

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	Large Scale 20-B2	Intake Date	February 12, 2020
Application Name	Reach Estate	Concurrent?	No
Acres	1.76 acres	Text Amend?	Yes
PCNs	0040423600001010		
Location	Southwest corner of Orange Boulevard & Seminole Pratt Whitney Road		
	Current	Proposed	
Tier	Exurban	Exurban	
Use	Vacant	Professional Office	
Zoning	Agricultural Residential	Commercial Low Office	
Future Land Use Designation	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Commercial Low-Office Only	
Underlying Future Land Use Designation	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	
Conditions	No prior approvals	Condition requested to limit FAR to 0.05	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	1 unit per 2.5 acres	.2 floor-area ratio
Maximum Dwelling Units¹ (residential designations)	Single Family .4 du/acre x 1.67 ac. = .66 unit → 1 unit	Single Family (underlying LU) .4 du/acre x 1.67 ac. = .66 unit → 1 unit
Maximum Beds (for CLF proposals)	No congregate living facility beds proposed	No congregate living facility beds proposed
Population Estimate	1 max du x 2.39 = 2.39	1 max du x 2.39 = 2.39
Maximum Square Feet^{2, 4} (non-residential designations)	Currently Residential	Medical Office .2FAR x 1.67 ac = 14,549 SF
Proposed or Conditioned Potential^{3, 4}	----	.05 FAR Restriction – 3,637 SF
Max Trip Generator	Single-Family Detached	General Office (14,549 sf); Proposed 3,637 sf

Maximum Trip Generation	10 trips/dwelling unit	148 maximum, 53 proposed
Net Daily Trips:	138 (maximum minus current) 43 (proposed minus current)	
Net PH Trips:	35 AM, 14 PM (maximum) 5 AM, __7__ 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	Alexander Ahrenholz
Company Name	Cotleur & Hearing
Address	1934 Commerce Ln Suite 1
City, State, Zip	Jupiter, FL 33458
Phone / Fax Number	561-747-6336
Email Address	aahrenholz@cotleur-hearing.com

B. Applicant Information

Name	Rene F. Aguiar
Company Name	Rene F. Aguiar Trust Agreement
Address	15327 Orange Blvd
City, State, Zip	Loxahatchee, FL 33470
Phone / Fax Number	561-602-2323
Email Address	chadhannah@reachestateproperties.com
Interest	Property Owner

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	Site is currently vacant. See Attachment F for site feature details.
PCN	0040423600001010
Street Address	Parcel does not yet have an assigned address
Frontage	Frontage along Orange Blvd as 251 feet; Seminole Pratt Whitney Road, as 212 feet
Legal Access	Current legal access on Orange Blvd; Proposed legal access on Orange Blvd
Contiguous under same ownership	No adjacent properties under the same
Acquisition details	Purchased from Goldin Max S & for \$200,000 in September 2019. See Warranty Deed in Attachment A
Size purchased	1.76 acres

III. Development History

Previous FLUA Amendments	Ordinance # 2000-056, Exurban Tier Revisions 00-14 from RR-10 to RR-2.5. Adopted 12/6/2000
Zoning Approvals, Control Number	No prior zoning approvals
Concurrency	Site is not currently subject to any concurrency exemptions
Plat, Subdivision	Parcel is part of a subdivision per unrecorded Plat (Lot M-16)

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

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

<p>Justification Provide as G.1.</p>	<p>See Attachment G.1 for Justification Statement</p> <p>1) The proposed use is suitable and appropriate for the subject site; The Commercial Low- Office land use will be an appropriate transition to the residential homes to the West from the arterial road and commercial uses to the East.</p> <p>2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</p> <ul style="list-style-type: none"> • New information or change in circumstances which affect the subject site; <p>Some non-residential development has occurred to the immediate south of the subject site creating an unideal situation for residential development at this intersection. With the changed circumstances in the comprehensive plan for a chance of transitioning to Commercial Low- Office in this area, this site will comply with the requirements of that section.</p>
<p>Residential Density Increases Provide as G.2.</p>	<p>See Attachment G.2 for Residential Density Increases statement</p>
<p>Compatibility Provide as G.3.</p>	<p>See Attachment G.3 for Compatibility Statement</p>
<p>Comprehensive Plan Provide as G.4.</p>	<p>Attachment G.5 not included</p>
<p>Florida Statutes Provide as G.5.</p>	<p>Attachment G.5 not included</p>

