

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	18-D	<b>Intake Date</b>	February 2, 2018
<b>Application Name</b>	Villages of Windsor CLF	<b>Concurrent?</b>	Yes
<b>Acres</b>	12.12 acres	<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-45-08-08-001-0000		
<b>Location</b>	Southeast corner of Hypoluxo Road and Lyons Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban Tier	Urban/Suburban Tier	
<b>Use</b>	Currently vacant; Approved site plan for 350 student private school and 250 child daycare	Congregate Living Facility	
<b>Zoning</b>	Planned Unit Development (PUD)	Planned Unit Development (PUD)	
<b>Future Land Use Designation</b>	Low Residential, 2 units per acre (LR-2)	Congregate Living Residential (CLR)	
<b>Underlying Future Land Use Designation</b>	None	Low Residential, 2 units per acre (LR-2)	
<b>Conditions</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/ Intensity:</b>	2 units per acre	12 units per acre – Congregate Living Facility or 2 units per acre - Residential
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	2 du/acre x 12.12 ac. = 24 dwelling units	2 du/acre x 12.12 ac. = 24 dwelling units
<b>Maximum Beds (for CLF proposals)</b>	24 max du x 2.39 = 57 beds	145 max du x 2.39 = 347 beds
<b>Population Estimate</b>	24 max du x 2.39 = 57 people	145 max du x 2.39 = 347 people
<b>Maximum Square Feet<sup>2,4</sup></b> (non-residential designations)	This application is a residential request	This application is a residential request
<b>Proposed or Conditioned Potential<sup>3,4</sup></b>	----	No proposed conditions
<b>Max Trip Generator</b>	Single Family Residential, 10 trips/dwelling unit	Congregate Living Facility, 2.02 trips/bed

<b>Maximum Trip Generation</b>	Daily: 240 trips, AM: 18 trips, PM: 29 trips	Daily: 293 trips, AM: 9 trips, PM: 25 trips
<b>Net Daily Trips:</b>	+ 53 trips (maximum)	
<b>Net PH Trips:</b>	-9 AM trips, -4 PM trips (maximum)	

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.

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Lauren McClellan / Jennifer Morton
<b>Company Name</b>	JMorton Planning & Landscape Architecture
<b>Address</b>	3910 RCA Boulevard, Suite 1015
<b>City, State, Zip</b>	Palm Beach Gardens, FL 33410
<b>Phone Number</b>	(561) 721-4463 / (561) 371-9384
<b>Email Address</b>	<a href="mailto:lmcclellan@jmortonla.com">lmcclellan@jmortonla.com</a> / <a href="mailto:jmorton@jmortonla.com">jmorton@jmortonla.com</a>

### B. Applicant Information

<b>Name</b>	Alexander Akel
<b>Company Name</b>	Civic Hypoluxo Holding LLC
<b>Address</b>	5300 West Atlantic Avenue, Suite 505
<b>City, State, Zip</b>	Boca Raton, Florida 33487
<b>Phone Number</b>	(561) 395-3050
<b>Email Address</b>	<a href="mailto:alex@akelhomes.com">alex@akelhomes.com</a>
<b>Interest</b>	Property Owner

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	There are no built features present on the Property. See Attachment F.
<b>PCN</b>	00-42-45-08-08-001-0000
<b>Street Address</b>	No street address assigned yet.
<b>Frontage</b>	667 feet of frontage along Lyons Road & 1,593 feet of frontage along Hypoluxo Road
<b>Legal Access</b>	Lyons Road & Hypoluxo Road
<b>Contiguous under same ownership</b>	There are no contiguous properties under same ownership.
<b>Acquisition details</b>	The Property was acquired on December 27, 2017 from Civic Development Group, LLC by Special Warranty Deed. Indicate the month, day and year the site was acquired, and from whom the site was acquired. According to the Special Warranty Deed, the Property was granted for the consideration of \$10.00. Recorded copy of Deed is pending. See Attachment A.
<b>Size purchased</b>	12.12 acres

### III. Development History

<b>Previous FLUA Amendments</b>	No previous FLUA amendments have been submitted for the Property.
<b>Zoning Approvals, Control Number</b>	Control Number 1996-081 – The latest approved site plan indicates a 350 student private school & 250 child daycare. The previously approved resolutions are: R-1996-1748, R-2000-1083, R-2002-1015, R-2002-1016, R-2005-1127, R-2010-1170, R-2010-1171, & R-2010-1759.
<b>Concurrency</b>	No concurrency approval.
<b>Plat, Subdivision</b>	Villages of Windsor Plat Three, PB 98, pg. 131; The Property is the private civic pod of the Villages of Windsor PUD.

