

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20A	Intake Date	05/08/2019
Application Name	Rise Soccer Park	Concurrent?	Yes
Acres	19.46 acres	Text Amend?	No
PCNs	00-41-41-02-00-000-1020		
Location	The subject site is located on the south side of Indiantown Road, approximately 3 ¼ miles west of Florida's Turnpike, at the southwest corner of Rocky Pines Road and Indiantown Rd.		
	Current	Proposed	
Tier	Rural	Rural	
Use	Vacant/Undeveloped Please see Application Attachment F - Built Feature and Inventory Map	Soccer Park	
Zoning	Agricultural Residential (AR)	Commercial Recreation (CRE)	
Future Land Use Designation	Rural Residential, 1 unit per 10 acres (RR-10)	Commercial Recreation (CR)	
Underlying Future Land Use Designation	There is no underlying future land use designation for the subject site.	Rural Residential, 1 unit per 10 acres (RR-10)	
Conditions	There are no existing conditions of approval from any prior adopted amendment attached to the property.	Site development will be capped at 6 soccer fields with supporting facilities.	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	Maximum density of 0.10 dwelling units per acre Maximum FAR of 0.20	Maximum FAR of 0.05
Maximum Dwelling Units¹ (residential designations)	<u>0.1</u> du/acre x <u>19.5</u> ac. = <u>1.95</u> The current maximum density allows 1 Single-Family unit.	The Commercial Recreation FLU designation prohibits residential uses.
Maximum Beds (for CLF proposals)	The applicant is not proposing a Congregated Living Facility use.	The applicant is not proposing a Congregated Living Facility.
Population Estimate	1 max du x 2.39 = 2.39	The Commercial Recreation FLU designation prohibits residential uses.

Maximum Square Feet 2, 4 (non-residential designations)	0.20 FAR x 849,420 sf = 169,884 sf Maximum intensity allows 169,884 sf for non-residential uses permitted in a residential zoning district.	0.05 FAR x 849,420 ac. = 42,471 sf Maximum intensity allows 42,471 sf of commercial recreation floor area.
Proposed or Conditioned Potential 3, 4	Same as above.	Site development will be capped at 6 soccer fields with supporting facilities.
Max Trip Generator	ITE Code 210: Single Family Detached 10 Trips/DU	ITE 488: Soccer Complex 71.33 Trips/Field
Maximum Trip Generation	10	428
Net Daily Trips:	___ 418 ___ (maximum minus current) ___ 418 ___ (proposed minus current)	
Net PH Trips:	___ 6 ___ AM, ___ 99 ___ PM (maximum) ___ 6 ___ AM, ___ 99 ___ 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.

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Part 2. Applicant Data

A. Agent Information

Name	Brian Terry
Company Name	Insite Studio
Address	8144 Okeechobee Blvd
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-249-0940
Email Address	Brianterry@insitestudio.com

B. Applicant Information

Name	Ben Glinsky
Company Name	BGTG Properties, LLC
Address	6671 W Indiantown Rd #50-291
City, State, Zip	Jupiter, FL 33458
Phone / Fax Number	
Email Address	Benglinsky@yahoo.com
Interest	The applicant is the Property Owner. Please refer to Application Attachment C - Ownership Affidavit and Attachment E - Disclosure of Ownership Interests.

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Part 3. Site Data

A. Site Data

Built Features	The subject site is vacant and undeveloped. There are no built structures located on the property. Please refer to Application Attachment F - Built Feature and Inventory Map
PCN	00-41-41-02-00-000-1020 Please refer to Application Attachment A – Legal Description Please refer to Application Attachment P - Survey
Street Address	17770 112 th Dr N
Frontage	The approximate frontage along 112 th Drive North is 1,065 feet. The approximate frontage along Rocky Pines Road is 1,249.11 feet. Approximately 664.23 feet of frontage along Indiantown Rd and 1,279.11 feet of depth.
Legal Access	Current legal access on Rocky Pines Road and 112 th Dr N. There is a 60' ingress/egress easement along Rocky Pines Road, approximately 500' south of Indiantown Road. The applicant is proposing legal access from Indiantown Rd via Rocky Pines Road.
Contiguous under same ownership	There is no adjacent land under the same ownership as the subject site.
Acquisition details	The property was acquired on March 8, 2019 by BGTG Properties, LLC, from California Holdings LLC. The purchase of the property was a fee simple acquisition of \$1,750,000. Please refer to Application Attachment A – Warranty Deed
Size purchased	The current property owner acquired 19.462 acres of land in the purchase referenced above. The site was not part of a larger acquisition of lands by the previous property owner.

III. Development History

Previous FLUA Amendments	On August 7, 2015 the property was subject to a Future Land Use Atlas (FLUA) amendment, however, the amendment was withdrawn prior to approval. The request was to amend the FLU designation of the 19.5 acres parcel from Rural Residential (RR) – 10 to Commercial Recreation (CR).
Zoning Approvals, Control Number	There are no previous zoning approvals for the subject site.
Concurrency	The property does not have an existing, valid concurrency reservation. The applicant shall obtain a concurrency reservation for the proposed development to ensure adequate services to the site.
Plat, Subdivision	The property is part of the Replat of Jupiter Farms and Groves, Plat Book 24 Page 7. The site is not subject to a master plan.

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Part 4. Consistency

A. Consistency

Justification Provide as G.1.	Please refer to Application Attachment G, G.1 for the Justification of the subject site.
Residential Density Increases Provide as G.2.	The applicant is not proposing an increase in residential density. The proposed Commercial Recreation (CR) FLU designation prohibits residential use. Please refer to Application Attachment G, G.2 for Density statement.
Compatibility Provide as G.3.	Please refer to Application Attachment G, G.3 for Compatibility analysis.
Comprehensive Plan Provide as G.4. (Optional)	
Florida Statutes Provide as G.5. (Optional)	

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Cypress Creek Natural Area	Conservation	Agricultural Residential
	Jupiter Motorcoach Resort Approved for 100 RV units	Rural Residential, 1 unit per 10 acres	Recreational Vehicle Planned Development District Control No. 2006-00185
South	Single-Family Residential 0.1 du/ac	Rural Residential, 1 unit per 10 acres	Agricultural Residential
East	Vacant/Undeveloped	Rural Residential, 1 unit per 10 acres	Agricultural Residential
West	Single-Family Residential 5 parcels, densities listed from North to South: <ul style="list-style-type: none"> - 0.8 du/ac - 0.4 du/ac - 0.8 du/ac - 0.8 du/ac - 0.4 du/ac 	Rural Residential, 1 unit per 10 acres	Agricultural Residential

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Part 5. Public Facilities Information

A. Traffic Information		
Please refer to Application Attachment H – Traffic Approval Letter & Traffic Study		
	Current	Proposed
Max Trip Generator	ITE Code 210: Single Family Detached 10 Trips/DU	ITE 488: Soccer Complex 71.33 Trips/Field
Maximum Trip Generation	10	428
Net Daily Trips:	___418___ (maximum minus current) ___418___ (proposed minus current)	
Net PH Trips:	___6___ AM, ___99___ PM (maximum) ___6___ AM, ___99___ PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Juan Ortega, P.E.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The nearest Palm Tran Route is approximately 5 miles east, along Indiantown Rd. It is identified by Route Number 10, N County X-Town via Military.	
Nearest Palm Tran Stop	The nearest bus stop is approximately 5.2 miles east, along Indiantown Rd east of Central Blvd. It is identified by Palm Tran Bus Stop Number 1719.	
Nearest Tri Rail Connection	The nearest connection to the Tr-County Commuter Rail Feeder Bus Route, is Palm Tran Route 10 to Palm Tran Route 20 to Mangonia Park Station. The Tri-County Commuter Rail Feeder Station is located at 1415 45 th St, West Palm Beach, 33407.	
C. Portable Water & Wastewater Information		
Please refer to Attachment I for LOS letter from the Town of Jupiter and Loxahatchee River District.		
Potable Water & Wastewater Providers	The site is located within the Town of Jupiter's potable water service area and Loxahatchee River District's (LRD) wastewater service area. Please refer to Application Attachment I - Water & Wastewater Provider LOS Letters	
Nearest Water & Wastewater Facility, type/size	The nearest potable water point of connection to the site is approximately 5,100 LF east of the site along W Indiantown Road. Thus, a water well is proposed as the source of potable water for the development, as is customary for other sites in	

	<p>the area. Per Loxahatchee River District as-builts, a 6" PVC C900 FM runs west along W Indiantown Road and ends at the NE corner of the project site. Please refer to Application Attachment I for plan sheet for as-built information. Loxahatchee River District has indicated that the LRD's Wastewater Treatment Plant current permitted capacity is 11.00 MGD (average daily flow). In addition, there currently are 0.239 MGD of outstanding flow commitments against the permitted capacity. Please refer to Application Attachment I - Water & Wastewater Provider LOS Letters.</p>
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D. Drainage Information

Please refer to Application Attachment J – Drainage Statement

1. The site is located within the South Indian River Water Control District (SIRWCD). See Application Attachment J for Drainage Statement.
2. The site is located within the SIRWCD West Basin. And FEMA flood Zone X.
3. The site would discharge to Canal 1 at the north property line.
4. The site shall be designed to not exceed the volumetric equivalent of 2.5 inches over the total area for any 24-hour period, per SIRWCD. Best Management Practices should be used prior to any discharge to surface or ground water. Additionally, the drainage design shall be in accordance with South Florida Water Management District (SFWMD) South Indian River Water Control District (SIRWCD) and Palm Beach County (PBC) for minimum finish floor elevation, perimeter berm elevation and water quality.

E. Fire Rescue

Nearest Station	The fire rescue station that provides service to the site is Palm Beach County Station # 14, located at 12015 Indiantown Rd.
Distance to Site	The fire rescue station referenced above is approximately 0.8 miles west of the subject site, along Indiantown Rd.
Response Time	The response time from the fire rescue station PBC 14 to the subject property is approximately 5 minutes.
Effect on Resp. Time	The proposed Future Land Use amendment will have little impact on response time. Please refer to Application Attachment K – Fire Rescue Letter

F. Environmental

Significant habitats or species	<p>The subject site is partly wooded with slash pine, laurel oak, pond cypress and sabal palms. There are three wetlands areas located on the property which include a 0.40 acre forested, cypress wetland, a 0.98 acre forested, hydric pine flatwood wetland and a 0.11 acre herbaceous wetland.</p> <p>A few potential species may inhabit the site, but not necessarily due to historic land alterations, current site conditions, surrounding environment and adjacent property conditions. These include:</p> <ul style="list-style-type: none"> – Red-cockaded woodpecker – State-designated Threatened (ST), Federally-designated Endangered (FE)
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	<ul style="list-style-type: none"> - Crested caracara - Federally-designated Threatened (FT) - Woodstork - Federally-designated Threatened (FT) - Everglades snail kite - Federally-designated Endangered (FE) - Eastern indigo snake – Federally-designated Threatened (FT) - Gopher tortoise – State-designated Threatened (ST) - American alligator – Federally-designated Threatened species due to similarity of appearance (FT (S/A)) <p>Please refer to Application Attachment L – Natural Feature Inventory & Map for a thorough analysis of the current conditions, existing habitats and potential species.</p>
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Flood Zone*	The subject site is located within Flood Zone X, an area of minimal flood hazard according to the FEMA Flood Map. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
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Wellfield Zone*	Per the Department of Environmental Resources Management, the subject site is not located in a wellfield protection zone. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
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G. Historic Resources

Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the property identified by PCN: 00-41-41-02-00-000-1020. Please refer to Application Attachment N - Historic Resource Evaluation Letter.

H. Parks and Recreation - The proposed development does not include a Residential use.

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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 – The proposed development does not include a Residential use.