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	0000 – Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
Northeast	1400 – Supermarket Seminole Orange Plaza	Commercial Low with underlying Rural Residential – 1 unit per 2.5 acres	Multiple Use Planned Development
South	1000 – Daycare	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
Southeast	0100 – Single Family	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential

East	0000 – Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
West	0000 – Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single-Family Detached	General Office (14,549 sf); Proposed 3,637 sf
Maximum Trip Generation	10 trips/dwelling unit	
Net Daily Trips:	138 (maximum minus current) 43 (proposed minus current)	
Net PH Trips:	35 AM, 14 PM (maximum) 5 AM, __7__ PM (proposed)	
Significantly impacted roadway segments that fail Long Range	No	No
Significantly impacted roadway segments for Test 2	No	No
Traffic Consultant	Kimley Horn, Adam Kerr	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 40, via SR-80, 6.345 miles	
Nearest Palm Tran Stop	Southern Blvd stop, 6.440 miles	
Nearest Tri Rail Connection	17.8 Miles to Mangonia Park Station	
C. Portable Water & Wastewater Information		

Potable Water & Wastewater Providers	Attachment I is provided stating that Palm Beach County Water Utilities Department does have adequate capacity available for this site as a commercial future land use.
Nearest Water & Wastewater Facility, type/size	The nearest potable water connection and sanitary sewer line can be found along Seminole Pratt Whitney Road, adjacent to the subject property. A lift station and force main are required for connection to both.
D. Drainage Information	
<p><i>Summarize Drainage Statement here and refer to Application Attachment J which must provide:</i></p> <ol style="list-style-type: none"> 1. Drainage statement prepared by Jeff H. Irvani, Inc. Consulting Engineers 2. Property is located in the L-8 Drainage Basin 3. Project shall provide on-site detention for runoff from 2.5" of rainfall or 1". Pavement grades shall be above the peak stage of a 5-yr-24hr storm. Finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm. Perimeter elevation shall be above the peak stage of a 25yr-72hr storm. Positive outfall from the site shall be discharged to the north along Orange Blvd. 	
E. Fire Rescue	
Nearest Station	The subject property is serviced by Fire Rescue Station #22 located at 16650 Town Center Parkway South.
Distance to Site	The subject property is located 2.25 miles from Fire Rescue Station #22.
Response Time	Estimated response time to the subject property is 7 minutes.
Effect on Resp. Time	See Attachment K , Fire Rescue Letter Changing the land use of this property will have little impact on response time.
F. Environmental	
Significant habitats or species	See Attachment L There is both native and exotic habitat. There are no environmentally significant features present. Mitigation will be provided by the Environmental Resources Department.
Flood Zone*	The site is not located within a flood zone.
Wellfield Zone*	See Attachment M The site is not located in a wellfield protection zone.
G. Historic Resources	
<p>See Attachment N for Historic Resources Letter.</p> <p>There are no historic/architecturally significant structures or resources on or within 500 feet of the property. There are no archaeologically significant resources located on or within 500 feet of the property.</p>	

H. Parks and Recreation - Residential Only

Non-Residential

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

I. Libraries - Residential Only

Non-Residential

Library Name			
Address			
City, State, Zip			
Distance	<i>Indicate the distance from the site to the nearest library.</i>		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
Periodicals	5 subscriptions per 1,000 persons		
Info Technology	\$1.00 per person		
Professional staff	1 FTE per 7,500 persons		
All other staff	3.35 FTE per professional librarian		
Library facilities	0.34 sf per person		

J. Public Schools - Residential Only

Non-Residential

	Elementary	Middle	High
Name			
Address			
City, State, Zip			

Distance			
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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

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

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

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

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

ATTACHMENT F**Built Feature Inventory****Introduction**

The subject site is located at the southwest corner of Orange Blvd and Seminole Pratt Whitney Road and consists of 1.67 acres (PCN 00404236000001010). The use code for this property is 0000, indicating that it is vacant. No built features exist on this property.

