenbriar Drive
City, State, Zip	Boynton Beach, Florida 33435
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

Name	Andrew Maxey
Company Name	Pulte Group
Address	4400 PGA Blvd., Suite 700
City, State, Zip	Palm Beach Gardens, Florida 33410
Phone / Fax Number	561.206.1410
Email Address	andrew.maxey@pultegroup.com
Interest	Contract Purchaser

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	The subject site is currently vacant with no built features. An inventory & map of all built features on the subject site as included Application Attachment F.
PCN	The PCN is 00-42-43-27-05-034-0050. The Legal Description as Application Attachment A. The Survey depicting the 31.30-acre subject site is included as Application Attachment P.
Street Address	5024 S State Road 7
Frontage	Approx. 575 feet of frontage along SR-7/U.S.441 and 1,978 feet of depth.
Legal Access	Current: Access to Woodwind Lane via the adjacent property through easement (ORB19669, PG1596). Proposed: Access to SR-7/U.S. 441.
Contiguous under same ownership	There is no adjacent property under the same ownership as the subject site.
Acquisition details	Site was acquired on June 20 th , 1997 from William A. Mazzoni to William A. Mazzoni Revocable Trust through a warranty deed for \$10.00. Please see ta copy of the deed as Application Attachment A.
Size purchased	The subject site was not part of a larger property acquired from the previous owner.

III. Development History

Previous FLUA Amendments	In 2017, there was an FLUA Amendment application submitted to PBC to change a future land use designation from Low Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5). The application was denied.
Zoning Approvals, Control Number	In 2017, zoning applications were submitted to PBC to allow Workforce Housing Density Bonus units in excess of 30 percent, and to allow Transfer of Development Right units and to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. The applications were withdrawn.
Concurrency	Reservation will be requested.
Plat, Subdivision	Platted as Tracts 5, 6, 7, and 8 of Block 34 of Palm Beach Farms Co. Plat No. 3 (Plat Book 2, Pages 45-54)

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

Justification Provide as G.1.	Please see Application Attachment G.
Residential Density Increases Provide as G.2.	Please see Application Attachment G.
Compatibility Provide as G.3.	Please see Application Attachment G.
Comprehensive Plan Provide as G.4.	Please see Application Attachment G.
Florida Statutes Provide as G.5.	Please see Application Attachment G.

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	Single Family Residential, Legend Lakes Estates, 1.26 du/ac	Low Residential, 1 unit per acre	Residential Transitional Suburban, Control No. 1987-00004
South	Multifamily/ Day Care, Wellington Club, 5.56 du/ac, 8,370 sf (Day Care)	Low Residential, 3 units per acre	Planned Unit Development, Control No. 2004-00524
East	Park Ridge Golf Course	Park	Public Ownership, Control No. 2001-00001
West	Self-Storage, Cypress Lakes Preserve MUPD, 77,970 sf/ Commercial, 7,000 Sf	Commercial Low with Underlying 2 units per acre	Multiple Use Planned Development, Control No. 2000-00020/ Commercial General

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
<p><i>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.</i></p>		
	Current	Proposed
Max Trip Generator	<i>Single Family Detached, ITE Code #210</i>	<i>Single Family Detached, ITE Code #210</i>
Maximum Trip Generation	630 (current)	940 (maximum) and 1,200 (proposed)
Net Daily Trips:	310 (maximum - current) 570 (proposed - current)	
Net PH Trips:	70 (18/52) AM, 96 (60/36) PM (maximum) 89 (22/67) AM, 121 (76/45) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	JFO Group Inc, Juan F. Ortega, P.E.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route No. 62 (WLN – LKW via Lake Worth)	
Nearest Palm Tran Stop	Bus Stop Number 5927 – 5,900 Feet (1.1 Mile)	
Nearest Tri Rail Connection	Tri-Rail Lake Worth Station	
C. Portable Water & Wastewater Information		
<p><i>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.</i></p>		

Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. Please see Application Attachment I.
Nearest Water & Wastewater Facility, type/size	Nearest potable water connections are two 8" watermains located south of the southern property line. There is an additional 16" watermain located within SR-7. There is an 8" gravity main sanitary sewer line located south of the southern property line. Please see Application Attachment I.
D. Drainage Information	
<p>Drainage Providers: South Florida Water Management District, Lake Worth Drainage District (LWDD), Palm Beach County Land Development and Florida Department of Transportation. Please see Application Attachment J.</p> <p>Drainage Basin: C-16 Drainage Basin</p> <p>This site will discharge into the adjacent LWDD E-1 canal through a proposed control structure limiting flow to 62.6 CSM at the 25 year-3day storm events. The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the lakes. The on-site drainage system will be designed for a 3-year storm event. A berm will be placed around the perimeter of the site with a top elevation equal or exceeding the calculated 25 year- 3 day routed storm event to prevent unauthorized discharge from the site. The crown of the onsite roads will be designed above the 5 year - 1 day storm event elevation. Lake Maintenance Easements will be located above the 3 year – 1 day storm. Stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This detention volume will be provided in the on-site lakes and will be allowed to bleed-down at a rate of one-half inch per day. The site is located in the SFWMD Water Preserve Area Basin and will require an additional 50% of the required detention volume. The site is not currently located in an area that requires a nutrient loading analysis.</p>	
E. Fire Rescue	
Nearest Station	Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road, provides service to the site.
Distance to Site	The subject property is approximately 4.00 miles from the station.
Response Time	The average response time fire-rescue station #48 is 10 minutes and 30 seconds to the site and the average for fiscal year 2018 for the station's zone is seven (7) minutes 45 seconds.
Effect on Resp. Time	Changing the Future Land Use designation on the property will have some impact on the response time. Please be aware that a new fire station is proposed off Lyons Road, south of Lake Worth Road approximately three (3) miles from the subject site. The estimated response time from the proposed station would be eight (8) minutes and 30 seconds. Please see letter from the Fire-Rescue Department included as Attachment K.
F. Environmental	
Significant habitats or species	Wetlands: Compensatory mitigation for jurisdictional wetland impacts is not likely to be needed, however a jurisdictional wetland determination involving the USACE should be conducted as soon as possible to verify this opinion.

	Surface waters: The small reservoir area and drainage ditch would need to be replaced by surface waters and some shoreline may need to be designed to serve as Wood Stork suitable foraging habitat (littoral zones). Please see Application Attachment L.
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Flood Zone*	Flood Zone X
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Wellfield Zone*	Wellfield Protection Zone 4. Please see Application Attachment M.
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* 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

No historic or architecturally significant resources located on or within 500 feet of the site. No archaeological resources located on or within 500 feet of the site. Please see letter from Historic Resources Evaluation included 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, 7500 and 7715 Forest Hill Blvd	0.00339	77	0.26103
Beach	R.G. Kreuzler Park, 2882 S Ocean Blvd	0.00035	77	0.02695
District	West Boynton Park, 6000 Northtree Blvd	0.00138	77	0.10626

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	West Boynton Branch
Address	9451 S Jog Road
City, State, Zip	Boynton Beach, FL 33437
Distance	Approximately 5.6 miles from the subject site.

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	77	154
Periodicals	5 subscriptions per 1,000 persons	77	0.385

Info Technology	\$1.00 per person	77	\$77.00
Professional staff	1 FTE per 7,500 persons	77	0.010267
All other staff	3.35 FTE per professional librarian	77	0.003439
Library facilities	0.34 sf per person	77	26.18 sf

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	Discovery Key	Woodlands	Palm Beach Central
Address	3550 Lyons Road	5200 Lyons Road	8499 Forest Hills Blvd
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Wellington FL 33411
Distance	Approximately 1.5 miles	Approximately 0.5 miles	Approximately 3.6 miles

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Table of Contents

- A. PCN's, Legal Description and Warranty Deed**
- 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**
- 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**



Mazzoni Property

Future Land Use Atlas Amendment

Attachment G

Consistency with the Comprehensive Plan and Florida Statutes

REQUEST

On behalf of the property owner, William A. Mazzoni Revocable Trust Agreement and the applicant, Pulte Home Company, LLC, Urban Design Kilday Studios (UDKS) has prepared and hereby respectfully submits this application for a Large-Scale Future Land Use Atlas (FLUA) Amendment for a 31.30+/- acre property consisting of Property Control Number (PCN) 00-42-43-27-05-034-0050, herein referred to as the subject property. The subject property is located in the unincorporated area of Palm Beach County (PBC) and situated in the Urban/Suburban Tier and is within the County's Urban Service Area. The subject property is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area. The subject property is generally located on the east side of State Road 7/U.S. 441, 0.6 miles north of Lantana Road.

The applicant is requesting to amend the FLUA designation of subject property from Low Residential, with up to 2 dwelling units per acre (LR-2) to Low Residential, with up to 3 dwelling units per acre (LR-3).

The applicant will submit an application requesting to rezone the property from Agricultural Residential (AR) to Residential Single-Family (RS) after the FLUA Amendment is processed. The applicant proposes to construct 120 single family and zero lot line units and will be using the Workforce Housing Program (WHP) density bonus.

PROJECT HISTORY

The subject property was previously utilized as a commercial nursery. The site is currently vacant and undeveloped. There have been no prior FLUA Amendment or Zoning approvals for the subject property. In 2017, there was an FLUA Amendment application submitted to change a future land use designation from Low Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5) and concurrent Zoning applications to allow Workforce Housing Density Bonus units in excess of 30 percent, and to allow Transfer of Development Right units and to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. The FLUA Amendment Application was denied at BCC and the Zoning applications were subsequently withdrawn.

CONSISTENCY & COMPATIBILITY

G.1 Justification

Per Policy 2.1-f of the FLUE of the PBC Plan an applicant must provide adequate justification for the proposed future land use. The applicant is requesting to amend the FLUA designation of the subject site from LR-2 to LR-3. The subject property is not located within the boundaries of any Neighborhood Plan. The proposed FLUA amendment meets the required factors as follows:

- 1) Per Future Land Use Element Policy 2.1-f, the proposed use is suitable and appropriate for the subject site:

Applicant's Description: Per the FLUE of the Comprehensive Plan, the characteristics of a livable community include, but are not limited to, higher density residential near commercial centers, transit lines, and parks and a central neighborhood or community focal point, such as a civic space or commercial area. The subject site is located along the State Road 7 (SR-7)/ U.S.441 corridor, one of Palm Beach County's most diverse development corridors supporting residential, medical, commercial, retail, office and institutional uses. The proposed increase in density is suitable and appropriate for the area. The increase in density will support future growth of the corridor. The LR-3 designation and the additional density from utilizing the Workforce Housing Programs (WHP) will result in additional housing opportunities in the area.