Library Name			
Address			
City, State, Zip			
Distance			
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 - The proposed development does not include a Residential use.

Please see Attachment O

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

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)

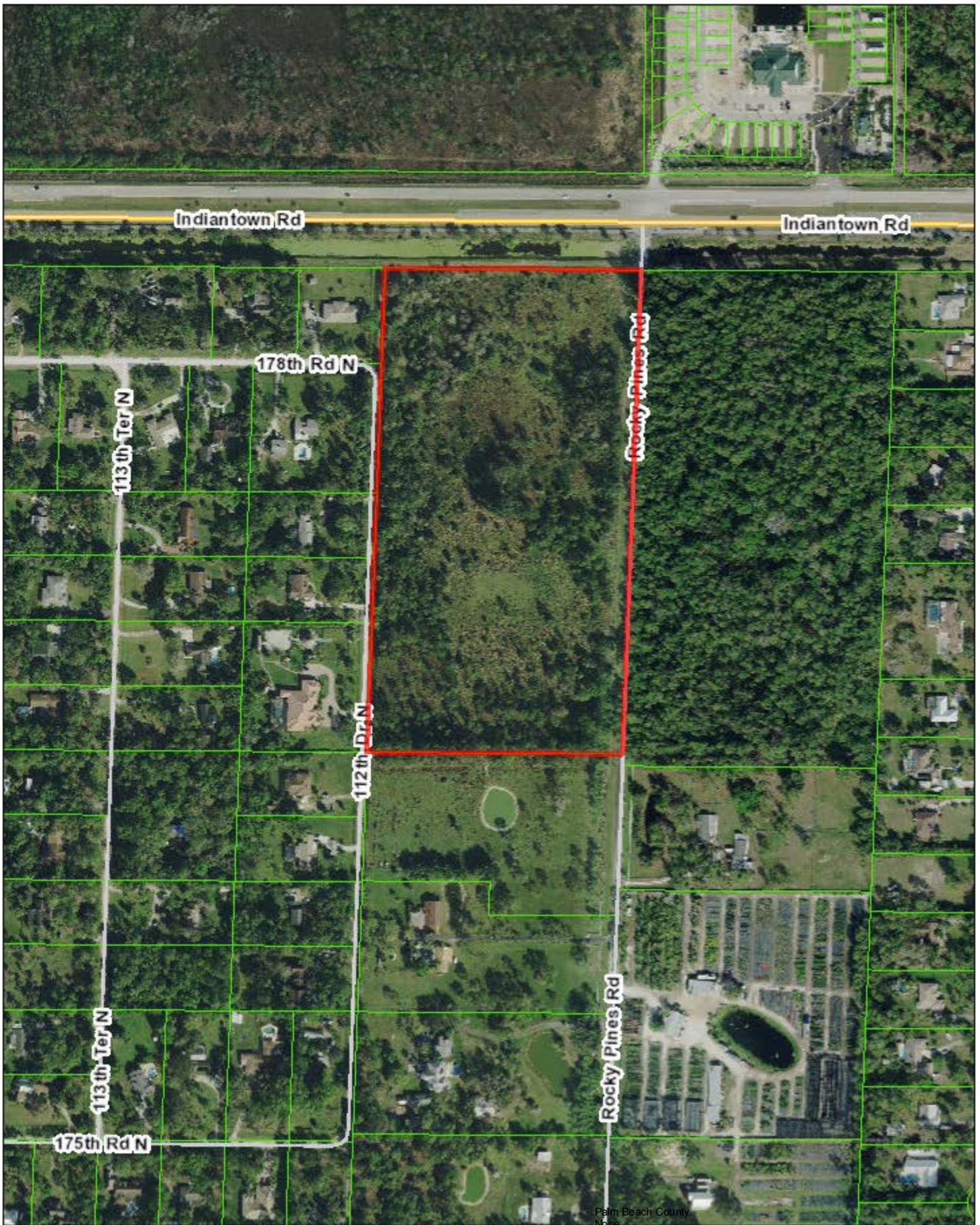
Forms for Attachments B, C, D, and E are located on the web at:

<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

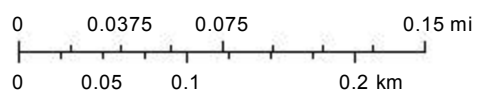
Attachment F
Built Feature Inventory & Map

Built Features Map



May 7, 2019

1:4,514



Property Information

Owner Name: BGTG PROPERTIES LLC
 Parcel Control Number: 00-41-41-02-00-000-1020
 Location Address: 17770 112TH DR N

Structural Details

Structural Element for Label

Sketch for



Subarea and Sq. Footage for Label

Code Description	Sq. Footage
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Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Land Details

Land Line #	Description	Zoning	Acres
1.	VACANT RESIDENTIAL	AR	19.50

RISE SOCCER PARK

Comprehensive Plan Amendment

Submittal Date: May 8, 2019

Sufficiency Resubmittal: August 16, 2019

Owner/Applicant: BGTG Properties, LLC
6671 W Indiantown Rd #50-291
Jupiter, FL 33458

Agent: Brian Terry
Insite Studio, Inc.
8144 Okeechobee Blvd, Suite
West Palm Beach, FL 33411

Engineer: Jason Gunther
Thomas Engineering Group
125 West Indiantown Rd, Suite 206
Jupiter, FL 33458

Environmental: Jerry Renick
Ecotone Services
13945 89th St.
Fells mere, FL 32948

Traffic: Juan F. Ortega
JFO Group Inc.
11924 Forest Hill Blvd, Ste 10A-123
Wellington, FL 33414

Property Location

The property is located at 17770 112th Dr N, approximately 3 ½ miles west of the Florida Turnpike, on the south side of Indiantown Rd. It is identified by property control number 00-41-41-02-00-000-1020 and consists of 19.46 acres.

Property History

The subject property currently has a Future Land Use designation of Rural Residential (RR) – 10 within the Agricultural Residential Zoning District. The site is under Unincorporated Palm Beach County jurisdiction and lies within the boundaries of the Jupiter Neighborhood Plan. Historically, the property has been utilized for cattle grazing, altering the land by creating a low cropped vegetative condition and removing a large portion of tree canopy. Aside from cattle grazing uses, the site has remained relatively undeveloped and vacant. In 2015, a Future Land Use Atlas (FLUA) amendment application was submitted to amend the FLU designation from Rural Residential (RR) – 10 to Commercial Recreation (CR), to allow the development of Rugby fields. In addition, there was a concurrent rezoning request along with the FLUA amendment. However, both applications were withdrawn. The site has no previous zoning approvals.

Application Request

The petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of a 19.46-acre parcel of land from a Palm Beach County FLU designation of Rural Residential (RR) 10 to Palm Beach County Commercial Recreation (CR) FLU designation.

Additional applications will be filed concurrent to this request. A Rezoning application will be submitted to rezone the subject site, from PBC Agricultural Residential (AR) Zoning District to Commercial Residential (CRE) Zoning District.

The applicant is requesting this change in Land Use to accommodate for the development of a community-based soccer park that will provide field space for a newly formed competitive youth soccer club. Currently, Palm Beach County has very limited field space available in the North part of Palm Beach County and specifically the Jupiter area. The well established and highly successful youth recreation programs, that already exist in the Jupiter area, utilize all of the available facilities in both County and Municipal owned parks. Subsequently, the private development of a new soccer park will provide for the ability of Palm Beach County to extend additional youth soccer programs to their residents and provide for expanded facilities that can be utilized by the community.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Identified by PCN: 00-41-40-35-01-001-0010, located in Unincorporated Palm Beach County. The property directly north of subject site consists of approximately 250 acres and is currently a conservation area. The property has a Conservation (CON) FLU designation and is within the Agricultural Residential (AR) Zoning District. In addition, the property located northeast of the subject site is identified by multiple parcel control numbers and is also located in Unincorporated Palm Beach County. The neighboring property to the northeast, currently operates as Jupiter Motorcoach Resort (Control No. 2006-00185) and has a Rural Residential (RR) - 10 FLU designation and is within the Recreational Vehicle Planned Development District. On December 9, 2015, Palm Beach County Board of County Commissioners approved the Motorcoach Resort via Resolution No. 2015-1736 to allow 100 RV sites and a clubhouse with recreational courts, fitness facilities and a pool.

South: Two parcels identified by PCN(s): 00-41-41-02-00-000-1660 & 00-41-41-02-00-000-1080 located in Unincorporated Palm Beach County. The properties consist of 10.16 acres and the current land use is Single-Family. They have a Rural Residential (RR) - 10 FLU designation and are within the Agricultural Residential (AR) Zoning District.

East: Identified by PCN: 00-41-41-02-00-000-1670 located in Unincorporated Palm Beach County. The property consists of approximately 19 ½ acres and is currently undeveloped. The property has a Rural Residential (RR) - 10 FLU designation and is within the Agricultural Residential (AR) Zoning District.

West: Multiple parcels identified by PCN(s): 00-41-41-02-00-000-1410, 00-41-41-02-00-000-1210, 00-41-41-02-00-000-1200 & 00-41-41-02-00-000-1370 and are within Unincorporated Palm Beach County. The properties consist of approximately 9 acres total and the current land use is Single-Family. They have a Rural Residential (RR) - 10 FLU designation and are within the Agricultural Residential (AR) Zoning District.

Part 4, A. Consistency

Comprehensive Plan Amendment Review Standards

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

Section G.1 Justification

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

The proposed Commercial Recreation (CR) Future Land Use designation is suitable and appropriate for the subject site. The site is consisting of approximately 19.5 acres, allowing adequate capacity for a recreation use. The Palm Beach County ULDC identifies that Indoor and Outdoor Entertainment facilities are permitted uses with a CRE Zoning designation with RR-10 Land Use when they are community serving. Policy 2.2.1-o discourages uses within residential land uses that would create potential compatibility or suitability concerns. The proposed use for a community-based soccer park would not be considered “Large-scale or Regional” park which would be discouraged. The site has significant frontage on Indiantown Road and is at the North end of the Jupiter Farms community. The proposed use is suitable and an appropriate use that will offer expanded recreational opportunities and field space for the families living within proximity of the site and are limited by use of the Jupiter Farms Park facilities.

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

- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**
- **Changes in the access or characteristics of the general area and associated impacts on the on the subject site;**
- **New information or change in circumstances which affect the subject site;**
- **Inappropriateness of the adopted FLU designation; or**
- **Whether the adopted FLU designation was assigned in error.**

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

Currently, there is high demand for additional field space within Palm Beach County. The success and growth of the population and youth recreation leagues within the area have created a shortfall of field space at both the County and Municipal level. Furthermore, roadway improvements have occurred along Indiantown Road, including a widening of four lanes and a left turn lane at Rocky Pines Rd. With access limited from Indiantown Road and Rocky Pines Road, there would be minimal impact to the overall Jupiter Farms residents as there is not outlet from this roadway to the

East, South or West. The surrounding residential network of roads would not be impacted and all access would be from Indiantown Road, a designated Minor Arterial Roadway.

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

The creation of a new soccer club and recreation program to be offered to residents and youth within the community creates a new demand on the existing field space within the area. As previously mentioned, all available fields owned by Palm Beach County as well as the local municipalities are fully utilized. The county has no planned improvements to expand field space within existing or proposed parks in the vicinity of this property, subsequently, the private development of field space is appropriate.

Inappropriateness of the adopted FLU designation; or

The existing FLU designation does accommodate the use of property for “Indoor and Outdoor Recreation”, including soccer fields. This is permitted by the Comprehensive Plan and the Palm Beach County ULDC with the zoning of the property to CRE. The only limiting factor is if the facility is deemed to be a Regional, Large-Scale Park or recreation use per Policy 2.2.1-o. We believe that our proposed use and intensity of the property is consistent with a Community serving park space and should be permitted with the existing FLU designation and not require this proposed modification.