A table breakdown of the subject property is included below:

Use	Approximate Size
Right of Way	26,867 square feet
Exotic vegetation	14,874 square feet
Mixed Exotic and Native Vegetation	31,004 square feet
TOTAL	1.67 Acres- 72,745 square feet

Of the total 1.67 acres, 26,867 square feet is within the road easements of Seminole Pratt Whitney Road and Orange Boulevard, so this portion of the property cannot be developed. Approximately 45,878 square feet of the subject property is vegetated, but the majority of the plant material is melaleuca and Brazilian pepper. There are native pines and palms on site, along the western edge of Seminole Pratt Whitney road mixed in with the exotic species.

Overall, there was no sign of significant native habitat, rare or endangered species on the subject site. Because there is some native vegetation, an application will be filed with the Palm Beach County Environmental Resource Management Department before permitting to ensure their preservation or mitigation accordingly.

ATTACHMENT G.1 Justification Statement

This proposed text amendment to the Palm Beach County Comprehensive Plan concerns parcels of land along Seminole Pratt Whitney Road within the Acreage. The wording for the proposed policy is meant to allow very low-scale commercial uses adjacent to other commercial uses at the current node of Orange Blvd and Seminole Pratt Whitney road. The development of these sites at this intensity will allow for a transitional land use to the single-family homes to the west. The comprehensive plan currently limits only neighborhood commercial uses such as a daycare, place of worship or assembly institutional within the AR zoning district.

There are 9 parcels that will be affected by this proposed policy. Currently, 8 out of 9 of the sites are vacant. With the only one developed into a Single-Family home. The current future land use of all possibly affected parcels is RR-2.5. With this policy established, those parcels would be allowed to apply for a future land use amendment to become Commercial Low- Office on a case by case basis. This policy will allow the current development potential of the sites to remain or provide the possibility of developing commercial office uses currently allowed in the Unified Land Development code. These would include financial institutions, medical or dental office, professional office, veterinary clinic and live/work spaces. All possible development uses are compatible with the neighborhood and will provide additional services to the residents of the acreage and allow better developability of the commercial node.

Introduction To the Site

The subject site, located at the southwest corner of Orange Boulevard and Seminole Pratt Whitney Road in Unincorporated Palm Beach County, is currently vacant. With the exception of the Seminole Orange Plaza immediately to the northeast, and the Pratt and Orange MUPD immediately to the north of that, the subject site is surrounded by vacant lots and rural residential properties. The site is currently zoned as AR (Agricultural Residential) with an RR-2.5 (rural residential, 1 unit per 2.5 acres) future land use designation. As proposed in this application for a future land use atlas amendment, it is requested that the future land use be changed from RR-2.5 to CL-O (Commercial Low Intensity – Office Only), to occur concurrently with a rezoning from AR to CLO (Commercial Low Office). The subject site (PCN 00404236000001010) is situated at the southwest corner of Orange Boulevard and Seminole Pratt Whitney Road, a major road that is often quite busy.