## Part 4. Consistency

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

<b>Justification</b>	See Attachment G, Section G.1.
<b>Residential Density Increases</b>	See Attachment G, Section G.2.
<b>Compatibility</b>	See Attachment G, Section G.3.
<b>Comprehensive Plan</b>	See Attachment G, Section G.4.
<b>Florida Statutes</b>	See Attachment G, Section G.5.

### B. Surrounding Land Uses.

<b>Adjacent Lands</b>	<b>Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Town Commons Control No. 00-039 Commercial Plaza (94,900 SF)	Multiple Land Use – Commercial High (CH), Commercial High-Office (CH-O), & Low Residential, 2 units per acre (LR-2)	Multiple Use Planned Development (MUPD)
<b>South</b>	Valencia Shores Control No. 00-052 Single Family Residential (1,143 dwelling units)	Low Residential, 2 units per acre (LR-2)	Planned Unit Development (PUD)
<b>East</b>	Agriculture Use	Low Residential, 2 units per acre (LR-2)	Agriculture Residential (AR)
<b>West</b>	Villages of Windsor – SW Civic Control No. 1996-081 Congregate Living Facility (510 residents/beds)	Low Residential, 2 units per acre (LR-2)	Planned Unit Development (PUD)

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Single Family Residential, 10 trips/ dwelling unit	Congregate Living Facility, 2.02 trips/ bed
<b>Maximum Trip Generation</b>	Daily: 240 trips, AM: 18 trips, PM: 29 trips	Daily: 293 trips, AM: 9 trips, PM: 25 trips
<b>Net Daily Trips:</b>	+ 53 trips (maximum)	
<b>Net PH Trips:</b>	-9 AM trips, -4 PM trips (maximum)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None.	None.
<b>Significantly impacted roadway segments for Test 2</b>	None.	None.
<b>Traffic Consultant</b>	Kimley-Horn and Associates, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	There is no Palm Tran Route within close proximity of the Property. Route 71 is the closest route.	
<b>Nearest Palm Tran Stop</b>	There are no Palm Tran Stops within close proximity of the Property.	
<b>Nearest Tri Rail Connection</b>	Route 71 provides a connection to the Boynton Beach Tri-Rail Station.	
<b>C. Portable Water &amp; Wastewater Information</b>		
See Attachment I for Potable Water & Wastewater Level of Service (LOS) comment letter.		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	A 24" potable water main and an 8" wastewater forcemain are located within Hypoluxo Road right-of-way. A 42" watermain and a 12" forcemain are located within Lyons Road right-of-way.	
<b>D. Drainage Information</b>		

The drainage system for the proposed project will consist of culverts, structures, and dry detention areas, which will have a legal positive outfall through the existing Villages of Windsor PUD stormwater management and roadway systems. The Property is located within the SFWMD C-16 Basin, and the site will comply with the C-16 Basin requirements of discharge as well as with the existing SFWMD Permit No. 50-00422-S-02 that governs the Villages of Windsor PUD. See Attachment J for Drainage Statement.

### E. Fire Rescue

<b>Nearest Station</b>	Palm Beach County Fire-Rescue Station # 48, located at 8560 Hypoluxo Road
<b>Distance to Site</b>	0.75 miles
<b>Response Time</b>	Average response time 7:58
<b>Effect on Resp. Time</b>	The proposed amendment will have minimal impact on the response time for Station # 48. See Attachment K.