- 2) Per Future Land Use Element Policy 2.1-f, the basis for the requested change is based upon the following criteria:

- *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.*

Applicant's Description: In 2002, the land adjacent other east of the site had a FLUA amendment approved. The county initiated a FLUA Amendment to change the FLUA designation of approximately 237.73 acres of land from Transportation and Utilities (U/T) to Parks and Recreation (PARK) FLUA designation.

In 2015, the 36.34-acre property adjacent to the south was approved for a FLUA Amendment from LR-2 to LR-3 in order to increase the development potential. This allowed the site to be developed as a PUD at 5.56 units per acre. The development is known as Wellington Club Apartments, a 204-unit multifamily residential development including 154 Workforce Housing units for low, moderate- and middle-income tenants.

The property owner adjacent to the west, across SR-7/U.S.441, recently filed a FLUA Application to change a future land use designation from

Commercial Low with an underlying Low Residential, 2 units per acre (CL/2) to Commercial Low with an underlying Industrial (CL/IND) in order to increase the allowable FAR. There is an existing self-storage facility on the property which the owner is proposing to modify.

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

Applicant's Description: Since the adoption of the 1989 Comprehensive Plan, SR-7/U.S. 441 has expanded from a two-lanes to six-lanes. Many of the agricultural and farming uses operating in the area have left the area and a mix of residential, office and recreational, commercial uses have been developed which has led to a change in the characteristics of the area.

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

Applicant's Description: As stated above, the character of the surrounding properties has changed, with multiple properties having receive FLUA Amendments approved to increase density or intensity. The amendment follows the development pattern of the area by requesting to increase the density of the subject site to be consistent with adjacent land uses.

- *Inappropriateness of the adopted FLU designation.*

Applicant's Description: For the residential project to be viable in today's market, the applicant concedes that there is a number of housing units that must be met. The applicant has determined that 120 units would be needed to make the development feasible. The current underlying land use of LR-2 only allows for 63 total housing units. If the applicant were to utilize the Full Incentive WHP Bonus (bonuses for properties designated LR-3 or lower are limited to 30%) the total would increase to 81 total units with 13 Workforce Housing units which falls short of the 120 units needed.

G.2 Residential Density Increases

Per Future Land Use Policy 2.4-b the proposed FLUA amendment meets the required factors as follows:

- Demonstrate a need for the amendment.

Applicant's Description: The proposed amendment would provide additional living accommodations to meet the potential demand for more residential uses

in the area. Based on 2018 population projections provided by the State of Florida Office of Economic and Demographic Research (ODER) and the Bureau of Economic and Business Research (BEBR), as shown in the PBC 2018 Population Allocation Model, the medium projections show the population in PBC growing by over 377,583 people between 2018 and 2045 from 1,433,417 to 1,811,000. The proposed amendment would provide additional living accommodations to meet the potential demand for more residential uses in the area.

- Demonstrate that the current land use is inappropriate.

Applicant's Description: For the residential project to be viable in today's market, the applicant concedes that there is a number of housing units that must be met. The applicant has determined that 120 units would be needed to make the development feasible. The current underlying land use of LR-2 only allows for 63 total housing units. If the applicant were to utilize the Full Incentive WHP Bonus (bonuses for properties designated LR-3 or lower are limited to 30%) the total would increase to 81 total units with 13 Workforce Housing units which falls short of the 120 units needed.

- Transfer of Development Rights, Workforce Housing, and Affordable Housing Program utilization.

Applicant's Description: The applicant is proposing to utilize the Workforce Housing Program Limited Incentive with the proposed LR-3 designation. The WHP units would be built off-site.

G.3 Compatibility

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property. Note that acreages listed are approximate acreages obtained from the Property Appraiser of PBC's website.

- **North:** To the north of the subject property, across the L.W.D.D Canal No. L-14, a 165' canal R-O-W, are the following properties:
 - **Multiple PCN's:** Twenty-two (22) residential lots consisting of single-family homes, part of Legend Lakes Estates, a 200-acre 251-unit single-family residential community developed at 1.26 units per acre. The parcels are owned by a variety of individuals and have a Low Residential, one (1) units per acre (LR-1) FLUA designation.
- **South:** To the south of the subject property is Wellington Club a 36.34-acre PUD. The FLUA designation is Low Residential, three (3) units per acre (LR-3) and it was developed at 5.56 units per acre. The PUD is comprised of a 204-unit rental apartment community, of which 154 units are Workforce Housing units for low, moderate- and

middle-income tenants. Also located in the PUD is Newbridge Prep, an 8,370-sf childcare center.

- **East:** To the east is Park Ridge, a 230-acre public golf course owned by Palm Beach County.
- **West:** To the west of the subject property, across SR-7/US 441, a 240' right-of-way, and L.W.D.D Canal No. E-1, a 72' R-O-W, are the following properties:
 - **PCN 00-42-43-27-05-035-0091:** A 2.61-acre commercial use known as B&K Country Feeds. It has a Commercial Low, with underlying two (2) units per acre (CL/2) FLUA designation.
 - **PCN 00-41-44-36-08-001-0000:** A 4.56-acre self-storage facility (Public Storage). It has a Commercial Low, with underlying two (2) units per acre (CL/2) FLUA designation. The property owner recently filed a FLUA Application to change a future land use designation from Commercial Low with an underlying Low Residential, 2 units per acre (CL/2) to Commercial Low with an underlying Industrial (CL/IND) in order to increase the allowable FAR.

The properties to the north and south are residential and developed at 1.26 units per acre and 5.56 units per acre, respectively. The proposed single family and zero lot line uses would be compatible with the single family lots to the north. The existing L-14 Canal provides separation and privacy, in addition to required buffering, for the northern properties. The multifamily and day care uses to the south are compatible with the proposed land use. The subject property would serve as a transition from higher density residential development. The commercial and park uses to the west and east would be minimally impacted by the proposed increase in density.

It is also important to note, that there are centers of employment within close proximity of the subject site including the Mall at Wellington Green (approximately 2.7 miles north of the site) and the Wellington Regional Medical Center (approximately 3.4 miles north of the site). The proximity of public amenities such as parks and schools making the site ideal for residential use. The public Elementary, Middle and High School are located within five (5) miles of the site along Lyons Road. There are also multiple commercial uses located in close proximity to the site such as the Mission Lakes Plaza (approximately 0.25 miles south of the site) on the corner of Lantana Road and SR-7/U.S. 441. The commercial plaza contains a Target and other outparcels.

G.4 Comprehensive Plan

- **FLUE Objective 1.2:** The Urban/Suburban Tier is intended to accommodate the bulk of the County's population along with the services and facilities consistent with the needs of urban and suburban development.

Applicant's Description: The increase in density proposed on the subject property that will be developed in an urban fashion will provide additional

housing options to accommodate the growing population of PBC within the Urban/Suburban Tier. As previously stated, projections show the population in PBC growing by over 377,583 people between 2018 and 2045 (from 1,433,417 to 1,811,000). It is believed that this proposal promotes an efficient and sustainable community as it provides additional housing options for the growing population.

- **FLUE Objective 2.1:** The objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.

Applicant's Description: Allowing the requested FLUA designation to allow an increase in residential density will provide additional residential options for the expected growth in the population of PBC.

- **FLUE Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.

Applicant's Description: As shown in Application Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc.

- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
 - The natural environment, including topography, soils and other natural resources;

Applicant's Description: Please see Application Attachment L for the Environmental Report and Natural Feature Inventory and Map prepared by WGI.

- The availability of facilities and services;

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

- *Traffic:* Please see Application Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by JFO Group, Inc. and corresponding Traffic Approval from PBC Traffic Division.
- *Mass Transit:* The nearest Palm Tran bus stop is #5927 – 5,900 Feet (1.1 Mile) from the subject site. The stop is for Route No. 62 (WLN – LKW via Lake Worth) which connects to the Tri-Rail Lake Worth Station.

- *Potable Water and Wastewater:* Please see Application Attachment I for the Level of Service letter from Palm Beach County Water Utility District, wherein it is stated that capacity is available for the proposed development.
 - *Drainage:* Please see Application Attachment J for Drainage Statement prepared by Schnars Engineering Corporation.
 - *Fire Rescue:* Please see Application Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #48, the station is located approximately 4.00 miles from the subject property and that the estimated response time to the subject property is approximately 10 minutes.
 - *School:* Please see Application Attachment O for the PBC School District SCAD Application submitted to the School District.
- The adjacent and surrounding development;

Applicant's Description: Please refer to the Compatibility Section above.

- The future land use balance;

Applicant's Description: As stated previously, the proposed FLUA Amendment to LR-3 on the subject property will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.

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

Applicant's Description: The subject site can be considered urban infill development. The Comprehensive Plan defines Infill as, "Development of vacant or abandoned parcels in otherwise built-up areas within the unincorporated area of the Urban/Suburban Tier...." The subject site is currently underutilized as vacant land but there are surrounding commercial, institutional and residential developments to the north, south, east and west of the subject site that will benefit from the development of the site to residential housing.

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

Applicant's Description: The subject site is not located within any Community Plan or Planning Area Special Study area and is therefore not required compliance with this policy.

- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of PBC, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

Applicant’s Description: The proposed amendment would modify residential land use designation the subject property to allow for a higher density, consistent with other surrounding properties. Previously established commercial and institutional services are located along the SR-7/US-441 corridor and numerous commercial development sites remain to be developed to accommodate residential growth in the area and help balance land uses that are within the character of the community.

- **FLUE Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.

Applicant’s Description: The site is surrounded by built developments. As such, the proposed redevelopment does not encourage piecemeal development.

- **HE Objective 1.5:** 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.