Text Amendment Request

There is being requested an amendment to the Palm beach County Comprehensive Plan to adequately allow low-intensity commercial office uses on nine (9) total lots within the Acreage Neighborhood. The specific subject site is situated at the southwest corner of Orange Boulevard and Seminole Pratt Whitney Road in Unincorporated Palm Beach County (PCN 0040423600001010). The proposed amendment is to change the future land use designation from RR-2.5 to CL-O with a concurrent rezoning from AR to CLO. Because these lots are directly adjacent to a busy right-of-way and higher-intensity commercial plazas, it can be deduced that they are less desirable for potential homebuyers than are lots further away from these uses. allowing the low-intensity office uses would both enhance the commercial node of the neighborhood and provide a transition from the higher-intensity commercial plazas directly east of Seminole Pratt Whitney and the rural residential homes in the surrounding neighborhood. In addition to the Comprehensive Plan amendment and concurrent rezoning, there is a proposed text amendment to implement a new policy, Policy 1.3-j, which outlines criteria to be followed when properties with frontage along Seminole Pratt Whitney Road do not meet the location requirements of Policy 1.3-f. According to the proposed Policy 1.3-j, a property may apply for the Commercial Low-Office future land use designation per the following criteria:

1. Is an adjacent lot to existing Commercial Low future land use;
2. Is an adjacent lot to non-residential uses;
3. Is subject to a maximum of .05 FAR;
4. Preserves a minimum of 25% of existing vegetation;
5. Has direct legal access to a paved road; and
6. Is designed in a manner to preserve rural character consistent with the Acreage Neighborhood Plan.

The subject site and properties impacted by the amendment are located within the Exurban Tier in Unincorporated Palm Beach County. According to Exurban Tier section of the Comprehensive Plan, the Commercial Low-Office Only (CL-O) category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas. As stated above in the criteria for the proposed Policy 1.3-j, the maximum FAR is set at .05 or approximately 3,838 square feet. This FAR restriction keeps the intensity of the commercial uses low enough to maintain harmony with the exurban/rural residential development in this area. Having the low-intensity office uses around the existing rural residential development provides the neighborhood-oriented office use that the Comprehensive Plan establishes as necessary to maintain the rural residential feel.

As noted in criteria number six (6) above, any Commercial Low-Office use proposed in this area must be designed so as to preserve the rural character consistent with the Acreage Neighborhood Plan. The goals of the Acreage Neighborhood Plan regarding land use are as follows:

- To retain the current Agricultural Residential (AR) zoning district;
- To establish a policy in order to identify possible commercial locations;

- To establish policies regarding designs of commercial development to ensure the compatibility within the community;
- To develop land uses that are compatible with the Palm Beach County Comprehensive Plan and the Unified Land Development Code.

The proposed Policy 1.3-j stipulates that the maximum FAR for commercial office uses in this area is .05 or approximately 3,838 square feet. This restriction on the FAR keeps the intensity low and in harmony with the surrounding rural residential developments. Further, stipulation number four (4) states that at least 25% of existing vegetation must be preserved with low-intensity commercial office developments. This actually preserves more vegetation than what would normally be preserved with residential development, and even further maintains harmony with the rural feel of the area. Finally, while there are nine (9) properties impacted by the proposed future land use amendment, only the subject site (PCN 0040423600001010) is being proposed to have a low-intensity office use on site. The option to have a low-intensity office use on the other properties will remain, however.

FLUA Amendment

The following discussion is to establish consistency with the following factors 1 and 2:

1) The proposed use is suitable and appropriate for the subject site;

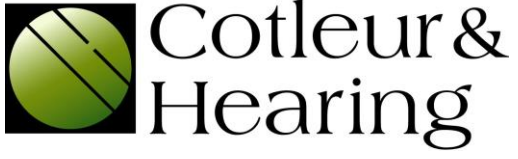
Response: Yes. There is not a residential home to the north for approximately half of a mile; there is one home directly southeast across the rights-of-way, and another home 500 feet to the south. Further, there are large commercial plazas directly to the northeast. There is also a daycare directly to the south of the subject site. The proposed low-intensity office use is a suitable and appropriate use for the subject site given the proximity to commercial developments. It may be assumed that potential homeowners do not want to build a home along such a busy thoroughfare such as Seminole Pratt Whitney Road or so close to commercial development. Furthermore, to maintain the low density that is present in the surrounding rural neighborhood, a FAR restriction of .05 would keep the intensity of the proposed office use low, as the maximum square footage of any office building on the site would be approximately 3,838 square feet. Under the existing future land use of RR-2.5, a single-family home is permitted to cover 20% of the lot, equating to approximately 14,000 square feet. Because the proposed use is less intense than what could hypothetically be allowed within the limits of the regulations, the proposed amendment is further suitable for the subject site.