Section G.2 Residential Density Increases

Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

- **Demonstrate a need for the amendment.**
- **Demonstrate that the current FLUA designation is inappropriate.**
- **Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.**

Residential uses are not permissible within the Commercial Recreation Future Land Use Designation. Residential uses are not proposed.

Section G.3 Compatibility

Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.

The proposed CR FLU designation is compatible with the adjacent land uses. Although, the proposed FLU amendment will interrupt the contiguous FLU pattern of the adjacent properties, the request shall demonstrate compatibility. This is evident in that the Comprehensive Plan and ULDC, which allow Commercial Recreation uses within Residential land use categories specifically defined

as Indoor and Outdoor recreation facilities, including soccer fields. The proposed request for CR FLU allows for generally the same uses which are permitted within the existing RR-10 FLU. In addition, the property located northeast of the subject site, Jupiter Motorcoach Resort, also promotes recreation-oriented uses and maintains the same RR-10 land use designation. Furthermore, the applicant will ensure compatibility by adhering to setback, height, screening, buffering and landscape requirements required by Palm Beach County ULDC.

Attachment I

Water & Wastewater Provider LOS Letters



TOWN OF JUPITER

UTILITIES
PO BOX 8900
JUPITER FL 33468-8900
FAX (561) 741-2539

April 30, 2019

Daniela Martinat
Thomas Engineering Group
125 W. Indiantown Rd, Ste. 206
Jupiter, FL 33458

Re: Indiantown Road and Rocky Pines Road – Water Service Availability

Dear Ms. Martinat,

This letter is to confirm that the corner of Indiantown Rd and Rocky Pines Rd is located within our service area. However, the Town does not have any water mains nearby to service those properties as the closest water main ends east of that location in the Jupiter Farms Village Plaza at 10070 W. Indiantown Rd.

If there are any questions please feel free to contact me.

Sincerely,

Travis Sanders
Accountant I

Cc: David Brown, Director of Utilities
Jenna Guzman, Utilities Customer Service & Billing Manager

Loxahatchee River District

Water Reclamation | Environmental Education | River Restoration

2500 Jupiter Park Drive, Jupiter, Florida 33458

Telephone (561) 747-5700 • Fax (561) 747-9929 • www.loxahatcheeriver.org



D. Albrey Arrington, Ph.D., Executive Director

May 2, 2019

Daniela A. Martinat, E.I.
Thomas Engineering Group
125 W. Indiantown Road, Suite 206
Jupiter, FL 33458

Re: WWTF Capacity Verification

Dear Ms. Martinat:

The Loxahatchee River District's WWTF current permitted capacity is 11.00 MGD (Annual Average Daily Flow). The maximum previous 12 months was 7.57 MGD. The maximum three-month average daily flow over the last 12 month period was 7.33 MGD. The outstanding flow commitments against the permitted capacity is .239 MGD.

Should you have any questions or wish to discuss further please advise.

Sincerely,

A handwritten signature in black ink, appearing to be "KD".

Kris Dean, P.E.
Deputy Executive Director/Director of Engineering Services

KD/lml

Gordon M. Boggie
Board Member

Stephen B. Rockoff
Board Member

Dr. Matt H. Rostock
Chairman

Harvey M. Silverman
Board Member

James D. Snyder
Board Member

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL
EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND
UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

#	REVISIONS	BY	DATE
1	REVISION PER LRD AND S&W COMMENTS	AM	11/05/14
2	REVISION PER LRD COMMENTS	AM	10/23/14
3	REVISION PER LRD COMMENTS	AM	10/23/14
4	REVISION PER LRD COMMENTS	AM	11/05/14

112 Sirona Circle
Royal Palm Beach, FL 33411
phone 561.889.6621
fax 561.666.6401
info@AECbuild.com
www.AECbuild.com

AEC
AMERICAN ENGINEERS & CONTRACTORS
DESIGN BUILD
COA 28449 CGC 1511672

JUPITER/PALM BEACH
MOTORCOACH RESORT
JUPITER, FLORIDA
PALM BEACH COUNTY

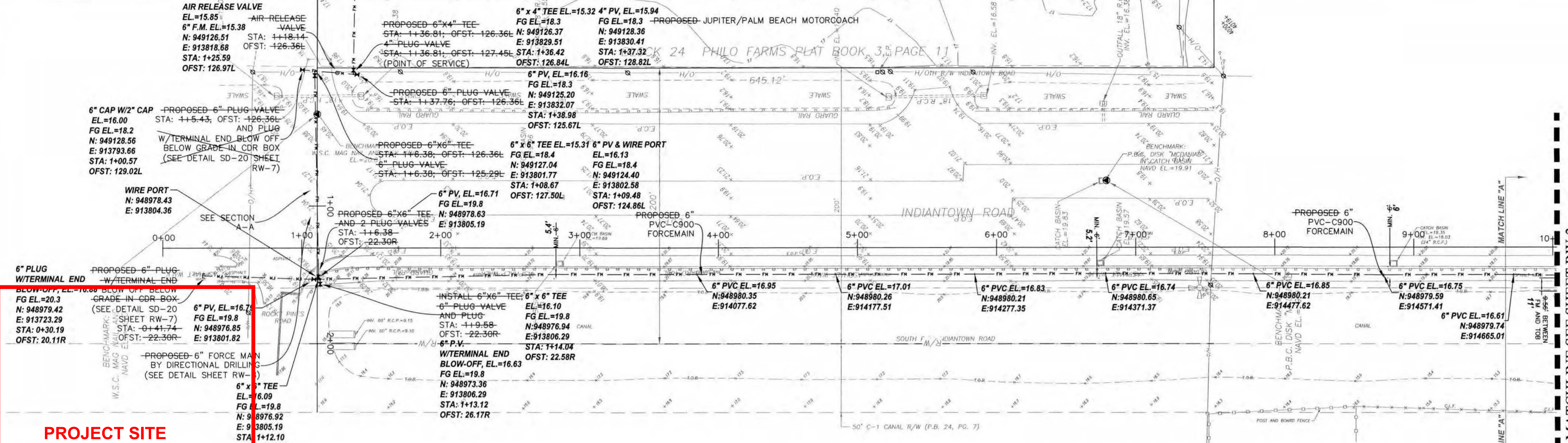
SHIV SHAHI, PE
P.E. # 56899

DATE 03.27.14
BY AM

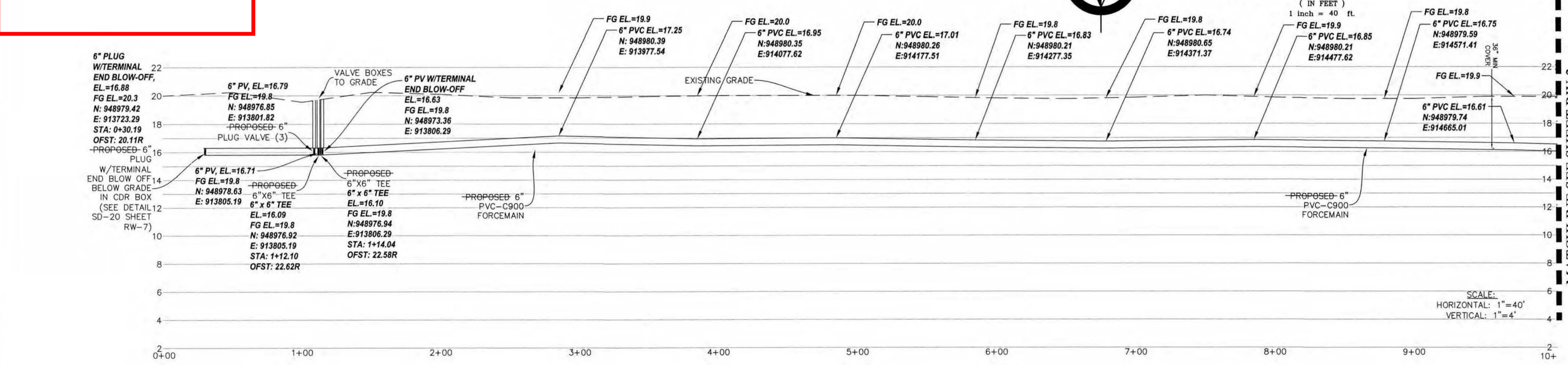
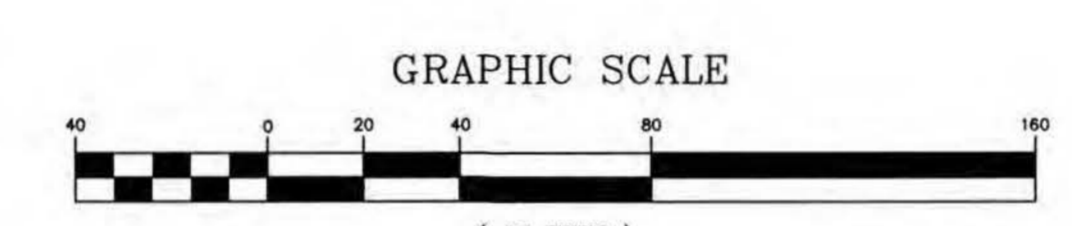
PAGE

RW-2

Revision Set 11/05/14



PROJECT SITE LOCATION



AS-BUILT LEGEND

- B.O.P. = BOTTOM OF PIPE
- BTM. = BOTTOM
- BV = BALL VALVE
- D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
- D.I.P. = DUCTILE IRON PIPE
- EL. = ELEVATION
- F.F. = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FIRE LINE
- GV = GATE VALVE
- INV. = INVERT
- (P) = PROPOSED
- PV = PLUG VALVE
- RED = REDUCER
- TEMP = TEMPORARY
- T.O.P. = TOP OF PIPE
- SAN = SANITARY
- W.M. = WATER MAIN
- WTR = WATER
- * = DENOTES CONTRACTOR SUPPLIED INFORMATION.

AS-BUILT NOTES:

1. Elevations shown hereon refer to N.A.V.D.-88 and are based on Palm Beach County brass disk "MCDANIAL" as shown hereon. Published elevation = 19.91 N.A.V.D.
2. * Contractor supplied information.
3. As-built coordinates shown hereon are grid and are based on the 1983 state plane transverse mercator projection, Florida East Zone, 1990 adjustment.
4. With the exception of manhole/catch basin inverts, all as built information shown hereon was obtained by indirect observation via vertical pvc site pipes installed by contractor for access to buried utilities. Types of materials and fitting sizes supplied by contractor as no visual access was available to the undersigned surveyor.
5. As-Built datum shown in **ARIAL BOLD ITALIC** font.
6. **This is not a boundary survey.**

CERTIFICATION:

I HEREBY CERTIFY that the as-built survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

AS-BUILT REVISIONS/REFERENCES:
02/18/16, REV PER LRD COMMENTS
02/11/16, J88/77
09/14/15, J89/35
08/18/15, J87/55
06/09/15, J87/50
05/20/15, J87/46
05/13/15, J87/42