Applicant’s Description: As previously stated, the applicant is utilizing the WHP density incentive. The required WHP units would be built offsite. The property to the south supports 154 WHP units for low, moderate- and middle-income tenants. As there is already a supply of low-income units in the area, building the units offsite would support HE Objective 1.5 to avoid concentrations and support the distribution of WHP units in the county.

G.5 Florida State Statutes

Florida Statutes, Section 163.3177.(6).(a).9 provides that “the future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.” See additional details under the sub-sections below.

- **Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the

presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Applicant's Description: The applicant is requesting to increase the residential density from LR-2 to LR-3. The development program of 120 single family and zero-lot line units on 30.31 acres of land would equate to 3.96 du/acre in density and considered moderate density when compared to surrounding residential developments (1.26 du/acre in the north and 5.56 du/acre to the south).

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Applicant's Description: The property is within the Urban/Suburban Tier surrounded by developed lands. The property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Applicant's Description: The development is not isolated in nature as existing development exists to the north, south, east and west within the Urban/Suburban Tier. The subject property will also be developed in accordance with County policies.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Applicant's Description: This amendment does not fail to protect and conserve natural resources. The applicant will follow PBC regulations and work with other pertinent agencies, to protect natural resources located on the site.

- V. Fails to adequately protect adjacent agricultural areas and activities,

including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Applicant's Description: There are no adjacent agricultural areas or activities to the subject site or in the surrounding area. Built developments exist to the north, south, east and west within the Urban/Suburban Tier. As such, the proposed FLUA Amendment does not fail to adequately protect agricultural activities.

- VI. Fails to maximize use of existing public facilities and services.

Applicant's Description: This amendment will maximize the use of existing facilities. The site is located within the Urban/Suburban Tier and will be connecting to existing utility lines in SR-7/U.S. 441.

- VII. Fails to maximize use of future public facilities and services.

Applicant's Description: The FLUA amendment will maximize the use of future public facilities and services as the property is located so as to concentrate the use of the facilities within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the growth of Urban Sprawl.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Applicant's Description: As a result of the existing developments located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area.

- IX. Fails to provide a clear separation between rural and urban uses.

Applicant's Description: Allowing an increase in residential density on the subject property is consistent with the style of other developments in the Urban/Suburban Tier and existing development to the north and south. The property is located within the Urban/Suburban Tier of the County and is not envisioned to be a rural area. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant's Description: This amendment will allow for what could be considered infill development as urban/suburban styles of development have occurred in surrounding properties.

- XI. Fails to encourage a functional mix of uses.

Applicant's Description: The subject property will be developed as a residential development. Surrounding the subject property to the north, south, and west are a mixture of residential uses, commercial uses and recreational/institutional uses. As such, there is an existing mix of uses within the surrounding area.

- XII. Results in poor accessibility among linked or related land uses.

Applicant's Description: The development will be designed with pedestrian connectivity through required pathways. The site will also have cross access through the residential development to the south. As such, this will provide for an inviting, interconnected pedestrian environment and therefore the proposal discourages the proliferation of Urban Sprawl.

- XIII. Results in the loss of significant amounts of functional open space.

Applicant's Description: This amendment does not result in a loss of any functional open space, as the subject property is vacant and currently has no functional open space. The proposed development will be developed with private open space.

- **Florida Statutes, Section 163.3177.(6).(a).9.b:** Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Applicant's Description: This amendment does not fail to protect and conserve natural resources as the proposed design of the property will comply with the applicable provisions of the ULDC in regard to preservation at the time of the Rezoning and Site Plan Approval processes.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant's Description: The amendment for a FLUA amendment will maximize the use of future public facilities and services existing and within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Applicant's Description: The site will have cross-access capabilities with the residential development to the south allowing for a connected pedestrian network within the community. The site is also approximately 1.1 miles from Palm Tran bus route #64 that connects to the Lake Worth Tri-Rail Station.

- IV. Promotes conservation of water and energy.

Applicant's Description: The proposed residential development will promote conservation of water through the use of modern energy efficient equipment that allow for reduced usage of water throughout the community. The proposed development will also have onsite lakes as part of the drainage/water retention system.

- V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant's Description: There are no adjacent agricultural areas or activities to the subject site or in the surrounding area. Built developments exist to the north, south, east and west within the Urban/Suburban Tier. As such, the proposed FLUA Amendment does not fail to adequately protect agricultural activities.

- VI. Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant's Description: Open space and recreational facilities will be developed within the community for the use of the residents. Adjacent to the site is the existing Park Ridge Golf Course, a county owned golf course open to the public.

- VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Applicant's Description: The proposed amendment would modify the current residential land use designation to allow for higher density as the change is consistent Comprehensive Plan. Previously established residential uses are located along the S-R7/U.S. 441 corridor and numerous commercial development sites remain to be developed to accommodate residential growth in the area and help balance land uses that are within the character of the community. This proposed increase will serve to support existing and future uses.

- VIII. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in S. 163.3164.

Applicant's Description: The requested use and density increase are consistent with the urban/suburban development pattern in PBC and in the specific area. The proposed development can be considered an infill development as it is a vacant parcel of land surrounded by developed lands. The applicant is also proposing to rezone the land to RS, instead of PUD to have the ability to design a more compact development.

In conclusion, the requested FLUA Amendment from LR-2 to LR-3 is justified and consistent with the Plan and State of Florida laws and is compatible with surrounding uses.

On behalf of the applicants, UDKS, respectfully requests approval of this request to amend the FLUA designation on the subject property. The Project Managers at UDKS are Wendy Tuma and Sofia Garantiva who can be reached at (561) 366-1100 or via email at wtuma@udkstudios.com or sgarantiva@udkstudios.com.



**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



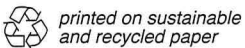
**Palm Beach County
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- Mary Lou Berger
- Melissa McKinlay

County Administrator

Verdenia C. Baker

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Affirmative Action Employer"*



April 22, 2019

Wendy Tuma
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
Email: WTuma@udkstudios.com

Dear Wendy,

This letter is in response to your inquiry regarding the Mazzoni parcel identified below. The attached worksheet provides the requested analysis.

Property or PCNs	Mazzoni parcel PCN: 00-42-43-27-05-034-0050
Acreage	31.30 acres (Survey)
Future Land Use Designation	LR-3 (Hypothetical)
Request	Full Incentive option (FI), No TDRs

Should you wish to pursue this development scenario, please be advised of the following:

- Based on the requested LR-3 FLU a Workforce Housing Program pre-application will not be required.
- The estimates provided in these worksheets reflect a potential maximum number of units; this estimate does not guarantee a certain number of units, and does not create additional property rights for a landowner.
- Please note that the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, the zoning district's property development regulations and other considerations in the development review process.
- Please be advised that a limited incentive option is also available. For additional information on this alternative, please contact me.

Should you have any questions, please contact me at 561-233-5361 or at mhowe@pbcgov.org.

Sincerely,

Michael Howe, Senior Planner

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Workforce Housing Program Analysis (FI) Date: 04/22/2019

Property or PCN:	Mazzoni parcel PCN: 00-42-43-27-05-034-0050			
Acreage:	31.30 acres (Survey)			
Future Land Use Designation:	LR-3 (Hypothetical)			
Request:	Full Incentive option (FI), No TDRs			
Part of PUD? Golf Course	Existing LOD? No		CHHA? No	
Surrounding Land Uses:	N	S	E	W
Existing:	Residential	Residential	Park	Commercial
Future:	LR-1	LR-3	Park	CL-2

Mandatory Obligation, not including Density Bonus:

Standard Density: should the property be developed at the standard density associated with this FLU, the following would apply:	
Units permitted: 63	$31.30 \times 2 = 62.6$ or <u>63</u> units
Workforce Housing Obligation: 3.15	$63 \times 5\% = 3.15$
Maximum Density: should the property be developed at the maximum density associated with this FLU, the following would apply:	
Units permitted: 31	$31.30 \times 3 = 93.9$ or <u>94</u> , $94 - 63 = 31$ or <u>31</u> units
Workforce Housing Obligation: 4.96	$31 \times 16\% = 4.96$
Total Units: 94 units	$63 + 31 = 94$ units
Total Workforce Obligation: 8.11 units	$3.15 + 4.96 = 8.11$

Optional Density Bonus and/or TDRs:

WHP Bonus Density: should the property owner wish to use the Workforce Housing Density Bonus Program to further increase the potential number of units, the following would apply:			
% Density Bonus Sought:	Max % Bonus:	Total Bonus Units:	Workforce Units:
30% (no pre-app required):	$94 \times 30\% = 28.2$	28 bonus units	10 ($28 \times 34\% = 9.52$)
Up to 30% bonus (Full Incentive)			
Up to 15% bonus (Limited)			
*TDR Density: should the property owner wish to also use the Transfer of Development Rights Program to further increase the potential number of units, the following would apply:			
TDR Eligibility:	N/A		
TDR Units permitted:			
*Workforce Housing Obligation:			
TDR Cost:			

Combined Maximum Potential:

Combined Maximum Potential: the following indicates the potential maximum TOTAL number of units and WHP obligation which could be permitted per the calculations outlined above:	
Maximum Total Units: 122	$63 + 31 + 28 = 122$ units
Workforce Housing Obligation*: 18	$3.15 + 4.96 + 9.52 = 17.63$ or 18 units

Unit-Specific Calculation, if requested:

Unit-specific Calculation: if requested, provided below is the calculation associated with a specific target number of units sought for the property.		
Requested # of Units:	Total Units	Workforce Housing Obligation
Standard Density Obligation:		
Maximum Density Obligation:		
WHP Density Bonus:		
TDR Density:		
TOTAL		
TDR Cost:		

*In-lieu Fee option is not available for TDR Workforce Housing units, which must be constructed on site.

The estimates provided in this worksheet do not guarantee a certain number of units, and do not create additional property rights for a landowner. Please note that the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, property development regulations and other factors in the development review process. Any hypothetical land use employed in the calculations is subject to the Comprehensive Plan amendment process, and may not be approved.



**Department of Planning,
Zoning & Building**

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**Palm Beach County
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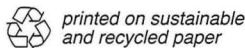
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April 22, 2019

Wendy Tuma
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
Email: WTuma@udkstudios.com

Dear Wendy,

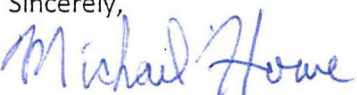
This letter is in response to your inquiry regarding the Mazzoni parcel identified below. The attached worksheet provides the requested analysis.