2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

- **Inappropriateness of the adopted FLU designation**

Response: The current FLU designation of RR-2.5 is inappropriate for the subject site in particular due to its proximity to both the large commercial plazas directly to the northeast and the daycare to the south, as well as its location adjacent to a busy thoroughfare road. Granting the FLU amendment to change the designation from RR-2.5 to CL-O would allow for the site to be put to greater use as a low-intensity office space versus sitting vacant.

In conclusion, the proposed text amendment to create Policy 1.3-j would allow for properties with frontage along Seminole Pratt Whitney Road to have the option of a low-intensity office use while still maintaining harmony with the surrounding rural residential neighborhood. Further, the goals and objectives of the Acreage Neighborhood Plan regarding land use will still be met with the proposed future land use designation change from RR-2.5 to CL-O, through the six (6) criteria outline in the proposed text amendment.



Landscape Architects | Land Planners | Environmental Consultants
www.cotleurhearing.com

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · Lic.#LC-26000535

ATTACHMENT G.2
Residential Density Increase

The proposed future land use amendment from RR-2.5 to CL-O is based on a FAR restriction of .05, or 3,838 square feet. Therefore, no residential density increase is being proposed at this time.

Attachment G.3 Compatibility

The subject site, located at the southwest corner of Orange Boulevard and Seminole Pratt Whitney Road in Unincorporated Palm Beach County, is surrounded predominantly by vacant lots and rural residential homes. The site and lots that immediately surround it are currently zoned as AR (Agricultural Residential) with an RR-2.5 (rural residential, 1 unit per 2.5 acres) future land use designation. It is requested that the future land use be changed from RR-2.5 to CL-O (Commercial Low Intensity – Office Only) with a FAR cap of .05, with a concurrent rezoning from AR to CLO (Commercial Low Office).

Granting the future land use amendment will allow the current development potential of the subject site to remain or provide the possibility of developing commercial office uses currently allowed in the Unified Land Development Code, including financial institutions, medical or dental office, professional office, veterinary clinic and live/work spaces. The following describes the adjacent uses.

Table 1. Adjacent Properties

Adjacent Properties	Use	FLU	Zoning
North	Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
South	Daycare	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
Southeast	Single Family	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
East	Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
West	Vacant	Rural Residential – 1 unit per 2.5 acres	Agricultural Residential
Northeast	Seminole Orange Plaza	Commercial Low with underlying Rural Residential – 1 unit per 2.5 acres	Multiple Use Planned Development

To the north, west, and east of the subject site are vacant properties, each in an Agricultural Residential (AR) zoning district with a future land use designation of Rural Residential – 1 unit per 2.5 acres (RR-2.5). Directly adjacent to the south is a property with a daycare, also within an Agricultural Residential zoning district and with a future land use designation of Rural Residential – 1 unit per 2.5 acres. To the southeast is a single-family home, with the same zoning and future land use designations as the above-mentioned properties. Finally, to the northeast lies the Seminole Orange Plaza, with a multiple use planned development (MUPD) zoning designation and Commercial Low (CL) with an underlying RR-2.5 future land use designation.

All of the potential development uses are compatible with the neighborhood. Furthermore, allowing the low-intensity office uses will not only provide a transition from the higher-intensity commercial uses to the northeast to the rural residential homes to the west, but will also enhance the commercial node of the neighborhood by providing additional services to the residents. These low-intensity office uses would require significantly less parking than typical commercial spaces, thus further maintaining compatibility with surrounding uses.