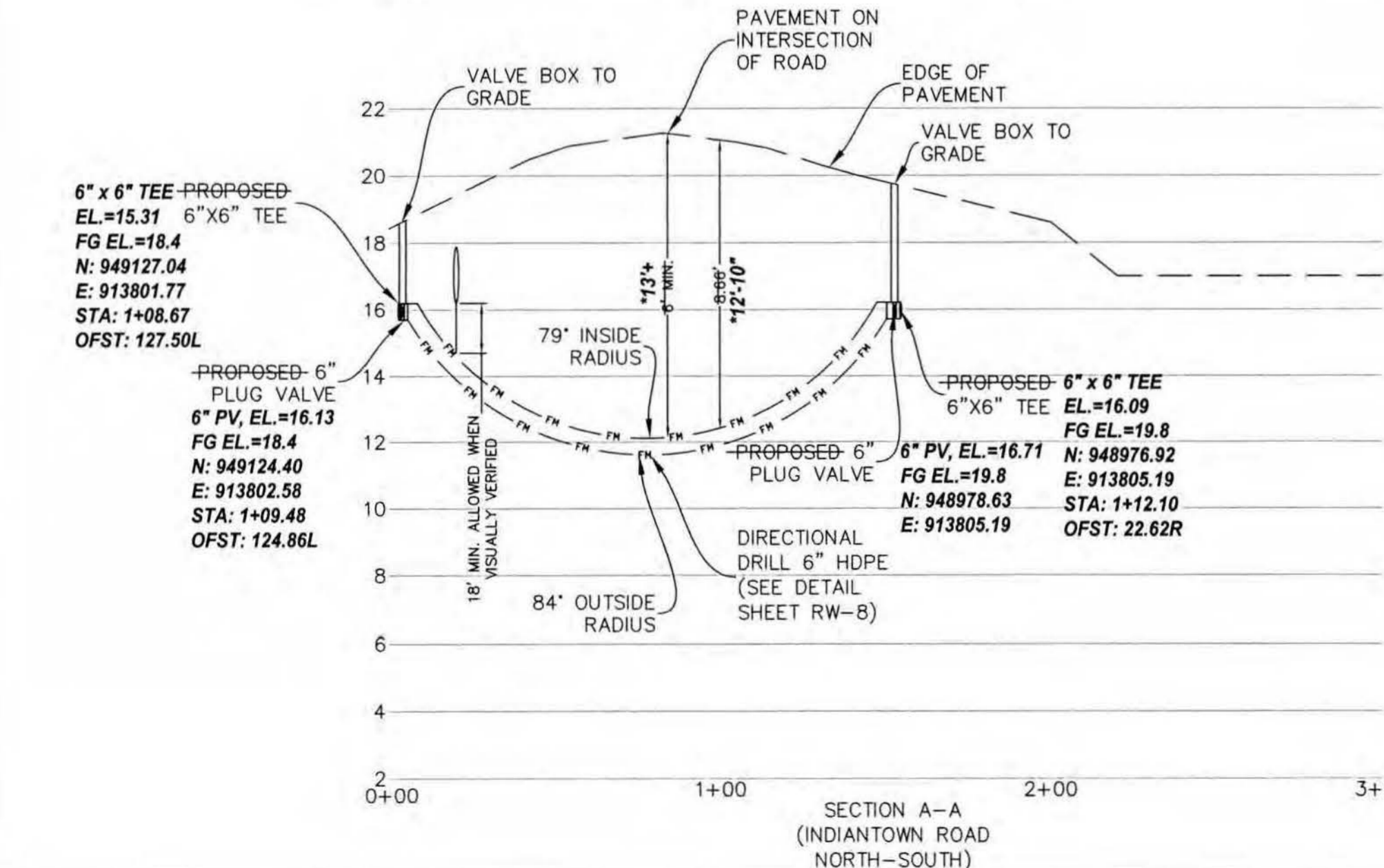
Date: 02/18/16

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation
Licensed Business No. 4569
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

NOTES:

- A. CONTRACTOR TO SUBMIT DIRECTIONAL BORE PLAN TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. THE DIRECTIONAL BORE PLAN SHALL INCLUDE HORIZONTAL AND VERTICAL LOCATIONS EVERY 10' AND CONFLICTS WITH MINIMUM CLEARANCE SHOWN. CONFLICTS SHALL BE FIELD VERIFIED PRIOR TO SUBMITTAL OF THE DIRECTIONAL BORE PLAN. THE CONTRACTOR SHALL ALLOW 48 HOURS FOR REVIEW AND COMMENT PRIOR TO PROCEEDING WITH THE INSTALLATION.
- B. DIRECTIONAL BORE INSTALLATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF FDOT SECTION 555 DIRECTIONAL BORE.
- C. ALL DIRECTIONAL BORE INSTALLATIONS SHALL USE MINIMUM SDR11 HDPE.

OFFSITE FORCE MAIN EXTENSION SHEET 1 RECORD DRAWING



Attachment J
Drainage Statement

**DRAINAGE STATEMENT FOR
Rise Soccer Park
SW Corner of W Indiantown Road and Rocky Pines Road
PCN: 00414102000001020
Unincorporated PBC**

PREPARED BY
THOMAS ENGINEERING GROUP, LLC
125 W. Indiantown Road, Suite 206
Jupiter, FL 33458
561-203-7503
Certificate of Authorization No. 27528
JASON M. GUNTHER, P.E.

The 19.50-ac site is located south of Indiantown Road on the west side of Rocky Pines Road within unincorporated Palm Beach County. Currently, the site is undeveloped and partly wooded with mostly native trees and includes three separate wetlands. The project site is under the drainage jurisdiction of South Florida Water Management District (SFWMD) South Indian River Water Control District (SIRWCD) and Palm Beach County (PBC) and is located within a FEMA flood Zone X.

The project site falls within SIRWCD's west basin and is bounded on the north by Canal 1. The proposed drainage system for the site will include a series of catch basins, manholes and swales interconnected by a pipe network that will route stormwater to retention areas where water quality and storm attenuation will be provided prior to discharging via a control structure to Canal 1. Per jurisdictional requirements, the 100 year – 3 day, 25 year – 3 day and 3 year – 1 day storms will be used to determine the minimum finish floor elevation, perimeter berm elevation and minimum pavement elevation, respectively. Per SIRWCD discharge from the site shall not exceed 2.5 inches over the entire site for any 24-hour period. This requirement will be used to determine the weir elevation of the control structure.

The existing wetlands on site will remain undisturbed by the proposed development. Permits for the proposed work will be sought from SFWMD, PBC/LDD, SIRWCD, FDEP (NPDES). No work will commence until these permits have been granted, as applicable.



Jason Mathew Gunther, State of Florida,
Professional Engineer, License No. 58629

This item has been electronically signed
and sealed by Jason Mathew Gunther,
PE on 5/8/2019 using a SHA-1
authentication code.

Jason M. Gunther, P.E.
Florida P.E. License # 58629

ELECTRONIC SIGNATURE REPORT

PROJECT NAME: Rise Sports Park

JOB NUMBER: FJ190011

1. Drainage Statement 1
DOCUMENT NAME # OF SHEETS

37 D9 52 70 9B 43 69 D8 41 39 78 FE ED 30 3A 6B E5 09 A4 20
SHA Digest

2. _____
DOCUMENT NAME # OF SHEETS

SHA CODE

3. _____
DOCUMENT NAME # OF SHEETS

SHA CODE



58629
LICENSE NUMBER

05-08-2019
DATE

Attachment K
Fire Rescue Letter

May 1, 2019

Cheryl Allan
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, FL 33411

Re: Property located at the southwest corner of Indiantown Road and Rocky Pines Road identified by PCN 00-41-41-02-00-000-1020.

Dear Cheryl

Insite Studio, Inc. is the acting agent for the property owner, who intends to file a large-scale Future Land Use map amendment application. Per Palm Beach County request, a letter from the Fire Rescue Department identifying the impact on the extended response time, is required upon application submittal.

The property is currently vacant/undeveloped with a RR-10 FLU designation. A Commercial Recreation future land use designation is proposed for the 19.5 acre property, to allow for the development of a Soccer Park. The soccer park will consist of outdoor fields and a 102,000 SF complex for indoor fields and recreation uses. The property is serviced by PBC Fire Station 14, located less than a mile west of the subject site at 12015 Indiantown Rd.

The intent of this letter is to request the following:

- Approximate response time from PBC Station 14 to the subject site located at 17770 112th Dr N in Jupiter, FL.
- Impacts on extended response time from the proposed development

Thank you for the consideration of this request. Upon review please don't hesitate to contact my office, 561-249-0940, if you have any questions or concerns.

Sincerely,

Camille Swanson
Planner
Insite Studio, Inc.



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

May 7, 2019

Insite Studio
Attention: Camille Swanson
8144 Okeechobee Blvd
Suite A
West Palm Beach, FL 33411

Re: PCN: 00-41-41-02-00-000-1020

Dear Camille Swanson:

Per your request for response time information to the subject property located at the southwest corner of Indiantown Road and Rocky Pines Road. This property is served currently by Palm Beach County Fire-Rescue station #14, which is located at 12015 Indiantown Road. The subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 9:04.

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 Feature Inventory & Map



**19 Acre Jupiter Farms Property
Palm Beach County
Environmental Assessment Report**

Prepared By:
Ecotone Services, Inc.
13945 89th Street
Fellsmere, FL 32948
772-453-3339
ecotoneservices@gmail.com

Prepared For:
BGTG Properties, LLC

April 10, 2019

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SITE PHOTOGRAPHS	EXHIBIT E



**19 Acre Jupiter Farms Property
Environmental Assessment Report
Palm Beach County – Section 2, Township 41S, Range 41E
April 10, 2019**

INTRODUCTION

The intent of this Environmental Assessment Report is to provide a preliminary assessment of natural features located within the boundaries of the project site (assessment area) including wetlands, upland habitat, protected trees and other vegetation, and potential for threatened and endangered species (flora and fauna).

The subject property is 19 gross acres in size and is comprised of a single parcel of land that is partly wooded with scattered slash pine, cypress, oak, and sabal palms. The majority of the subject property can be classified as open pasture that has a diverse groundcover of native and non-native plant species.

The project site is located on the south west corner of W. Indiantown Road and Rocky Pines Road, Jupiter Farms, Palm Beach County (Section 2, Township 41 South, Range 41 East). The project site is bound to the north by W. Indiantown Road and Cypress Creek Natural Area, to the east by Rocky Pines Road and vacant land, to the south and west by rural ranchette properties.

METHODOLOGY

This Environmental Assessment report is based on aerial (2018) photographic interpretation, review of Soil Survey of Palm County Area (USDA, Natural Resource Conservation Service, (Web Soil Survey) and field investigations. Ecotone Services, Inc. (ESI) staff performed a site visits on April 1 and 8, 2019. An aerial photograph (Scale: 1" = 400') was used to attain a general indication of the natural features of the parcel and to indicate specific points of interest. An on-site review of the subject property conditions was performed by walking transects through the site while noting plant species, ecosystems and habitats, and potential use by listed animal and plant species.

SITE CONDITIONS

The subject property is 19 acres in size and is comprised of a single parcel that is partly wooded with mostly native trees and has at least 3 separate freshwater (herbaceous and forested) wetlands located on it. The entire project site is protected by agricultural field fence with several gate access points along the perimeter. The project site appears to have been recently utilized for animal grazing such as cattle due to the low cropped vegetative condition of the property and the existence of the fencing. According to the soil survey (USDA NRCS), much of the project site is comprised of hydric (wetland like) soils, and vegetatively is at least some what characteristic of a wet prairie. The regional water table has been lowered over recent years so that it is currently below natural conditions. This is a result of surrounding residential development, implementation of the water control system (canals, swales, ponds), and other suburban aspects that have altered the natural hydrologic function and levels of groundwater and surface water in



this immediate area. There is the potential for federal and state regulatory agencies to claim additional wet prairie wetlands on the project site as jurisdictional beyond what has been determined as part of this report.

Some encroachment of exotic and nuisance plant species has begun to take form due to the ceasing of the agricultural operation and grazing of the land by farm animals.

Please refer to the Florida Land Use Cover Classification System (FLUCCS) map included with this report (Exhibit D).

UPLAND ECOSYSTEM

Approximately, 17.17 acres of the total 19 acres of the project site is considered upland ecosystem according to this report. The entire upland portion of the project site appears to be remnant pine flatwood, even though much of it has been cleared of tree canopy and understory plant species. Several species of native and non-native species comprise the prominent groundcover.