Property or PCNs	Mazzoni parcel PCN: 00-42-43-27-05-034-0050
Acreage	31.30 acres (Survey)
Future Land Use Designation	LR-3 (Hypothetical)
Request	Limited Incentive option (LI), No TDRs

Should you wish to pursue this development scenario, please be advised of the following:

- Based on the requested LR-3 FLU a Workforce Housing Program pre-application will not be required.
- The estimates provided in these worksheets reflect a potential maximum number of units; this estimate does not guarantee a certain number of units, and does not create additional property rights for a landowner.
- Please note that the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, the zoning district's property development regulations and other considerations in the development review process.
- Please be advised that a limited incentive option is also available. For additional information on this alternative, please contact me.

Should you have any questions, please contact me at 561-233-5361 or at mhowe@pbcgov.org.

Sincerely,

Michael Howe, Senior Planner

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Workforce Housing Program Analysis (LI) Date: 04/22/2019

Property or PCN:	Mazzoni parcel PCN: 00-42-43-27-05-034-0050			
Acreage:	31.30 acres (Survey)			
Future Land Use Designation:	LR-3 (Hypothetical)			
Request:	Limited Incentive option (LI), No TDRs			
Part of PUD? Golf Course	Existing LOD? No		CHHA? No	
Surrounding Land Uses:	N	S	E	W
Existing:	Residential	Residential	Park	Commercial
Future:	LR-1	LR-3	Park	CL-2

Mandatory Obligation, not including Density Bonus:

Standard Density: should the property be developed at the standard density associated with this FLU, the following would apply:	
Units permitted: 63	$31.30 \times 2 = 62.6$ or <u>63</u> units
Workforce Housing Obligation: 1.58	$63 \times 2.5\% = 1.58$
Maximum Density: should the property be developed at the maximum density associated with this FLU, the following would apply:	
Units permitted: 31	$31.30 \times 3 = 93.9$ or <u>94</u> , $94 - 63 = 31$ or <u>31</u> units
Workforce Housing Obligation: 2.48	$31 \times 8\% = 2.48$
Total Units: 94 units	$63 + 31 = 94$ units
Total Workforce Obligation: 4.06 units	$1.58 + 2.48 = 4.06$

Optional Density Bonus and/or TDRs:

WHP Bonus Density: should the property owner wish to use the Workforce Housing Density Bonus Program to further increase the potential number of units, the following would apply:			
% Density Bonus Sought:	Max % Bonus:	Total Bonus Units:	Workforce Units:
30% (no pre-app required):	$94 \times 15\% = 14.1$	14 bonus units	10 ($14 \times 17\% = 2.38$)
Up to 30% bonus (Full Incentive)			
Up to 15% bonus (Limited)			
*TDR Density: should the property owner wish to also use the Transfer of Development Rights Program to further increase the potential number of units, the following would apply:			
TDR Eligibility:	N/A		
TDR Units permitted:			
*Workforce Housing Obligation:			
TDR Cost:			

Combined Maximum Potential:

Combined Maximum Potential: the following indicates the potential maximum TOTAL number of units and WHP obligation which could be permitted per the calculations outlined above:	
Maximum Total Units: 108	$63 + 31 + 14 = 108$ units
Workforce Housing Obligation*: 6	$1.58 + 2.48 + 2.38 = 6.44$ or 6 units

Unit-Specific Calculation, if requested:

Unit-specific Calculation: if requested, provided below is the calculation associated with a specific target number of units sought for the property.		
Requested # of Units:	Total Units	Workforce Housing Obligation
Standard Density Obligation:		
Maximum Density Obligation:		
WHP Density Bonus:		
TDR Density:		
TOTAL		
TDR Cost:		

*In-lieu Fee option is not available for TDR Workforce Housing units, which must be constructed on site.

The estimates provided in this worksheet do not guarantee a certain number of units, and do not create additional property rights for a landowner. Please note that the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, property development regulations and other factors in the development review process. Any hypothetical land use employed in the calculations is subject to the Comprehensive Plan amendment process, and may not be approved.



**Water Utilities Department
Engineering**

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



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County Administrator

Verdenia C. Baker

April 30, 2019

Urban Design Kilday Studios
610 Clematis Street Suite CU02
West Palm Beach, Fl. 33401

Attn: Sofia Garantiva

RE: Mazzoni Property
PCN 00-42-43-27-05-034-0050
Service Availability Letter

Dear Sofia,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced properties. Water and sewer services are available to accommodate the future land use designation change from Low Residential, two units per acre (LR-2) to Low residential, three units per acre (LR-3), subject to a capacity reservation agreement with PBCWUD. Offsite improvements may be required. Reclaimed water is not available for this property at this time.

The nearest potable water connections are two 8" watermains located south of the southern property line of the subject property. In addition, there is a 16" watermain located within SR 7 road right of way adjacent to the property. The nearest connection to sanitary sewer is an 8" gravity main located south of the southern property line of the subject property. An engineering analysis regarding the capacity of the existing sanitary sewer system 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
Plan Review Manager

"An Equal Opportunity
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PROJECT: Mazzoni Property
ENGINEER: Schnars Engineering Corp., Project No. 16161
DATE: April 29, 2019

DRAINAGE STATEMENT

The subject parcel is located on the east side of SR7/US 441, 0.6 mile north of Lantana Road in Palm Beach County, Florida and contains 31.30 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-034-0050. The property is currently designated as Residential Low, 2 units per acre (LR-2) on the Palm Beach County Comprehensive Plan. The applicant is requesting to change the designated future land use to Residential Low, 3 units per acre (LR-3).

This project is within the South Florida Water Management District (SFWMD) C-16 Drainage Basin and the surface water management system will be under the jurisdiction of SFWMD, Lake Worth Drainage District (LWDD), Palm Beach County Land Development and Florida Department of Transportation. The site is bounded on the north by the LWDD L-14 canal, the west by SR 7 and LWDD E-1 canal, the south by the Wellington Apartments (Woodwind PUD) and the east by the Park Ridge Golf Course. The site was a former nursery and fish farm and is currently undeveloped except for a few small building structures and miscellaneous concrete surfaces.

This site will discharge into the adjacent LWDD E-1 canal through a proposed control structure limiting flow to 62.6 CSM at the 25 year-3day storm event. The finished floor elevations will be above the calculated 100 year - 3 day, zero discharge storm event, 18 inches above the crown of the adjacent road or FEMA elevation plus 1', whichever is higher. A berm will be placed around the perimeter of the site with a top elevation equal or exceeding the calculated 25 year - 3 day routed storm event to prevent unauthorized discharge from the site. The crown of the onsite roads will be designed above the 5 year - 1 day storm event elevation. Lake Maintenance Easements will be located above the 3 year - 1 day storm. Stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This detention volume will be provided in the on-site lakes and will be allowed to bleed-down at a rate of one-half inch per day. The site is located in the SFWMD Water Preserve Area Basin and will require an additional 50% of the required detention volume. The site is not currently located in an area that requires a nutrient loading analysis.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the lakes. The on-site drainage system will be designed for a 3 year storm event. The rear yards of lots adjacent to a water management tract will drain to the water management tract. In all other cases, each lot will be graded to drain to the access tract adjacent to the lot or an open space tract with a drainage easement. No open space tracts will be graded to drain by overland flow through lots without the appropriate easement. Drainage easement widths

within the proposed plat shall be adequate to accommodate the proposed size and depth of the drainage line. Lake maintenance access easements will be provided from adjacent road tracts.

The projected design elevations are as follows:

- Design water level = 16.0' NGVD = 14.5' NAVD, from LWDD Map
- Min. Crown of Road elevation = 19.0' NGVD = 17.5' NAVD
- Min. Finished Floor elevation = 20.8' NGVD = 19.3' NAVD

FEMA FIRM flood information: Community Pane No. 120192/12099 C0752F. Date of FIRM Index: 10-05-2017. Flood Zone: "X"

SCHNARS ENGINEERING CORPORATION

(SEAL)

Jeffrey T. Schnars, P.E.
Florida Reg. No. 46697
(For the Firm)
Civil Engineer
Certificate of Authorization No. 6640

This item has been electronically signed and sealed by Jeffrey T. Schnars, P.E. on 5-1-2019 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



April 16, 2019

Fire Rescue

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



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Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

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

Re: Mazzoni Property

Dear Sofia Garantiva:

Per your request for response time information to the subject property located on the east side of SR7/441, 0.6 miles north of Lantana Road. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hyplouxo Road. The subject property is approximately 4.00 miles from the station. The estimated response time to the subject property is 10 minutes 30 seconds. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 7:45.

Changing the land use of this property will have some impact on Fire Rescue, and residents will need to be aware of the extended response time. There is a new fire station planned off of Lyons Road, south of Lake Worth Road. If this station opens, it will be approximately 3 miles from the subject property, and the estimated response time will still be extensive at 8 minutes 30 seconds.

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

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**ENVIRONMENTAL REPORT FOR
MAZZONI PARCEL
PALM BEACH COUNTY**

PREPARED BY:
WANTMAN GROUP INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

PREPARED FOR:
PULTE HOMES

NOVEMBER 2, 2018



TABLE OF CONTENTS

<u>SECTION TITLE</u>	<u>PAGE #</u>
<i>INTRODUCTION</i>	<i>1</i>
<i>SOURCES OF INFORMATION</i>	<i>1</i>
<i>SITE DESCRIPTION</i>	<i>1</i>
<i>UPLANDS</i>	<i>2-3</i>
<i>WETLANDS AND OTHER SURFACE WATERS</i>	<i>4-5</i>
<i>LISTED SPECIES</i>	<i>5-6</i>
<i>FINDINGS AND DISCUSSION</i>	<i>7-9</i>
<i>CONCLUSION</i>	<i>9</i>
LOCATION MAP	EXHIBIT A
SOIL SURVEY	EXHIBIT B
FLUCCS MAP.....	EXHIBIT C
WETLAND BOUNDARY MAP.....	EXHIBIT D
SITE PHOTOGRAPHS.....	EXHIBIT E

**ENVIRONMENTAL REPORT FOR
MAZZONI PARCEL
Palm Beach County - Section 42, Township 44 South, Range 31 East
November 2, 2018**

INTRODUCTION

The intent of this environmental report is to provide a preliminary assessment of natural features within the boundaries of the subject property (assessment area) including wetlands, upland habitat, protected trees and other vegetation, and the potential for listed species (flora and fauna).