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

February 24, 2020

Cotleur & Hearing
1934 Commerce Lane Suite 1
Jupiter, Fl. 33458

Attn: Monica Aspacher

RE: Southwest corner of Orange Blvd. & Seminole Pratt Whitney Road
PCN 00-40-42-36-00-000-1010
Service Availability Letter

Dear Monica,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property. Potable water and sanitary sewer services are available to accommodate the current FLU designation of RR and the proposed FLU designation of Commercial Office subject to a capacity reservation agreement with PBCWUD.

The closest potable water connection is a 16" watermain located within Seminole Pratt Whitney Road and the nearest sanitary sewer connection is an 8" forcemain located within Seminole Pratt Whitney Road adjacent to the subject property. A lift station and forcemain are required for the sanitary sewer connection.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. Utility extensions and improvements maybe required to serve the additional property.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels
Plan Review Manager

*"An Equal Opportunity
Affirmative Action Employer"*

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Drainage Statement
For
Reach Estate Office

I. Introduction

The site is located at the southwest corner of Orange Blvd and Seminole Pratt Whitney Rd. and consists of 1.67 ac of vacant land. See Exhibit-A. The site is in the Indian Trail Improvement District and in the L-8 drainage basin.

The existing zoning for the site is AR- Agricultural Residential and the existing land use is RR-2.5. It is proposed to change the zoning to CLO- Commercial Low Office and the land use to CL-O.

II. Design Criteria

1. The project shall provide on-site detention for the runoff from 2.5" of rainfall or 1".
2. The pavement grades shall be above the peak stage of a 5yr-24hr storm.
3. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.
4. The perimeter elevation shall be above the peak stage of a 25yr-72hr storm.

III. Conclusion

In order to meet the above requirements, the proposed project shall use onsite dry detention. Positive outfall from the site shall be discharged to the north along Orange Blvd.



Jeff H. Iravani
Florida Professional Engineer
Registration # 33155
COA # 6986

Exhibit A Aerial





Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

February 19, 2020

Cotleur & Hearing
Attention: Alexander Ahrenholz
1934 Commerce Lane
Suite 1
Jupiter, FL 33458

Re: FLUA Large Scale Round 20-B2 (CH#19-0623)

Dear Alexander Ahrenholz:

Per your request for response time information to the subject property located in the SW corner of Orange Blvd. and Seminole Pratt Whitney Rd., in Palm Beach County, Florida. This property is served currently by Palm Beach County Fire-Rescue station #22, which is located at 16650 Town Center Parkway South. The subject property is approximately 2.25 miles from the station. The estimated response time to the subject property is 7 minutes. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 8:28.

Changing the land use of this property will have little impact on Fire Rescue.

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

Sincerely,

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

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

*"An Equal Opportunity
Affirmative Action Employer"*

ATTACHMENT L

Natural Features Inventory

The accompanying Natural Features map shows the soils that underly the property (PCN 0040423600001010): Riviera fine sand depression and Riviera fine sand. Some native habitat exists along with some exotics, but there are no environmentally sensitive or protected species. Along with the requirement under the proposed text amendment that a minimum of 25% of existing vegetation be preserved on each property, further mitigation will be provided by the Environmental Resources Department.