### F. Environmental

<b>Significant habitats or species</b>	The Property was previously cleared and has been vacant for many years. There are no significant habitats or species present on the Property. Please see Map provided as Attachment L.
<b>Flood Zone*</b>	Zone X – Property is not within a Flood Zone.
<b>Wellfield Zone*</b>	The Property is not located within a Wellfield Protection Zone. See Attachment M.

### G. Historic Resources

There are no significant historic resources present on the Property. See Attachment N for letter.

### H. Parks and Recreation

<b>Park Type</b>	<b>Name &amp; Location</b>	<b>Level of Svc. (ac. per person)</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Regional</b>	Okeeheelee Park 7715 Forest Hill Boulevard West Palm Beach, FL 33411	0.00339	+290 people	+0.98 ac.
<b>Beach</b>	Ocean Inlet Park 6990 N. Ocean Boulevard Ocean Ridge, FL 33435	0.00035	+290 people	+0.10 ac.
<b>District</b>	Canyon District Park 8802 Boynton Beach Boulevard Boynton Beach, FL 33437	0.00138	+290 people	+0.40 ac.

<b>I. Libraries</b>			
<b>Library Name</b>	West Boynton Branch		
<b>Address</b>	9451 Jog Road		
<b>City, State, Zip</b>	Boynton Beach, FL 33437		
<b>Distance</b>	5.8 miles		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person	+290 people	+580
<b>Periodicals</b>	5 subscriptions per 1,000 persons	+290 people	+1.45
<b>Info Technology</b>	\$1.00 per person	+290 people	+\$290.00
<b>Professional staff</b>	1 FTE per 7,500 persons	+290 people	+0.04
<b>All other staff</b>	3.35 FTE per professional librarian	+290 people	+0.13
<b>Library facilities</b>	0.34 sf per person	+290 people	+98.6
<b>J. Public Schools – <i>Not Applicable</i></b>			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			

## Part 6. Attachments

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- 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. **Survey**

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>

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**Location Address**

Municipality UNINCORPORATED  
Parcel Control Number 00-42-45-08-08-001-0000  
Subdivision VILLAGES OF WINDSOR PL 3  
Official Records Book 19894 Page 733  
Sale Date JAN-2006  
Legal Description VILLAGES OF WINDSOR PL 3 PAR A K/A FUTURE PRIVATE CIVIC PAR

**Owners**

CIVIC DEVELOPMENT GROUP LLC

**Mailing address**

7593 BOYNTON BEACH BLVD STE 220  
BOYNTON BEACH FL 33437 6162

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2006	\$1	19894 / 00733	QUIT CLAIM	CIVIC DEVELOPMENT GROUP LLC
JUN-2004	\$1	17168 / 00224	WARRANTY DEED	CIVIC DEV GROUP LLC

No Exemption Information Available.

Number of Units \*Total Square Feet 0 Acres 12.1220  
Use Code 1000 - VACANT COMMERCIAL Zoning PUD - Residential Planned Unit Dev' (00-UNINCORPORATED)

Tax Year	2017	2016	2015
Improvement Value	\$0	\$0	\$0
Land Value	\$2,511,723	\$2,663,645	\$2,536,834
Total Market Value	\$2,511,723	\$2,663,645	\$2,536,834