The subject property is located just east of State Road 7 (SR7), approximately 0.6 miles north of Lantana Road, Palm Beach County Parcel Control Numbers 00-42-43-27-05-034-0050. The property is bounded by canals on the north, west, and south sides. Multi-family residences and an elementary school are south of the subject property, while single family residences are across the canal to the north. To the west is SR7. To the east is a former landfill that is now being used as a golf course and lake. The assessment area is 35.58 acres in size. Please refer to Location Map (Exhibit A) for details.

SOURCES OF INFORMATION

WGI reviewed several sources of information on natural, cultural, and physical resources. In addition, WGI conducted field reconnaissance on October 25, 2018. The following data sources were reviewed:

- Florida Natural Areas Inventory (FNAI)
- U.S. Department of Agriculture Natural Resources Conservation Service Soil Map
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- U.S. Fish and Wildlife Service (FWS), South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- FWS Critical habitat for threatened and endangered species mapper
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS, 1999)
- Palm Beach County Property Appraiser's Website <http://pbcgov.com/papa/>

SITE DESCRIPTION

The site is comprised of an inactive fish farm and fallow nursery, which is now becoming wooded. Native and invasive trees, as well as various grasses dominate the landscape. There are several concrete pool and pad areas left behind from the fish farm and nursery. Besides these concrete structures, there was one residential building in the western portion of the subject property.

There was one surface water feature observed. This was a small retention pond in the northeast of the subject property. Aquatic vegetation was not observed.

UPLANDS

The upland portion of the property is comprised of the old residence, a fallow field nursery, an inactive potted nursery, and a fish farm. No other land uses or natural habitats were observed within the upland areas.

Palm Beach County has regulations for tree removal. All trees, excepting a small list of nuisance species, with a diameter at breast height (DBH) of 6" and greater, and native palms with a clear trunk height of 8' or greater are protected under Palm Beach County Section 14.C of the Unified Land Development Code (ULDC). There are numerous protected trees and palms in the subject property uplands. A Vegetation Removal Permit will be required during the site plan approval process to address the existing protected trees and palms.

There did not appear to be many (if any) large, specimen trees on the property that would affect the design of the site plan. Preservation of native, specimen trees is a requirement in the ULDC where justification for their removal is not sufficient. In addition, the many native palms will require relocation onsite. If preservation or relocation of remaining native plant material is not possible then mitigation can be provided in the form of onsite tree planting in open spaces and landscape buffers, offsite tree planting, or a buyout. The buyout option can only be pursued once it has been shown that no additional trees can be planted onsite and there are no available locations to plant material offsite. Mitigation trees may not be substituted for palms. Mitigation buyout for the removal of protected trees is currently tiered escalating cost, based on DBH. A tree inventory incorporated into the site plan will be required to determine the total mitigation requirement for the site.

The following descriptions of upland habitats on the subject property include the FLUCFCS codes incorporated by the Florida Department of Transportation (FDOT).

422 - Brazilian Pepper (1.25 acres)

The 422 community/land use covers northwest portion of the site. Based on historic aerials, this area has not recently been used for any obvious purpose. It has since become overgrown with predominantly Brazilian pepper.

110 - Residential, Low Density (1.20 acres)

The 110 land use covers the central western portion of the site, where a residential building was identified from historic aerials. It appears to have been inhabited until approximately 2009. The building is abandoned and in disrepair, but remains onsite.

2412 - Field Nurseries (11.87 acres)

The 2412 land use covers most of the western half of the site. Based on historic aerials, the area was most recently used as an open-field nursery for trees. A large warehouse with a loading bay was located in the northeast of this land use; the building was deconstructed around 2007. Facility operations seem to have stopped around 2005, based on the lack of plant management. During the site visit, it was observed that a mixture of native and invasive plant species has filled in since then the area stopped being managed.

254 - Aquaculture (7.01 acres)

The 254 land use covers the central portion of the site. Based on conversations with people who know the history of the site, this area was used as a fish farm. The ground cover is dominated by

concrete pads and above-ground water containment structures. It is difficult to determine when aquiculture operations stopped, although it is apparent that during the last years of its active management potted and field plants were being grown in this area. It is now unmanaged, and consists mostly of concrete pads with some invasive plants growing in.

2411 – Pot Nurseries (9.63 acres)

The 2411 land use covers the eastern portion of the site. Based on historic aerials, the area was almost entirely covered with partial-shading structures, under which potted plants would grow. Operation and management of this area appears to end around 2005, and the site is overgrown with mostly invasive species. A small pond was found in the northeast of this area, probably to provide an irrigation source and stormwater drainage. While on the site, it was observed that parts of this area have a rocky fill material.

8145 – Graded and Drained Roads (3.04 acres)

The 8145 land use covers the western and northern edges of the site. This is a sandy road along the canal bank that has presumably been maintained by the LWDD. According to the Palm Beach County property appraiser map, these access roads are part of the subject property parcel.

The following is a list of the dominant native and non-native plant species identified in the uplands on the subject parcel during the environmental review:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliottii var. densa</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Laurel oak	<i>Quercus laurifolia</i>	Native
Sabal palm	<i>Sabal palmetto</i>	Native
Sea grape	<i>Coccoloba uvifera</i>	Native
Crab grass	<i>Digitaria</i>	Native
Saw palmetto	<i>Serenoa repens</i>	Native
Myrsine	<i>Myrsine Cubana</i>	Native
Caesarweed	<i>Urena lobata</i>	Native
Beggarticks	<i>Bidens alba</i>	Native
Sand bur	<i>Cenchrus echinatus</i>	Native
Dog fennel	<i>Eupatorium capillifolium</i>	Native
Beautyberry	<i>Callicarpa americana</i>	Native
Muscadine	<i>Vitis rotundifolia</i>	Native
Ear-leaf acacia	<i>Acacia auriculiformis</i>	Non-native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Australian pine	<i>Casuarina equisetifolia</i>	Non-native
Ixora	<i>Ixora coccinea</i>	Non-native
Crow's feet grass	<i>Dactyloctenium aegyptium</i>	Non-native
St. Augustine Grass	<i>Stenotaphrum secundatum</i>	Non-native
Elephant Grass	<i>Cenchrus purpureus</i>	Non-native
Johnsongrass	<i>Sorghum halepense</i>	Non-native
Air potato	<i>Dioscorea villosa</i>	Non-native

WETLANDS AND OTHER SURFACE WATERS

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established wetland identification and permitting processes at Chapter 62-330, and 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated, or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions”. The FDEP has delegated authority for certain wetland permitting activities to the South Florida Water Management District (SFWMD) including large scale residential developments located within SFWMD’s boundaries like the subject property.

Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USACE Waterways Experiment Station Environmental Laboratory, 1987). Delineation of wetlands regulated by FDEP and SFWMD is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al, 1995) serves as a guide to Chapter 62-340. Both manuals, which define jurisdictional wetlands based on identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

There are three surface waters that would be considered Other Surface Waters (OSW) by the USACE.

The surface waters onsite include a drainage ditch along the southern side of the subject property, portions of the canal north of the subject property, and a small reservoir in the northeast of the site that appears to have been made to collect stormwater and provide a source for irrigation. The approximate areas that may be considered jurisdictional surface waters are 19,903 square feet (0.46 acres) for the drainage ditch on the south side, 41,712 square feet (0.96 acres) for the portions of the canal on the north of the subject property, and 7,313 square feet (0.17 acres) for the irrigation pond. This totals 1.58 acres of jurisdictional surface waters onsite. While impacts to surface waters does not usually require compensatory mitigation, they do require that an equivalent amount of surface area be offset on the property. This is usually accomplished through the proposed stormwater management system.

In some cases, the vegetated shoreline of a surface water can be considered a jurisdictional wetland by the USACE. If a shoreline is claimed as jurisdictional and impacts are proposed to that area then compensatory mitigation, usually in the form of a mitigation bank credit purchase, is required. A jurisdictional determination with the USACE and SFWMD will be required to verify WGI’s opinion that there are no jurisdictional wetlands on the property.

Historic soils are reviewed to provide a general idea of where hydric soils may exist that can assist in identifying the locations of possible wetlands. The historic soils listed on the NRCS Soil Map for the subject property consist of Boca fine sand (0 to 2 percent slopes), pits (0 to 5 percent slopes), and Udorthents (2 to 35 percent slopes). Boca fine sand, which is not considered historically hydric soil, makes up roughly 95% of the subject property. Please see Exhibit D, Wetland Boundary Map.

The following descriptions of wetland and surface water habitats on the subject property include the FLUCFCS codes incorporated by the FDOT.

510 – Streams and waterways (1.41 acres)

The drainage ditch along the southern portion of the subject property drains into the canal west of the subject property. At the time of inspection the ditch had standing water.

A portion of the canal to the north of the property appears to be within the parcel boundary. There was deep water in the canal, and aquatic plant species were not observed.

No plant species were observed within the 510 FLUCFCS assessment area.

534 – Reservoirs less than 10 acres (0.17 acres)

There is a pond in the northeast of the subject property which appears to be man-made to assist with stormwater drainage while providing a source of water for irrigation.

The following is a list of the native and non-native plant species identified within the 534 FLUCFCS assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Duckweed	<i>Lemnoideae</i>	Non-native

LISTED SPECIES

The site inspection was informal with regards to surveying for specific listed animal and plant species. Species-specific surveys would need to be performed if permitting is required. This assessment is targeted at identifying the potential presence of listed species or their habitat on the subject property.

The following table lists wildlife listed species that **may occur but do not necessarily occur** on or near the assessment area and the probability of their occurrence on the subject parcel. The table is derived from the Florida biodiversity matrix tool on the FNAI website (www.fnai.org) combined with property-specific findings during the site inspection.

No listed species or signs of their presence (scat, tracks, etc.) were observed on the property during this site inspection.