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 20, 2020

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Attn: Alex Ahrenholz

Re: Reach Estate Office
Flood Zone Map

Dear Alex,

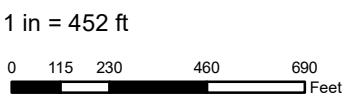
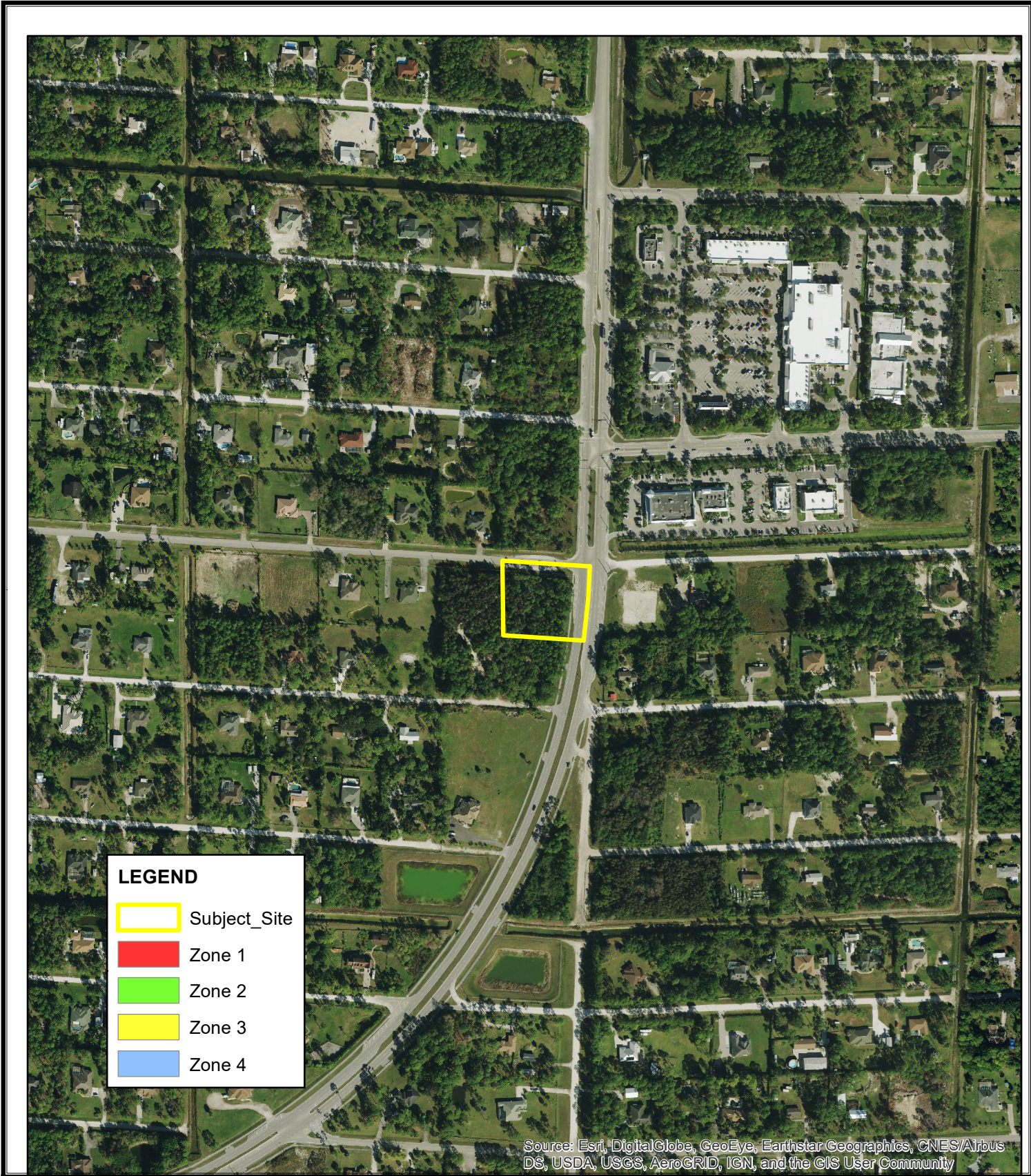
Please be advised that the above project is in FEMA Firm X and there is no set flood elevation.

Please feel free to contact me should you have any questions.