The following descriptions include the Florida Land Use, Cover and Forms Classification System (FLUCCS) incorporated by the Florida Department of Transportation (FDOT).

411 – Pine flatwood (17.17 acres)

This FLUCCS assessment area comprises the entire upland portion of the project site. The dominant, remnant tree canopy is comprised of slash pine, laurel oak, pond cypress, and sabal palms. There is virtually no understory as all of the saw palmetto and other species were cleared for agricultural use several years ago. Groundcover species are comprised of grasses, sedges, and rushes throughout this assessment area.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliotti</i> var. <i>densa</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Laurel oak	<i>Quercus laurifolia</i>	Native
Pond cypress	<i>Taxodium ascendens</i>	Native
Myrsine	<i>Rapanea punctata</i>	Native
Broom sedge	<i>Andropogon virginicus</i>	Native
Runner oak	<i>Quercus pumila</i>	Native
Yellow eyed grass	<i>Xyris spp.</i>	Native
Grape vine	<i>Muscadine rotundifolia</i>	Native
Catbrier	<i>Smylax spp.</i>	Native



Caesar weed	<i>Urena lobata</i>	Non-native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native

WETLAND ECOSYSTEM

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 ACOE 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”.

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 South Florida Water Management District (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 emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used as a general guide in this investigation.

This environmental assessment report is not to be considered a wetland jurisdictional determination. Agency applications are currently being prepared for submittal to USACE and SFWMD for a wetland jurisdictional determination by each agency.

Based on review of the soil survey of Palm Beach County (USDA NRCS), aerial satellite imagery, and field conditions by ESI environmental scientist on April 1 and 8, 2019 it appears that there are several wetlands located on the subject property. Various areas in the open field of the subject property contain wetland like vegetation that provides the appearance of potential wet prairie conditions beyond what is represented in this report. Due to the flat condition of the overall project site, and the fact that over 2/3's of the project site is comprised of hydric soils (*Hydric Soils Of Florida Handbook*, 1995), it is extremely difficult to delineate wetland boundaries on this project site.

For the intent of this report, it has been determined there are 3 areas on the project site that are jurisdictional wetlands according to USACE and SFWMD. Wetland 1 is located at the north-



west corner of the project site and is a remnant cypress dome that is connected to a man-made drainage swale that runs in a south-east direction. This wetland is 0.56 acres in size.

Wetland 2 is located in the south-west corner of the project site and is 0.98 acres in size and is characterized as a hydric pine flatwood.

Wetland 3 is a small marsh located along the east property boundary in the center of the parcel and is 0.11 acres in size.

The following are the FLUCCS categories for the wetland ecosystem assessment areas:

510 – Streams and Waterways (0.18 acres)

This FLUCCS assessment area is a man-made drainage swale that connects Wetland 1 at the north-west corner of the property and runs in a south-east direction. It was clearly constructed as a drainage conveyance to move excess surface water off-site and into the road side swale along Rocky Point Road. The bottom of the swale is covered with mostly native aquatic plants.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pickeralweed	<i>Pontederia cordata</i>	Native
Arrowhead	<i>Sagittaria lancifolia</i>	Native
Smartweed	<i>Polygonum densiflorum</i>	Native
Coin wort	<i>Hydrocotyle spp.</i>	Native
Torpedo grass	<i>Panicum repens</i>	Non-native

621 – Cypress (0.76 acres)

This FLUCCS assessment area includes 3 separate areas that are located on the more northern section of the project site. Two of them are at the northwest corner, and the third is located along the east property boundary. This assessment area is dominated with a pond cypress canopy, little to no understory and groundcover of native (frogs bit, smart weed, arrowhead) and non-native species. Some exotic and nuisance plants are beginning to encroach, especially since the grazing animals have been removed from the project site.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pond cypress	<i>Taxodium ascendens</i>	Native
Laurel oak	<i>Quercus laurifolia</i>	Native
Red root	<i>Lachnanthes caroliniana</i>	Native
Pickeralweed	<i>Pontederia cordata</i>	Native
Smartweed	<i>Polygonum densiflorum</i>	Native
Frogs bit	<i>Limnobiium spongia</i>	Native
Coin wort	<i>Hydrocotyle spp.</i>	Native



Primrose willow	<i>Ludwigia spp.</i>	Non-native
Old world climbing fern	<i>Lygodium microphyllum</i>	Non-Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native

625 – Hydric pine flatwood (0.98 acres)

This FLUCCS assessment area is located in the south-west corner of the project site and is comprised of a slash pine canopy with no understory and wetland plant groundcover including grasses, sedges, and rushes. Very few exotic and nuisance plant species have encroached into this area to date.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliotti</i> var. <i>densa</i>	Native
Umbrella grass	<i>Fuirena spp.</i>	Native
Red root	<i>Lachnanthes caroliniana</i>	Native
Arrowhead	<i>Sagittaria lancifolia</i>	Native
Yellow eyed grass	<i>Xyris spp.</i>	Native
Frogs bit	<i>Limnobium spongia</i>	Native
Coin wort	<i>Hydrocotyle spp.</i>	Native
Old world climbing fern	<i>Lygodium microphyllum</i>	Non-Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native

641 – Freshwater Marsh flatwood (0.11 acres)

This FLUCCS assessment area is located along the east property boundary in the middle of the project site. It is small, and remnant but still retains wetland characteristics. It is completely herbaceous and lacks tree canopy and understory, but is covered in mostly native wetland species groundcover.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Red root	<i>Lachnanthes caroliniana</i>	Native
Umbrella grass	<i>Fuirena spp.</i>	Native
Yellow eyed grass	<i>Xyris spp.</i>	Native
Frogs bit	<i>Limnobium spongia</i>	Native
Coin wort	<i>Hydrocotyle spp.</i>	Native
Torpedo grass	<i>Panicum repens</i>	Non-native
Primrose willow	<i>Ludwigia spp.</i>	Non-native



SOILS

The following are the soils and their descriptions found throughout the project site according to the Palm Beach County Soil Survey. Please see attached Exhibit B, Soils Map.

29 – Pineda fine wet sand: This nearly level, poorly drained, sandy soil over loamy material. It is on broad, low flatwoods and grassy sloughs. Under natural conditions, the water table is within 10 inches of the surface for 1 to 6 months in most years and within 10 to 30 inches most of the remainder of each year, except during extended dry periods. Water covers depression for 1 to 3 months. The natural vegetation is slash pine, cabbage palm, scattered cypress and southern bayberry, St. Johnswort, little blue maidencane, pineland three awn chloris, chalky bluestem, sand cordgrass, and numerous other grasses.

37 – Riviera fine sand, depressional: This is a nearly level, poorly drained soil that has a loamy subsoil. This soils is in shallow, well defined depressions. This soil is covered with up to 2 feet of water for more than 6 months each year. The natural vegetation is cypress, needlegrass, St. Johnswort, corkweed, and water tolerant plants.

49 – Wabasso fine sand: This is a nearly level, poorly drained, sandy soil located in broad, flatwoods areas. Under natural conditions, the water table is within 10 inches of the surface for 1 to 4 months during most years and between 10 to 40 inches most of the remainder of each year. Natural vegetation includes slash pine, cabbage palm, saw palmetto, southern bayberry, runner oak, and pineland three awn.

THREATENED AND ENGANGERED SPECIES

The State of Florida Fish and Wildlife Conservation Commission (FWC) regulates protected species according to Rule 68A-27.001(3), Florida Administrative Code (FAC). The plant and animal species regulated by FWC are managed according to the federal Endangered Species Act of 1973. On the federal level, the U. S. Fish and Wildlife Service (FWS) is the regulatory agency that oversees this program.

According to the FWS Information for Planning and Consultation (IPaC) web database (<https://ecos.fws.gov/ipac/>), the following table is a list of potential species that may inhabit the region that the subject property is located, but do not necessarily inhabit the subject property due to historic land alterations, current site conditions, and the surrounding environment and adjacent property conditions.

A. Amphibian

Common Name	Scientific Name	Protected Species	
		State	Federal
Not Applicable			



B. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Red-cockaded woodpecker	<i>Picoides borealis</i> (3)	ST	FE
Crested caracara	<i>Polyborus plancus audubonii</i> (2)		FT
Woodstork	<i>Mycteria americana</i> (1)		FT
Everglades snail kite	<i>Rosthamus sociabilis</i> (2)		FE

C. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Not Applicable			

D. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Eastern indigo snake	<i>Drymarchon corais couperi</i> (2)		FT
Gopher tortoise	<i>Gopherus polyphemus</i> (3)	ST	
American alligator	<i>Alligator mississippiensis</i> (2)		FT (S/A)

E. Plants

Common Name	Scientific Name	Protected Species	
		State	Federal
Not Applicable			

*: Observed on site

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

Occurrence probability:

(1) = likely, (2) = minimal, (3) = highly unlikely, (4) = transient (pond/canal, wading birds and foraging raptors)

The project site is located in a sprawling suburban area with significant natural area preserves owned and managed by Palm Beach County within close proximity of the north, east, and west property boundaries. As a result, transient avian species will fly over the project site and at times stop to forage. However, roosting by these species would more than likely not occur with a high level of frequency due to the fact that much of the tree canopy has been removed and the project site has a busy highway along the north property boundary. Additionally, the lack of surface



water on the project site (ponds, canals, standing water in wetlands) reduces the use by these species for foraging.

The following is a highlight of the listed species from the FWS IPaC web database that may need to be addressed during the environmental permitting phase of the project based upon site conditions and location of the project site:

1. Audubon Crested Caracara (*Polyborus plancus audubonii*)

The Audubon crested caracara (ACC) is listed as Threatened by FWS, and imperiled by the State of Florida (FWC). ACC is a large species of raptor that can reach a body length of 19.7-25.2 inches (50-64 centimeters). It has a dark brown-black belly, wings, back, and crown; and a white lower belly, head, and throat. The ACC also has a bluish-gray to light bluish dark yellow to white bill, red cere (facial skin), and a white tail with dark crossbars. The diet of Audubon's crest caracara primarily consists of carrion (dead animal carcass), amphibians, reptiles, mammals, eggs, and other birds.

A survey should be conducted during the months of January through April in order to determine the territory existence of caracara as this is the peak of the nesting season (adults are foraging to feed the nesting young). Surveys are best conducted early in the morning or late in the afternoon. Caracaras are most actively nest building, foraging, and feeding young between sunrise and about 1100 hours, and again, between about 1600 hours and sunset. Caracaras are rarely active during the heat of midday, especially in the summer months. They roost in trees that are often far from the nest site; thus they are rarely visible.

When surveying for caracaras in areas where the nest site is not known, observers should remain in the vehicle and watch for caracaras over a wide area of suspected habitat. Observations may be made on consecutive days, but ideally should be conducted at least 2 weeks apart and during the months of January through April. If the entire territory cannot be surveyed from a road, areas containing sabal palm trees should be searched by foot if access is feasible. Observations should be conducted in an area at least twice a month for at least 3 consecutive months before it is considered to be unoccupied by caracara.

There are 2 zones of potential influence and impact on caracara in South Florida:

- Primary Zone - is 985 feet outward from the nest tree, and protection of the primary zone is required during the nesting season (January through April). Impacts during the active nesting period can be avoided by timing of activities near the nest site. During non-nesting season (May to October), nest trees and other potential perching and roosting trees should be protected. The nest and the nest tree are protected year-round by both Federal and State law and removal or other means of physical damage is prohibited. Typical land management practices, such as, cattle grazing, burning, and mowing are allowed during the non-nesting season. Man-made wetlands, such as, ditches and canals, are important feeding sites and also should be maintained. New construction that will increase the level of disturbance and may adversely affect caracaras.