A. Amphibian

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Gopher frog	<i>Rana capito</i>	3	SSC	

B. Birds

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Bald Eagle	<i>Haliaeetus leucocephalus</i>	3		BGEPA
Wood Stork	<i>Mycteria americana</i>	3	FE	E
Everglades Snail Kite	<i>Rostrhamus sociabilis</i>	3	FE	E

C. Reptiles

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
American alligator	<i>Alligator mississippiensis</i>	3	FT(S/A)	T(S/A)
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	3	SSC	
Eastern indigo snake	<i>Drymarchon corais couperi</i>	3	FT	T
Gopher tortoise	<i>Gopherus polyphemus</i>	3	ST	

FT: Federally-designated Threatened

FE: Federally-designated Endangered

FT(S/A) Federally-designated Threatened species due to similarity of appearance

ST: State-designated Threatened

SSC: Species of Special Concern

BGEPA: Bald and Golden Eagle Protection Act

Occurrence probability (*Observed during site inspection):

(1) = likely, (2) = minimal, (3) = highly unlikely

The subject property will be reviewed by the FWS for a Section 7 Consultation for the Eastern Indigo Snake (EIS) if 25 acres or more of land will be altered for this project development. This is based on the August 1, 2017 guidance from the FWS regarding consultation measures for EIS habitat protection.

The project site is located within the U.S. Fish and Wildlife Service (FWS) Consultation Area for the Wood Stork, Florida Scrub Jay, and the Everglades Snail Kite. As such, the FWS could require enhanced site review for potential Wood Stork, Scrub Jay, and Snail Kite habitat impacts. Surface waters and wetlands with a seasonal water depth between 2" and 15" with 25% aquatic vegetation coverage or less are considered foraging habitat for the Wood Stork. The shoreline of the stormwater/irrigation pond does not provide suitable habitat for Wood Storks due to the dense overhanging exotic vegetation. Scrub Jay and Snail Kite habitat is not present on the site. These potential issues would typically be addressed during the USACE permitting process.

The FWC's Bald Eagle Nest Locator was consulted to locate any known active nests that fall within 660' of the property boundaries. The closest identified nest is approximately two miles to the south/southwest of the subject property. This nest is in excess of 660' from the property boundaries and therefore will not be affected by the project activities.

FINDINGS AND DISCUSSION

There are several environmental issues and permits that need to be addressed as part of the entitlement process. The following is a summary of the environmental permits required for each component of this project site.

Wetlands and Other Surface Waters:

There are 1.58 acres of Other Surface Waters identified on the site. The equivalent surface area of the small reservoir in the northeast and the drainage ditch in the south will need to be provided in the proposed plan as part of the new stormwater management system and addressed during the SFWMD ERP process. The onsite portion of the surface water to the north of the subject property is part of the Lake Worth Drainage District L-13 canal. Impacts to this canal easement would not be permitted and so this canal will not be considered in the following discussion.

As mentioned in the Wetlands section, there are three OSWs (totaling approximately 1.58 acres) that could be considered jurisdictional wetlands by the USACE. SFWMD does not typically claim drainage features, such as the wet retention area, as jurisdictional wetlands. However, if SFWMD did claim jurisdiction on these areas as wetlands, no compensatory mitigation would be required as long as each of the affected areas are less than 0.5 acres in size, according to Section 10.2.2.1 of the SFWMD Applicant's Handbook Volume 1. Based upon the site investigation and aerial map interpretation, the small reservoir in the northeast of the subject property and the drainage ditch on the south side are less than 0.5 acres.(see Exhibit D, Wetland Boundary Map).

The small reservoir area and drainage ditch to the south will likely be treated as surface waters, and compensatory mitigation will not be necessary. However, if the USACE claims the small reservoir and drainage ditch areas as jurisdictional wetlands they would be addressed under the Individual Permit that will already be required to impact them as surface waters. Compensatory mitigation would be required for wetland impacts and would most likely be in the form of a credit purchase at an approved mitigation bank..

As of the date of this report, the local mitigation bank, Loxahatchee Mitigation Bank (LMB), does not have federal herbaceous credits available. The next closest bank, Everglades Mitigation Bank (EMB), does not have herbaceous credits available either. Other projects are currently proposing to purchase mitigation from the Bluefield Ranch Mitigation Bank (BRMB) however the service area for this bank does not cover Palm Beach County and it is unclear if the USACE will accept mitigation credits from BRMB for impacts to wetlands in Palm Beach County at this time. Alternatives to the purchase of mitigation credits should the USACE not accept BRMB credits, would be onsite or offsite creation or restoration of wetland habitat. This form of permittee-responsible mitigation would require a conservation easement be placed over the created/restored area, five years of monitoring, a guaranty bond, and maintenance in perpetuity.

While not included in the scope of this report, it is recommended that a request for a wetland jurisdictional determination be submitted to the USACE to confirm whether any portion of these surface waters are considered jurisdictional wetlands to the USACE. The USACE has two types of jurisdictional determinations; a preliminary jurisdiction and an approved jurisdiction. The preliminary JD is non-binding and does not allow for an appeal of the decision however the review time is approximately three to four months. An approved JD is considered a final action by the USACE

which means that it is subject to appeal if the applicant disagrees with the finding. This method does require a higher standard of review including oversight by the Environmental Protection Agency (EPA) and as such the review time for an approved JD is estimated at six to eight months to complete. In this case, a preliminary JD would be sufficient.

Further, we recommend initiating the USACE permitting process early on. Such permitting can take up to one year.

Uplands & Trees:

Palm Beach County will require a Vegetation Removal Permit in order to develop the site and impact any protected trees and palms. A tree inventory using a sub-meter accurate Global Positioning System (GPS) will need to be performed in order to identify the location, species, quantity, and size of the various on-site trees and palms. Palm Beach County prioritizes the preservation of trees where possible and may require changes to the site plan to preserve specimen and other healthy native trees. Palm Beach County will require the relocation of native trees that cannot be preserved in place unless such trees are deemed to not tolerate relocation by an experienced professional in the field (Certified Arborist or Licensed Landscape Architect). Native palms will be expected by Palm Beach County to be relocated from development areas into green spaces. Protected trees that cannot be preserved in place or relocated will need to be removed and will require mitigation. This is either in the form of planting trees and palms on-site into landscape buffers or open spaces (not allowed in private lots), or purchasing a buyout. The buyout is currently \$200 per replacement tree required (PBC reviews this price annually in March).

The subject property appears to contain a significant amount of native trees. The potential mitigation requirement for the protected trees on the site is *estimated* at 2,000 replacement trees. While mitigation will be required to be in some combination of onsite planting and buyout, the *estimated* total cost could be as high as \$400,000. A tree inventory will be required to provide a more accurate number of the potential tree mitigation requirements.

Listed Species:

No state or federal listed/protected species were observed within the project site during the site investigation.

The project site is located within the FWS Consultation Area for the Wood Stork, Florida Scrub Jay, and the Everglades Snail Kite. As such, the FWS could require enhanced site review for potential Wood Stork, Scrub Jay, and Snail Kite habitat impacts. This review by FWS would be part of the USACE wetland permitting process. The FWS review can be done separately from the USACE, however review times with the FWS without USACE coordination can be considerably longer as the USACE is delegated to determine certain aspects of the review independently of the FWS. Suitable habitat for the Florida Scrub Jay and Snail Kite is not present on the site and it is not anticipated that any consultation will be required for these two species.

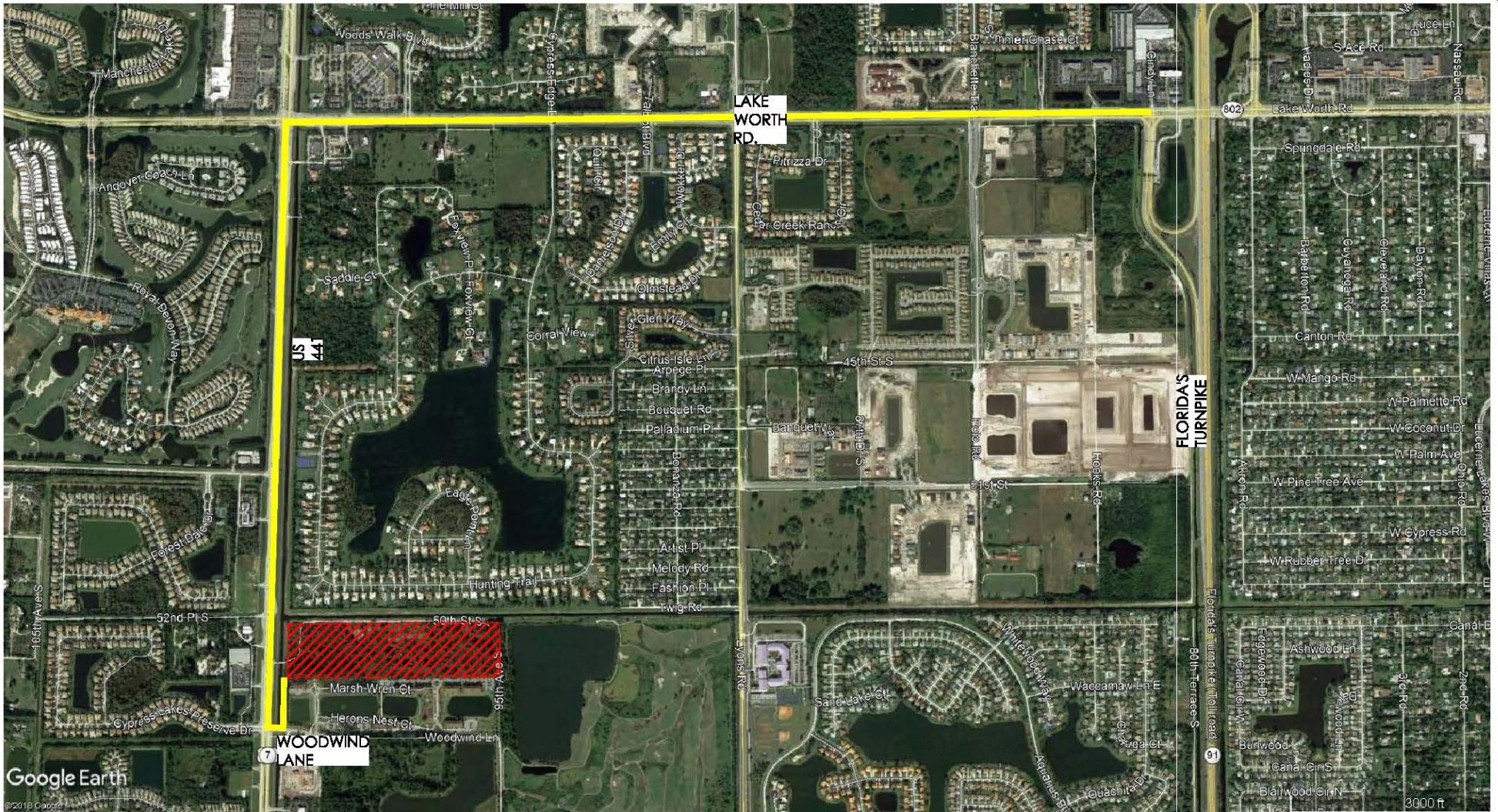
Surface waters and wetlands with a seasonal high water depth between 2" and 15" with 25% aquatic vegetation coverage or less are considered foraging habitat for the Wood Stork. The FWS will consult with the USACE during the wetland permitting process to ensure that there is no net loss of foraging habitat. The no net loss of Wood Stork foraging habitat is usually accomplished through the development of storm water retention ponds and the required planted littoral zones. A Wood Stork