Sincerely,

J H Iravani

Jeff H. Iravani, P.E.
President



Attachment M Wellfield Zone Map Reach Estate

Unincorporated Palm Beach County, FL



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



**Department of Planning,
Zoning & Building**

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Building Division 233-5100
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Contractors Certification 233-5525
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February 14, 2020

Alexander Ahrenholz
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458

**RE: Historical and Archaeological Resource Review for the following
project # CH#19-0623, under PCN: 00-40-42-36-00-000-1010.**

Dear Mr. Ahrenholz:

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 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

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Cotleur & Hearing\PCN-00-40-42-36-00-000-1010\SW Corner of Orange Blvd.Letter 2-14-2020 .doc

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	New Policy 1.3-j and amendment to Table III.C.2																			
Purpose	Policy 1.3-f sets the criteria for proposed Commercial Future Land uses within the exurban tier. The current restriction limits the development of commercial to 4 nodes within the acreage. This proposed policy will be an exception to this policy that allows for commercial low office uses on the West side of Seminole Pratt Whitney road, adjacent to the existing commercial node at Orange Blvd. This will provide the possibility of currently vacant parcels to develop as transition commercial uses to the western neighborhood.																			
Justification	Included with this submittal																			
Consistency	<p>Policy 1.3 states all of the objectives and policies related to development of the Exurban tier. This proposed amendment is specifically consistent with the below policies:</p> <p>1.3-a promotes the need for services, scale intensity and character of the area. The small-scale development allowed in the proposed policy with the maintenance of natural areas is consistent with this section.</p> <p>1.3-c- Minimum density requirements should not be established. This policy if providing a maximum density requirement.</p> <p>1.3-f- All new commercial criteria for development. The proposed policy will be an exception to this policy requirements.</p> <p>1.3-g- non-residential properties shall comply with rural design standards. The small scale, location near other commercial uses and preservation of native habitat complies with the established rural standards.</p> <p>1.3-h- Promotes central community places and consistent architectural character. This proposed policy will add to the existing commercial area and continue the architectural character of the tier across Seminole Pratt Whitney Road.</p>																			
Text Changes	<p>New policy: 1.3-j <u>“Properties fronting Seminole Pratt Whitney Road that do not meet the location requirements of Policy 1.3-f may apply for the Commercial Low-Office future land use designation provided that the site meets the following:</u></p> <ol style="list-style-type: none"> 1. <u>Is an adjacent lot to existing Commercial Low future land use;</u> 2. <u>Is an adjacent lot to non-residential uses;</u> 3. <u>Is subject to a maximum of 0.05 FAR;</u> 4. <u>Preserves a minimum of 25% of existing vegetation;</u> 5. <u>Has direct legal access to a paved road;</u> 6. <u>Is designed in a manner to preserve rural character consistent with the Acreage Neighborhood Plan.”</u> <p>Amendment to Table III.C.2</p> <table border="1" data-bbox="326 1719 1484 1850"> <thead> <tr> <th rowspan="2">Future Land Use</th> <th rowspan="2">FLU Category</th> <th colspan="5">Tier</th> </tr> <tr> <th>Urban/Suburb</th> <th>Exurban</th> <th>Rural</th> <th>Ag Reserve</th> <th>Glades</th> </tr> </thead> <tbody> <tr> <td></td> <td>CL-O</td> <td>.35</td> <td>.20¹²</td> <td>.20</td> <td>.20 w/MUPD⁴</td> <td>.20</td> </tr> </tbody> </table>	Future Land Use	FLU Category	Tier					Urban/Suburb	Exurban	Rural	Ag Reserve	Glades		CL-O	.35	.20 ¹²	.20	.20 w/MUPD ⁴	.20
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		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades														
	CL-O	.35	.20 ¹²	.20	.20 w/MUPD ⁴	.20														

	Commercial Low (Neighborhood Commercial)	CL	.20 w/o PDD ^{1,3} .25 w/ PDD ^{1,3}	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 ⁵ .20 w/MUPD ⁴ .40 w/ TMD ⁴	.10
<p>Notes: 1. to 11. Omitted for brevity 12. Properties subject to Policy 1.3-j are limited to a maximum of .05 FAR.</p>							
ULDC Changes	No affect to the regulations of the ULDC. New policy will allow parcels that fit the specification to apply for a future land use change and consistent zoning which will meet the current regulations within Article 3 for the CLO zoning district.						