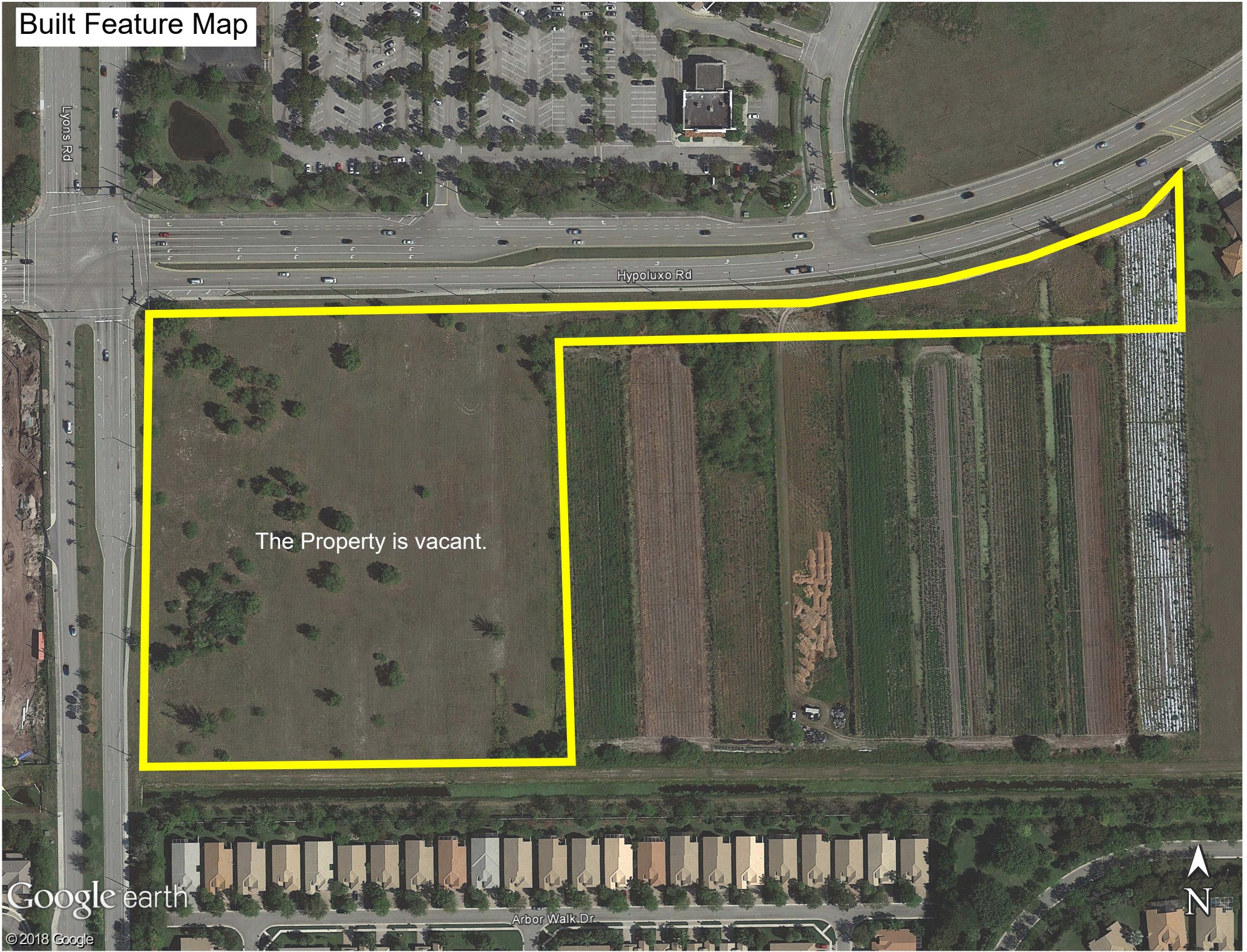
All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	\$1,063,006	\$966,369	\$878,517
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,063,006	\$966,369	\$878,517

Tax Year	2017	2016	2015
Ad Valorem	\$28,409	\$29,376	\$28,792
Non Ad Valorem	\$624	\$605	\$585
Total tax	\$29,033	\$29,981	\$29,377



# Built Feature Map



Lyons Rd

Hypoluxo Rd

The Property is vacant.

Google earth

Arbor Walk Dr.

© 2018 Google





**Attachment G**  
**Consistency with the Comprehensive Plan and Florida Statutes**

**Introduction**

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the Villages of Windsor SE Civic Property to amend the future land use designation from Low Residential, 2 units per acre to Congregate Living Residential with an underlying 2 units per acre (CLR/2). The Villages of Windsor SE Civic Property is approximately 12.12 acres and is located at the southeast corner of Hypoluxo Road and Lyons Road (“Property”). The Property currently has a Future Land Use designation of Low Residential, 2 units per acre (LR-2) and a zoning designation of Planned Unit Development (PUD). The Property is one of two approved civic pods for the Village of Windsor Planned Unit Development. The Property is currently vacant and has a valid site plan approval for a 250 child daycare and 350 student private school.