prey base analysis will be performed, if required, to quantify the offset of suitable foraging habitat in cases where more than five acres of habitat is impacted. If deemed necessary, offsite mitigation can also be purchased from a wetland mitigation bank to offset Wood Stork foraging habitat loss.

The subject property will be reviewed by the FWS for a Section 7 Consultation for the Eastern Indigo Snake (EIS) as it is anticipated that at least 25 acres or more of land will be altered for the project development. Based on August 1, 2017 guidance from the FWS regarding consultation measures for EIS, it is anticipated this project will “key out” for a determination of “may affect” to EIS habitat. If this is determined to be the case, there will be required compensatory mitigation for lost EIS habitat. While the FWS assesses compensatory mitigation amounts on a case-by-case basis, it is estimated to be \$200 per acre of site development (acres of new construction) based on past experience. The mitigation is in the form of a monetary contribution to a fund to support EIS recovery. In addition, it is anticipated that it may take several months (6-8) for the FWS to issue their Biological Opinion. Once the Biological Opinion is issued and the monetary contribution/buyout has been received by the FWS, site development may commence assuming all other permits have been issued. In order to reduce processing time of this application it should be done concurrently with the USACE permitting process, as an application for a Section 7 Consultation can be submitted directly to the FWS for processing.

CONCLUSION

- Wetlands: Compensatory mitigation for jurisdictional wetland impacts is not likely to be needed, however a jurisdictional wetland determination involving the USACE should be conducted as soon as possible to verify this opinion.
- Surface waters: The small reservoir area and drainage ditch would need to be replaced by surface waters and some shoreline may need to be designed to serve as Wood Stork suitable foraging habitat (littoral zones).
- A Vegetation Removal Permit will be required by Palm Beach County for site development. All trees (excluding nuisance species) greater than 6 inch DBH and palms greater than 8 feet to clear trunk that require removal, will require relocation onsite, or if not possible, will require a mitigation fee of based upon Palm Beach County’s Tree Credit Replacement Table.
- A tree inventory plan should be conducted to locate all native trees and facilitate the determination of disposition (preserve, relocate, or mitigate) for each protected tree.
- The ***estimated*** buyout amount for all required tree mitigation is \$400,000.
- Eastern Indigo Snake: FWS will require a Section 7 consultation as more than 25 acres of land will be disturbed for the proposed activities. Mitigation for lost suitable habitat (all uplands on the property) will be required and based on past permitting experiences is approximately \$200/acre. An ***estimated*** cost to offset lost suitable habitat is \$7,200 (36 acres of upland x \$200/acre).

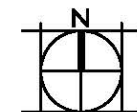


Source: Google Earth

MAZZONI PROPERTY

PREPARED FOR PULTE HOMES

LOCATION MAP



SCALE: NTS



DRAWN BY:

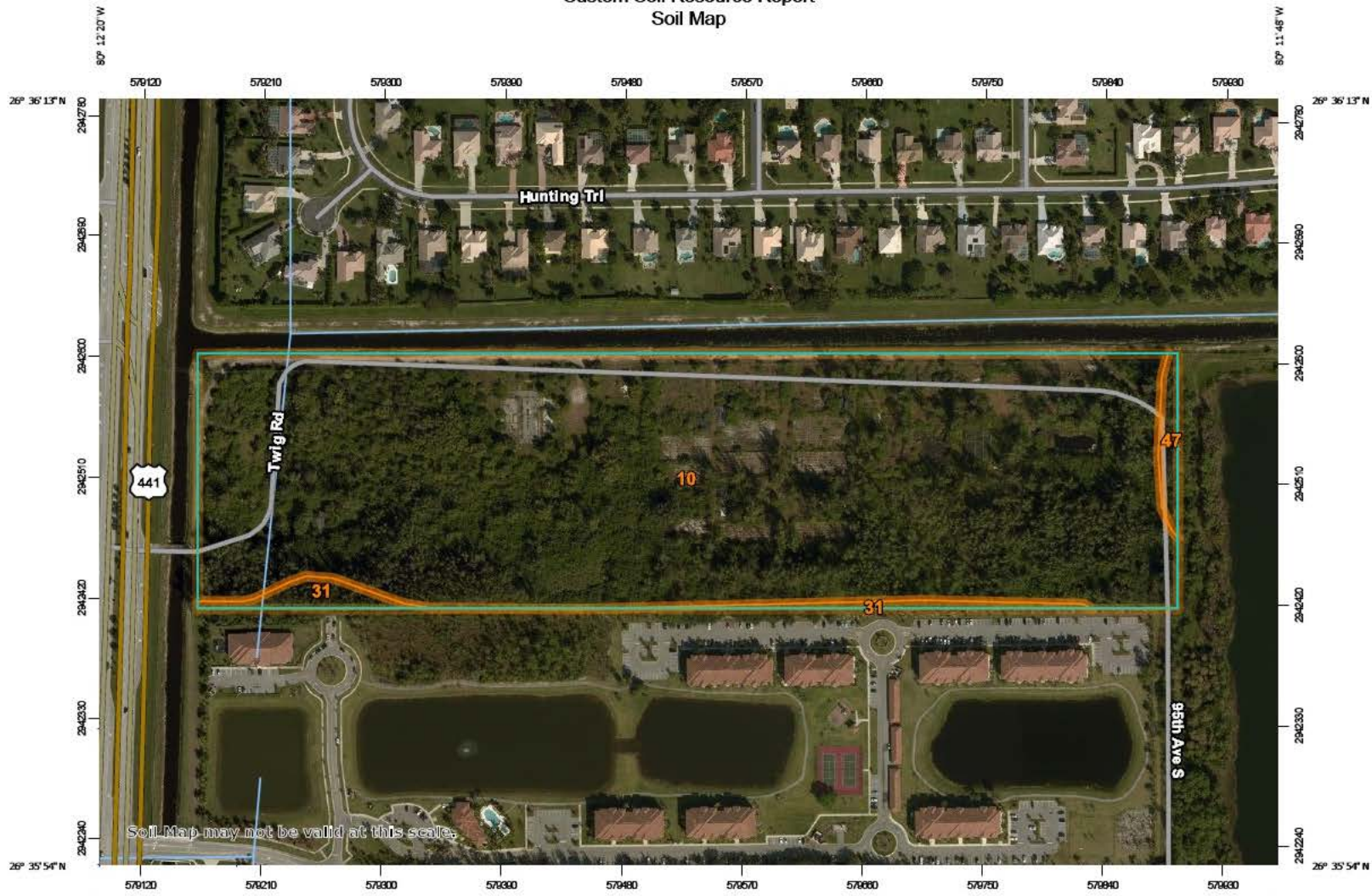
RMH

DRAWING #: New FLUCCS map_recover.dwg

FILE #: 3560.00

DATE: 10/25/2018

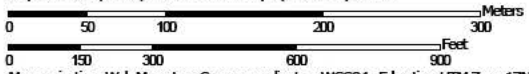
Custom Soil Resource Report
Soil Map



Soil Map may not be valid at this scale.



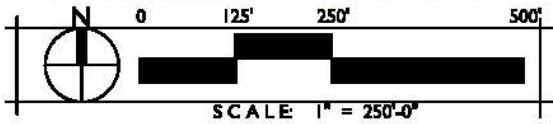
Map Scale: 1:4,040 if printed on A landscape (11" x 8.5") sheet.