- Secondary Zone – encompasses an area extending outward from the end of the primary zone 4,920 feet. This zone is generally defined as the foraging territory in which the nest site is located. This secondary zone is used by caracaras for the collection of nest material, roosting, and feeding. This amount of suitable habitat contiguous to the nest site may be required to maintain the ecologic function of the nesting territory. Conservation measures for this zone are directed at maintaining the foraging capacity of the area.

2. Wood stork (*Mycteria americana*)

Wood storks are listed as Threatened according to FWS, and imperiled by the State of Florida (FWC). Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. The plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands in Florida (Florida Natural Areas Inventory 2001). They forage in a variety of wetlands including both freshwater and estuarine marshes, although limited to depths less than 10-12 inches.

There is very little potential wood stork foraging habitat (drainage swale) on the project site, so this should not be a concern to address during the permitting process.

3. Sandhill crane (*Grus Canadensis*)

The sandhill crane is listed as imperiled by the State of Florida (FWC). Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures (Florida Natural Areas Inventory 2001). They are long-legged, long-necked, gray, heron-like birds with a patch of bald, red skin on top of their head. Cranes fly with necks outstretched like geese, whereas herons fly with necks tucked in on their backs. For positive identification, look for reddish skin on top of the crane's head. They occur throughout peninsular Florida north to the Okefenokee Swamp in southern Georgia; however, they are less common at the northernmost and southernmost portions of this range. Florida sandhill cranes are a non-migratory species that nests in freshwater ponds and marshes. Visual identification and avoidance of impacts to their nests during nesting season is important.

Sandhill cranes were observed to fly over the project site during the April 8, 2019 site visit, however, there are not significant freshwater marsh wetlands that would provide structural habitat for nest building.

4. Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake (EIS) is classified as a Threatened species according to FWS and is protected by the Endangered Species Act of 1973. The Eastern indigo snake is a non-venomous, bluish-black colored snake that can reach lengths of eight feet. Its chin, cheek, and throat are mostly red or brown, but can also be white or black. Most indigo snakes have smooth scales,



although adults do have keels (ridges) on the front of some of their scales. When approached, the EIS shows no aggression. They are also exothermic species – their body temperature is externally regulated. The EIS diet primarily consists of a variety of species, including small mammals, birds, toads, frogs, turtles and their eggs, lizards, and small alligators. EIS begin breeding between the months of November and April and nest between the months of May and August.

According to an August 1, 2017 memo from FWS to USACE, the consultation key for the EIS has been revised providing additional protection measures. There is no protocol for conducting a species specific survey for EIS. Instead, if 25 acres or more of potential EIS habitat will be impacted for project development, then a Section 7 Biological Consultation may be required by FWS as it is perceived that impact to female breeding habitat may be affected.

Due to the size of the project site, it is anticipated that following the construction guidelines (Standard Protection Measures For The Eastern Indigo Snake, FWS 2013) will be a condition of the Section 404 Permit from USACE.

CONCLUSION

The project site is 19 gross acres in size and is partly wooded with slash pine, laurel oak, pond cypress, and sabal palms. The remainder of the project site appears to have been cleared of vegetation including the understory as it was utilized for as a cattle ranch for the last several years. There appear to be 3 wetland areas on the project site that will be subject to federal (USACE) and state (SFWMD) jurisdiction and permitting.

A forested, cypress wetland (W1) is located in the north-west corner of the project site and is approximately 0.40 acres in size. A forested, hydric pine flatwood wetland (W2) is located in the southwest corner of the project site and is approximately 0.98 acres in size. In order to display avoidance and minimization (elimination and reduction) of wetland impacts according to federal and state permitting guidelines, it is highly recommended to preserve both W1 and W2 in their entirety. It would be more permissible to impact the small 0.11 acre herbaceous wetland (W3) based upon this recommendation, including the size and condition of W3.

Impacts to wetlands require compensatory mitigation. The Loxahatchee Mitigation Bank (LMB) is the only permitted wetland mitigation bank that is in the service area of this project site. The LMB does not offer hydric pine flatwood mitigation credits, which makes impacts to W2 nearly impossible to off-set with compensatory mitigation. The current cost per wetland mitigation credit at LMB is \$225,000.00, and the number of available forested and herbaceous credits at LMB is extremely limited. There are currently no herbaceous wetland mitigation credits available at this time, but a release of more herbaceous credits is pending but not date certain. There are currently 14 forested wetland mitigation credits available at LMB, but due to high demand these may not be available too far into the future.



Wetlands preserved on-site will require a conservation easement by SFWMD to be managed in perpetuity for native plant survivorship and control of exotic and nuisance plant species. In addition, an average 25' wide upland buffer will be required to be planted around any preserved on-site wetland.

Listed species will need to be addressed during the environmental permitting process, but based upon site conditions this issue should be able to be addressed by protection of the wetlands as discussed above. A crested caracara survey may be required to be performed to ensure any nests that may exist within proximity of the project site will not be impacted. The potential for crested caracara to nest near the project site is not high, but due to the close proximity of county natural areas (Cypress Creek Natural Area) a survey may be required by FWS to ensure their protection.

Palm Beach County Environmental Resources Management Department (ERM) will require a Protection of Native Vegetation Approval for the removal of any protected native vegetation on the project site. A tree survey will need to be provided that identifies the locations, species, and size in diameter at breast height of every protected tree and palm on the project site as required by ERM. At the time of site plan approval and processing of the application for Development Review Order certification, it will be determined which protected trees and palms will be preserved in place, relocated on-site, or to be removed with subsequent replacement trees/mitigation.





Ecotone Services
13945 89th Street
Fellsemere, FL
32948
(772) 453-3339

Exhibit A

Location Map

19 Jupiter Farms Property, Palm Beach County

Project No: 207.01

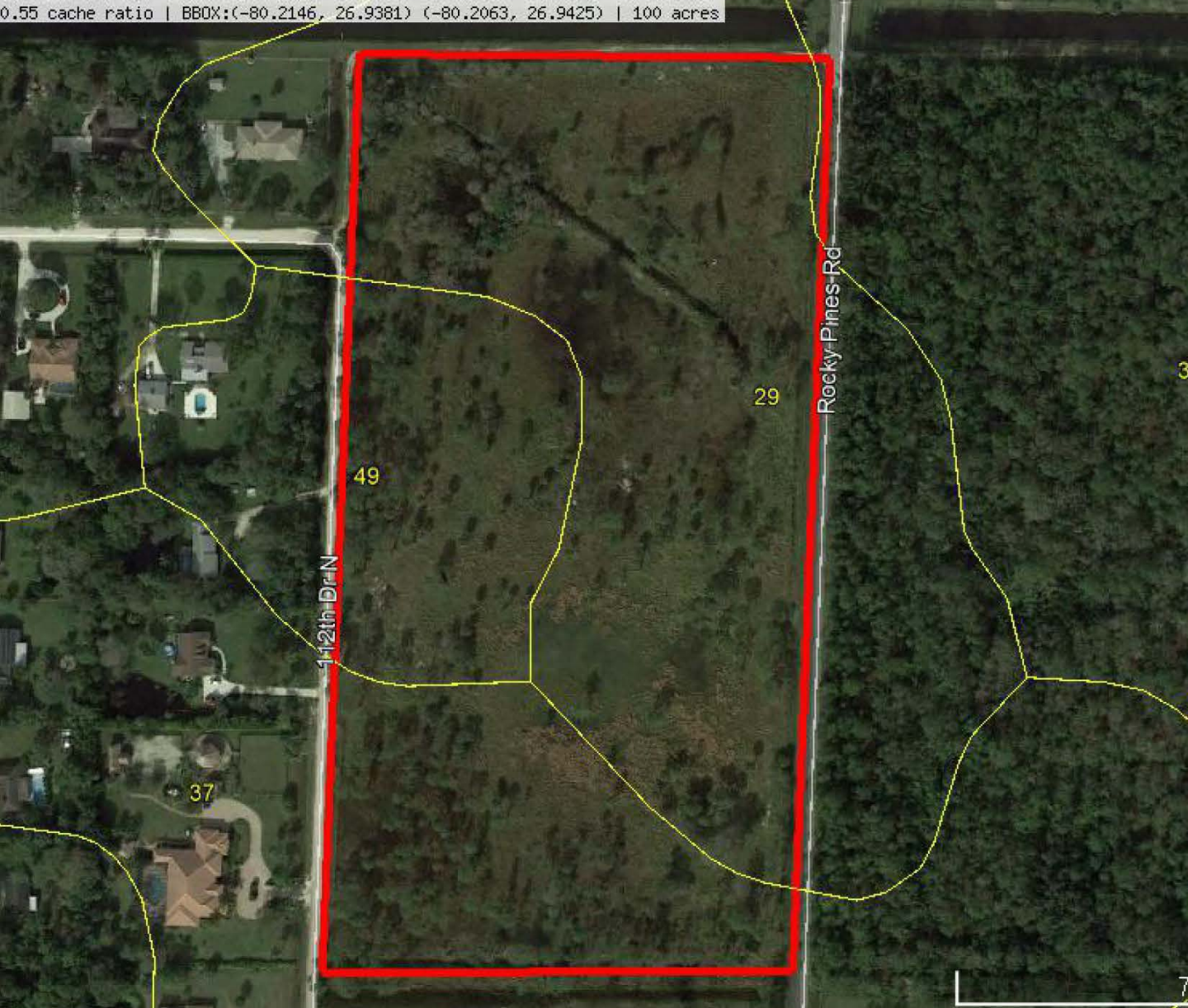
Date: 03/29/2019

Drawn by: JWR
Checked by: TTR
Date: 03/29/2019

Scale: Not To Scale



0.55 cache ratio | BBOX:(-80.2146, 26.9381) (-80.2063, 26.9425) | 100 acres



Ecotone Services
13945 89th Street
Fellsemere, FL
32948
(772) 453-3339

Exhibit B

Soils Map

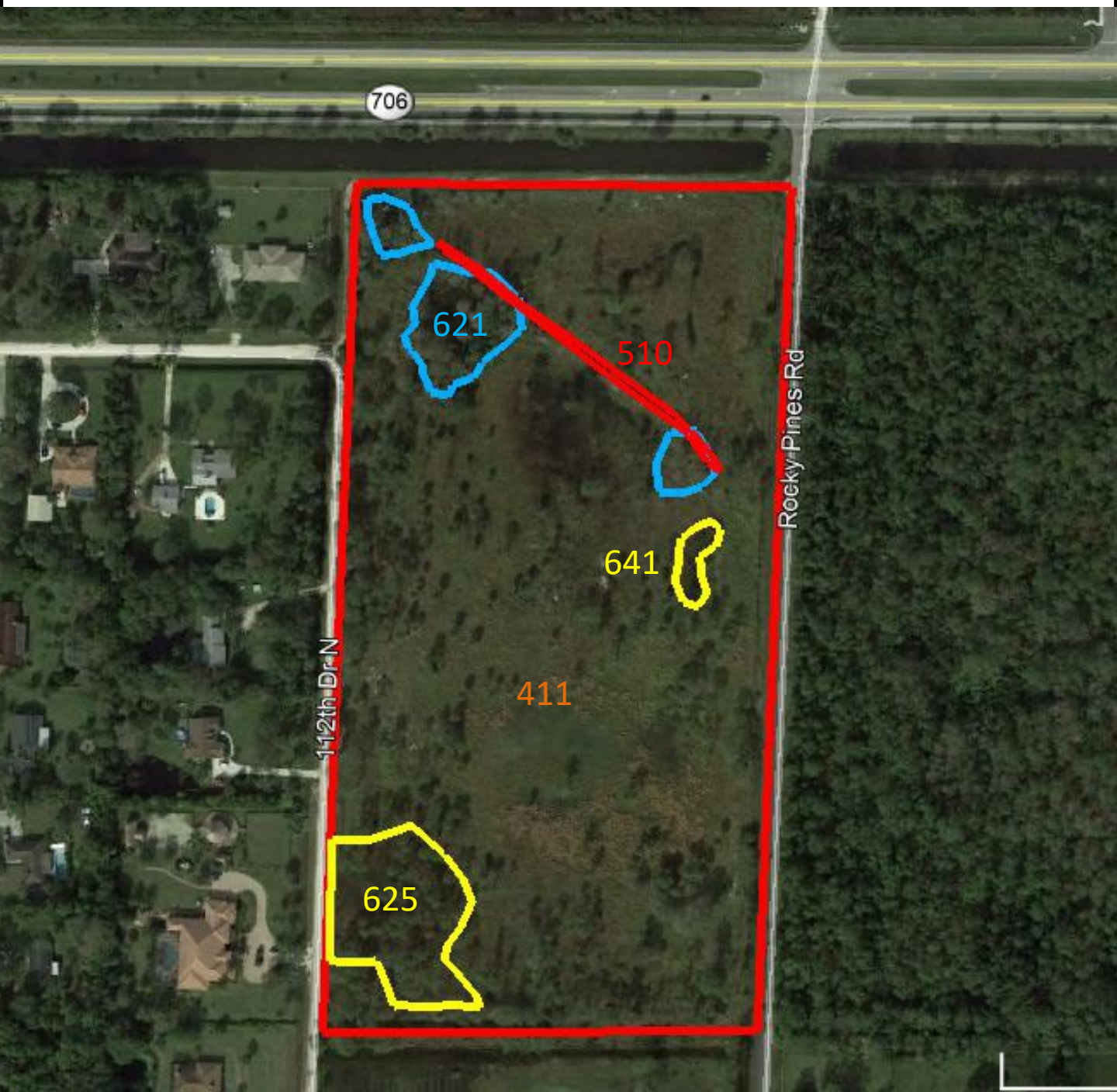
19 Acre Jupiter Farms Property, Palm Beach County