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

Map Unit Legend

- 10 - Boca fine sand, 0 to 2 percent slopes
- 31 - Pits, 0 to 5 percent slopes
- 47 - Udorthents, 2 to 35 percent slopes



FLUCCS CODE

- 422 - Brazilian Pepper - 1.25
- 110 - Residential, Low Density - 1.20
- 2412 - Field Nurseries - 11.87
- 254 - Aquaculture - 7.01 ac.
- 2411 - Pot Nurseries - 9.63 acres

FLUCCS CODE (continued)

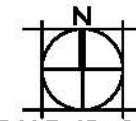
- 8145 - Graded & Drained Roads - 3.04 acres
- 510 - Streams & Waterways - 1.41 acres
- 534 - Reservoirs < 10 acres - 0.17 acres
- Total Acreage = 35.58**

Source: *FDOT GIS Aerials*

MAZZONI PROPERTY

PREPARED FOR PULTE HOMES

FLUCCS MAP



SCALE: 1" = 250'0"

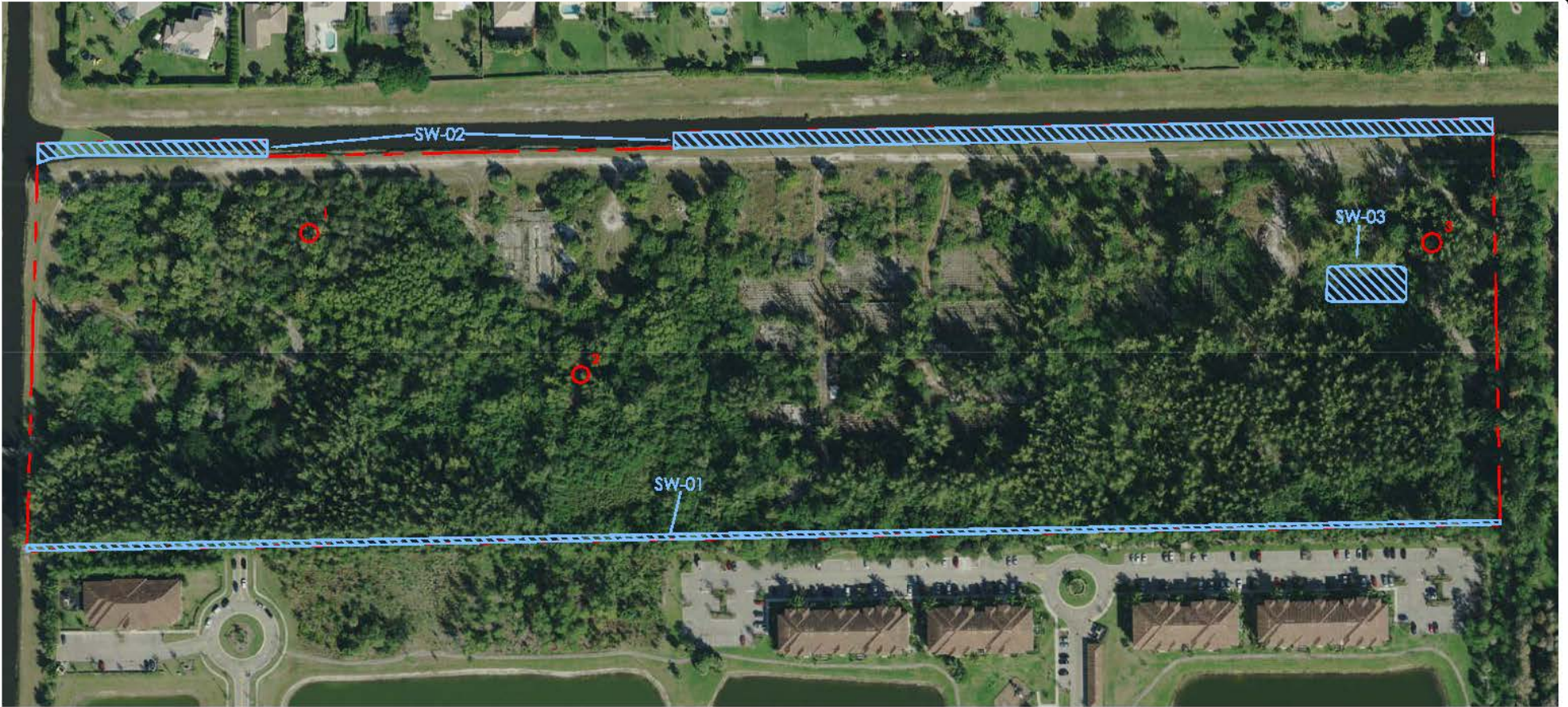


DRAWN BY: PWL

DRAWING #: FLUCCS Map.dwg

FILE #: 3560.00

DATE: 10/30/2018



○1 = Data Points



WETLAND & OSW ACREAGE

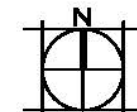
 Total Wetland Acreage = 0.00
 Total OSW Acreage = 1.58

Source: *FDOT GIS Aerials*

MAZZONI PROPERTY

PREPARED FOR PULTE HOMES

WETLAND BOUNDARY MAP



SCALE: 1" = 250'0"



DRAWN BY: PWL

DRAWING #: FLUCCS Map.dwg

FILE #: 3560.00

DATE: 10/30/2018

Exhibit E
Site Photographs



Photo 1. This photo, facing south, shows a typical view of the subject property. The photo was taken in the western portion of the site (the area previously used as a field nursery). A combination of native and invasive plant species has grown in since property management ceased.



Photo 2. This photo, facing south, shows the loading bay in the portion of the subject property that had been used as a field nursery. Behind the concrete incline used as a truck bay, there used to be a building. Although there is standing water on the concrete incline, this area was not identified as an Other Surface Water due to the concrete flooring.



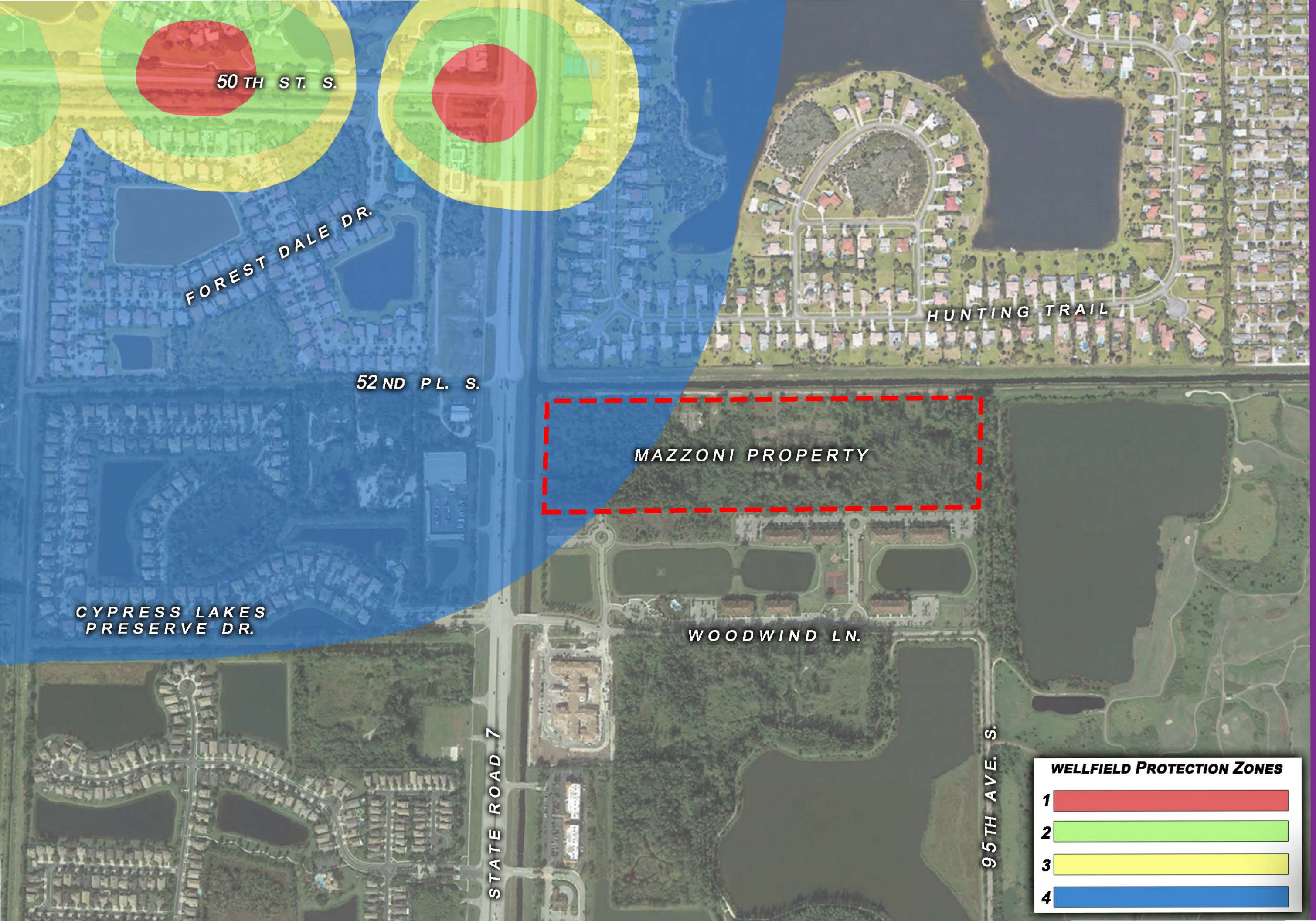
Photo 3. This photo, facing west, shows one of the several concrete pads that cover most of the area previously used for aquaculture.



Photo 4. This photo, facing east, was taken in the western portion of the site that was previously used as a potted nursery. As in some other parts of the property, there was a dense mixture of native and exotic vegetation.



Photo 5. This photo, facing south, was taken near the eastern edge of the subject property. The photo was taken from an old dirt road that ends on the property (95th Ave S). This portion has become overgrown.



WELLFIELD PROTECTION ZONES	
1	
2	
3	
4	



**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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Board of County
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Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

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April 10, 2019

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

**RE: Historical and Archaeological Resource Review for; Mazzoni
Property, PCN: 00-42-43-27-05-034-0050.**

Dear Ms. Garantiva,

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

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

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

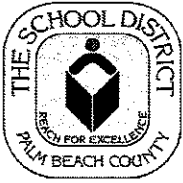
However, should any artifacts or skeletal remains be encountered during construction, per Florida Statue 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

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

Sincerely,

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

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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/07/2019		
	SCAD No.	19050701F – FLU		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	PCN No. / Address	00-42-43-27-05-034-0050 / 5024 S State Road 7		
	Development Name	Mazzoni Property		
	Owner / Agent Name	William & Patricia Mazzoni / Wendy Tuma		
	SAC No.	216C		
	Proposed Amendment	Max. 93 Residential Units		
Impact Review		Discovery Key Elementary School	Woodlands School	Palm Beach Central High School
	New Students Generated	15	8	12
	Capacity Available	115	-256	-498
	Utilization Percentage	90%	118%	118%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District middle and high school level, the property owner shall contribute a total of \$220,728 to the School District of Palm Beach County prior to issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Update Study recommended by the PBC Impact Fee Committee for adoption/implementation in 2019.</p>			
Validation Period	<p>1) This determination is valid from 05/15/2019 to 05/14/2020 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/14/2020 or this determination will expire automatically on 05/14/2020.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

May 15, 2019

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Patricia Behn, Interim Planning Director, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County