Project No: 207.01

Date: 03/29/2019

Drawn by: JWR
Checked by: TTR
Date: 03/29/2019

Scale: Not To Scale



Ecotone Services
13945 89th Street
Fellsemere, FL
32948
(772) 453-3339

Exhibit C

FLUCCS Map

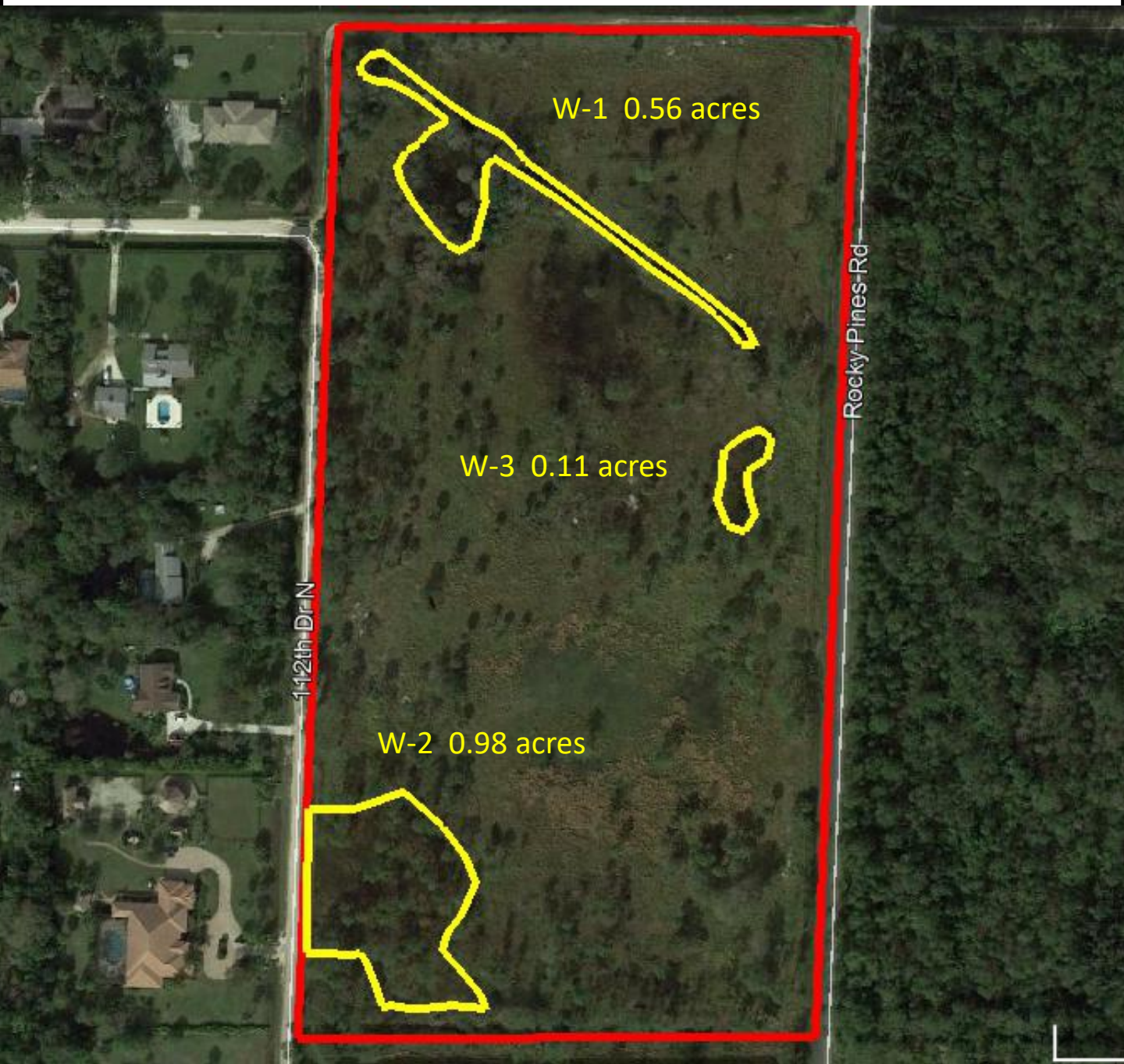
19 Acre Jupiter Farms Property, Palm Beach County

Project No: 207.01

Date: 04/09/2019

Drawn by: JWR
Checked by: TTR
Date: 04/09/2019

Scale: Not To Scale



Ecotone Services
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32948
(772) 453-3339

Exhibit D

Wetland Boundary Map

19 Acre Jupiter Farms Property, Palm Beach County

Project No: 207.01

Date: 04/09/2019

Drawn by: JWR
Checked by: TTR
Date: 04/09/2019

Scale: Not To Scale

SITE PHOTOGRAPHS



Access gate off W. Indiantown Road and Rock Pines Road



South view across property with scattered slash pine canopy



West view at north end of project site looking across canal onto W. Indiantown Rd.



Looking west from drainage ditch into remnant cypress dome of Wetland 1



Interior of Wetland 1



South east view across project site, remnant wet prairie in the background



Disturbed uplands along Rocky Point Road



Mature laurel oaks near southern section of property



Edge of hydric pine flatwood with rush fuirena dominant groundcover



North view of uplands along west property boundary

Attachment M
Wellfield Zone & Flood Zone

From: [Robert Kraus](#)
To: [Camille Swanson](#)
Cc: [John Reiser](#); [Marilyn Blumberg](#)
Subject: 17770 112th Dr. N, Jupiter, FL
Date: Monday, May 6, 2019 9:03:36 AM

In response to your question about the above referenced property, the site is not located within a Wellfield Protection Zone.

Robert Kraus

Senior Site Planner

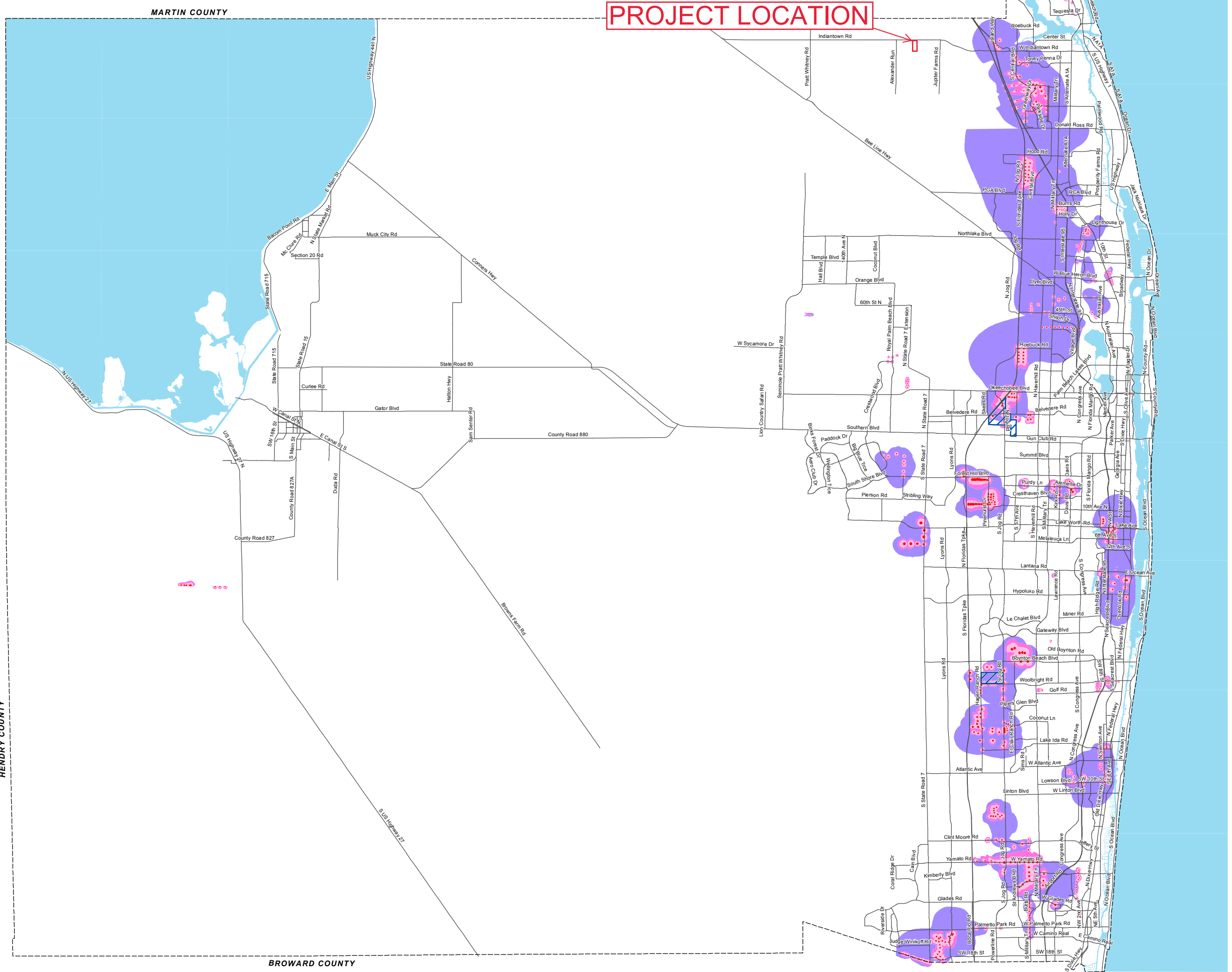
Department of Environmental Resources Management

Palm Beach County, FL

561-233-2476

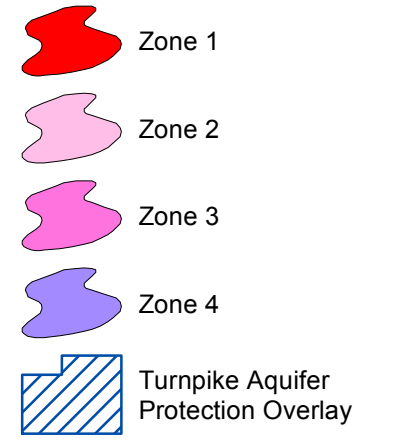
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

PROJECT LOCATION



MAP LU 4.1

GENERALIZED WELLFIELD MAP



SOURCES:
 PBC Dept. of Environmental Resources Management

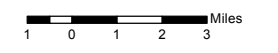
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

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

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

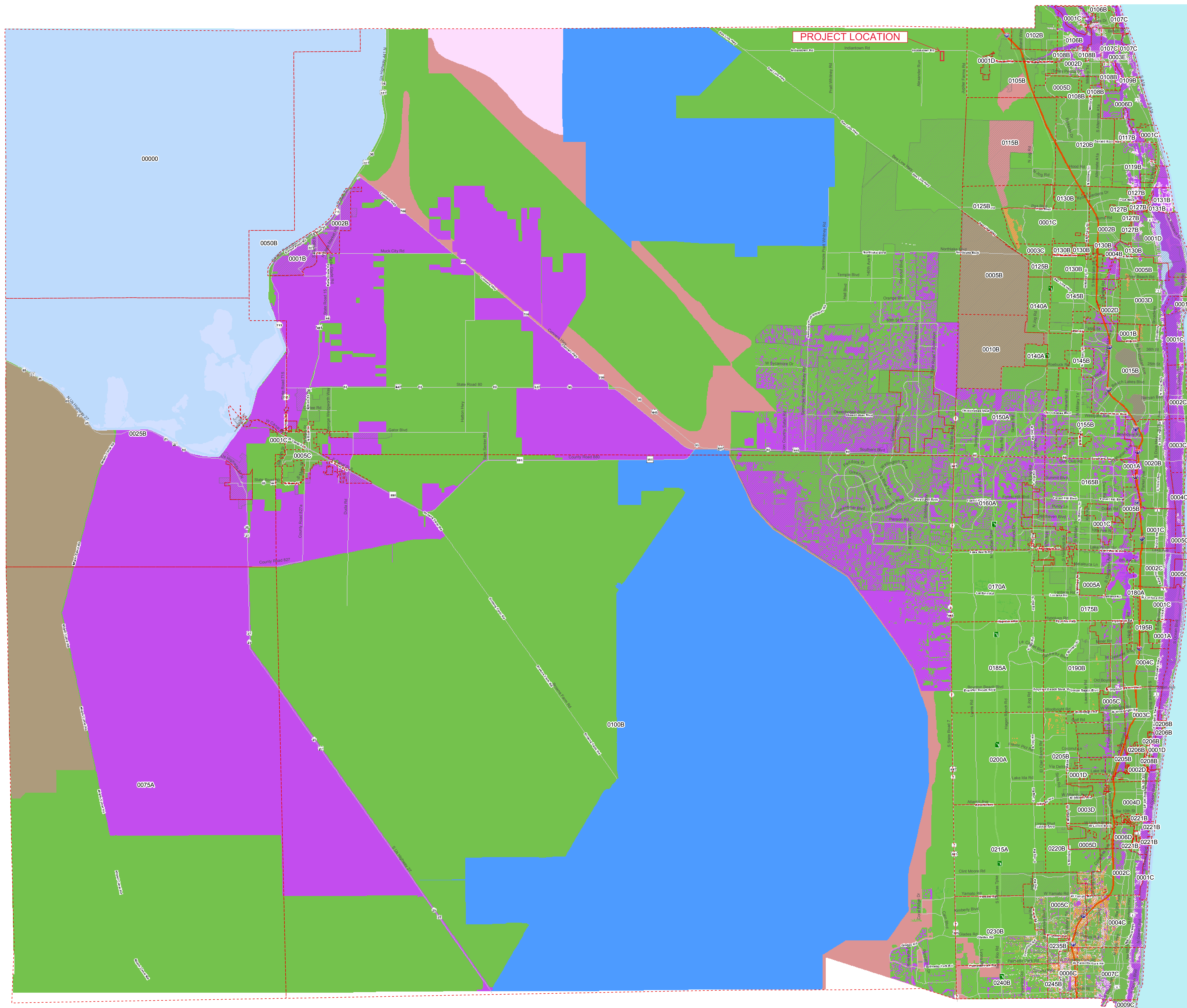


PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES

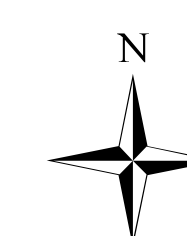
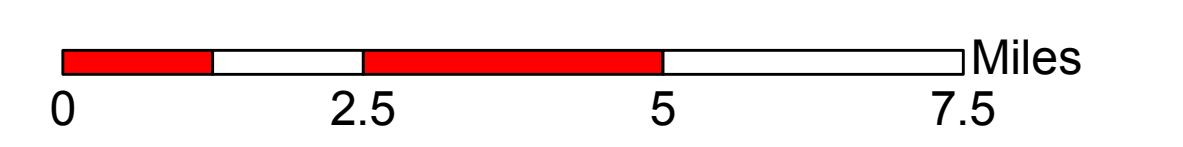


Effective Date: 6/12/2015
 Filename: N:\Map Series\IXDs\Adopted
 Contact: PBC Planning Dept.

FEMA Flood Zones Palm Beach County



- Firm Panel
- Municipalities
- Flood Zone**
- A
- AE
- AH
- AO
- X
- D
- VE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Water



Planning, Zoning and Building Department

2300 N. Jog Road
West Palm Beach, FL 33411
(561) 233-5000

pzbmap@pbcgov.org
<http://discover.pbcgov.org/pzb/>

Printed on: Feb 12, 2019

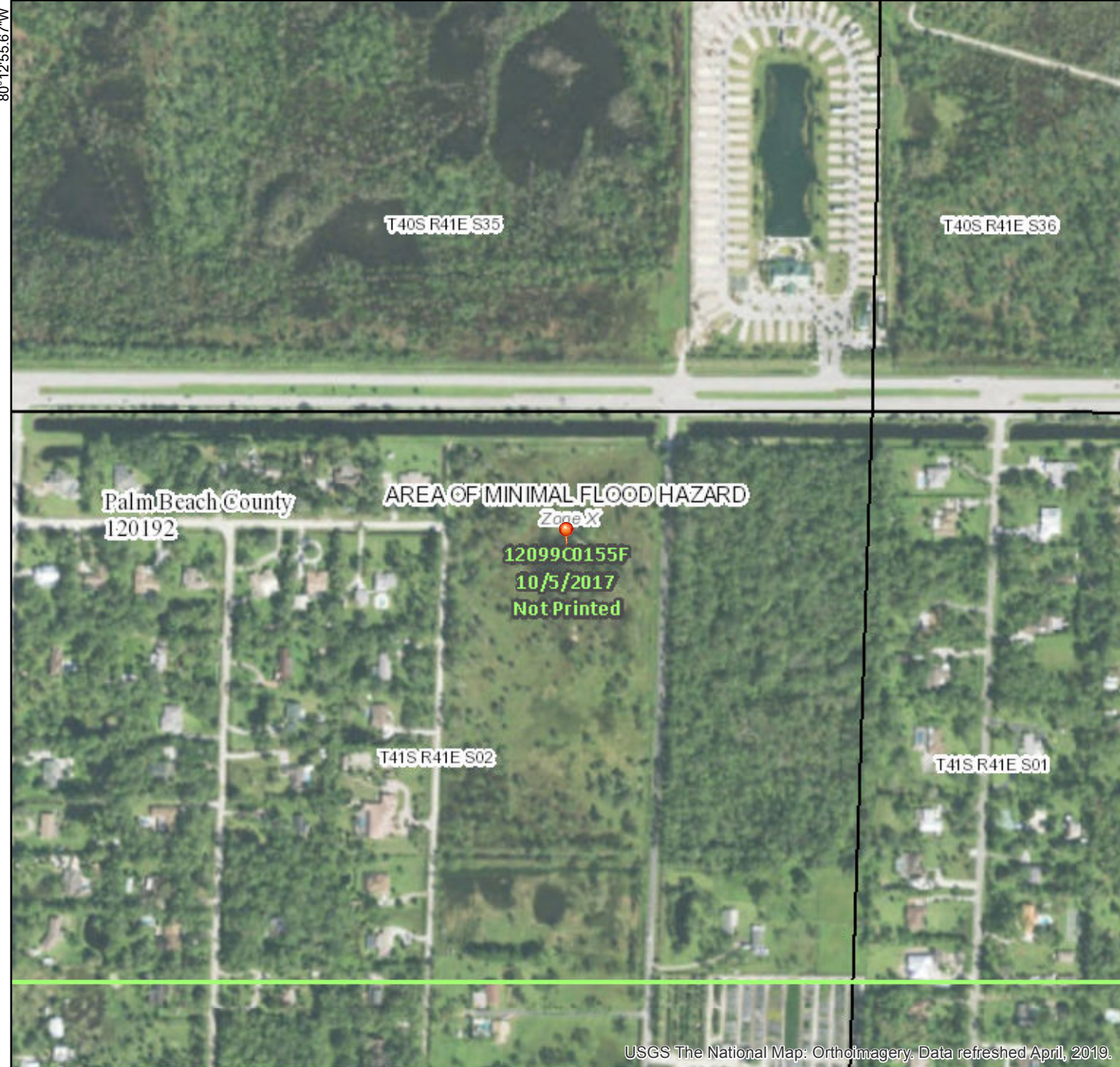
Printed by ISS/GIS Service Bureau

Palm Beach County

National Flood Hazard Layer FIRMette



26°56'44.46"N



80°12'55.67"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

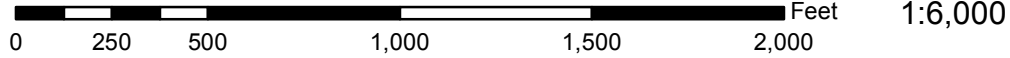
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/2/2019 at 11:50:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

26°56'12.39"N

80°12'18.21"W

Attachment N
Historic Resource Evaluation Letter

April 26, 2019

Christian Davenport, County Archaeologist
Planning Division
Palm Beach County
2300 Jog Road
West Palm Beach, FL 33411

Re: Property located at 17770 112th Dr N on the southwest corner of Indiantown Road and Rocky Pines Road, identified by PCN 00-41-41-02-00-000-1020.

Dear Mr. Davenport,

Insite Studio, Inc. is the acting agent for the property owner, who intends to file a large-scale Future Land Use map amendment application. The property is currently vacant/undeveloped with a RR-10 FLU designation. A Commercial Recreation future land use designation is proposed for the 19.5 acre property to allow for the development of a Soccer Park.

Palm Beach County requires a Historic Resources Evaluation Letter upon the submittal of a 2019 Future Land Use Atlas (FLUA) Amendment Application. The agent for the property respectfully requests that you review the subject property to determine if the following apply to the subject site:

- Any historic or architecturally significant resources are located on or within 500 feet of the site, including buildings, structures and other objects.
- Any archaeological resources are located on or within 500 feet of the site, including aboriginal mounds, forts, earthworks, village locations, campsites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

Thank you very much for the consideration of this request. Upon review please don't hesitate to contact my office, 561-249-0940, if you have any questions or concerns.

Sincerely,

Camille Swanson
Planner
Insite Studio, Inc.



**Department of Planning,
Zoning & Building**

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

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



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

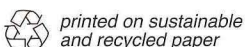
Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



May 10, 2019

Camille Swanson
Insite Studio, Inc.
8144 Okeechobee Blvd., Suite A
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for: Property
located under, PCN: 00-41-41-02-00-000-1020.**

Dear Ms. Swanson,

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

cc: Patricia Behn, Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division