**I. PROPOSED FLUA MAP AMENDMENT**

The Applicant is requesting a Future Land Use Amendment from Low Residential, 2 units per acre (LR-2) to Congregate Living Residential with an underlying 2 units per acre (CLR/2). The current future land use designation would allow for the development of civic uses such as those currently approved, 24 residential units or a 58 bed congregate living facility. The proposed future land use designation would allow for the property to be developed with civic uses, 24 residential units or a congregate living facility with a maximum of 347 beds. This proposed application will allow the Applicant to develop a congregate living facility while remaining consistent with the rules that govern private civic pods for planned unit developments.

**Description of Site Vicinity**

As previously mentioned the Property is located within the Villages of Windsor Planned Unit Development which is 587.3 acres and approved for 1,087 residential units. The Property is one of two private civic parcels approved for that PUD. The Property is also located within the West Boynton Neighborhood Plan area.

The area surrounding the Property is a mixture of residential and non-residential uses. All four corners of the intersection of Hypoluxo and Lyons Roads are non-residential. The north side of the intersection has been approved for two mixed use projects. The property directly to the north has only been developed with the commercial component of the mixed use development while the property located at the northwest corner remains vacant. To the west of the Property across Lyons Road is the other private civic parcel for the Villages of Windsor which has been approved for the development of a 510 bed congregate living facility that is currently under construction. To the south of the property is Valencia PUD. Valencia PUD is an age restricted project that is developed with 389 single family and 754 zero lot line homes. To the east of the property is a vacant parcel with no entitlements that is currently being utilized for agricultural purposes. Farther to the east is land owned by Palm Beach County which is currently developed with a fire station and slated for the future development of a County park.

Land uses of the properties directly abutting the Project include the following:

<b>Adjacent Property</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Existing Use</b>	<b>Control Number</b>	<b>Resolution Number</b>
<b>North</b>	MLU (CH & LR-2)	MUPD	Town Commons - Retail	2000-039	R-05-818
<b>South</b>	LR-2	PUD	Single Family & Zero Lot Line Residential Development – Valencia PUD	2000-052	R-03-1760

<b>East</b>	LR-2	AR	Agriculture	N/A	N/A
<b>West</b>	HR-8	PUD	Type III Congregate Living Facility – Villages of Windsor SW Civic	1996-081	R-2011-573 & R-2011-574

### History

The Villages of Windsor PUD is built out and has no more units available at the current future land use designation of Low Residential, 2 units per acre (LR-2). This area has undergone significant changes over the recent years. The properties on the north side of Hypoluxo have been the subject of several comprehensive plan amendments to allow mixed use developments and subsequent modifications to those approvals to address changing market trends and conditions. The western Boynton area has seen a significant amount of residential growth. A majority of the communities within the western Boynton area are active adult communities. The property to the west has also been the subject of a previous land use amendment to increase to density for the purpose of developing a congregare living facility to serve this area of the County.

The Property was previously the subject of a zoning application to amend the existing approval of a 250 child daycare and a 350 student private school to increase the capacity of the private school to 1,500 students. That application was eventually withdrawn by the contract purchaser at the time.

### G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

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

***Response:** The proposed future land use designation of CLR/2 is suitable and appropriate for the Property. The Property is located in an ideal geographic area of Palm Beach County to provide for a congregare living facility that will provide additional housing and long-term care opportunities for the aging population in the West Boynton area. Additionally, the Property is located within the Urban/Suburban Tier along major rights-of-way that provide easy access to I-95 as well as Florida's Turnpike.*

*The area to the south is primarily residential while the intersection is devoted to more intense commercial and institutional uses. The existing fire station to the east of the Property will provide appropriate services to the proposed facility. Additionally, the future park will provide additional recreational opportunities to the residents that desire to take advantage of the recreation amenities. The proposed facility will provide jobs to the residents of the western Boynton area as well as complementary services to the assisted living facility under construction to the west across Lyons Road.*

*The Property's location at the major intersection of Hypoluxo Road and Lyons Road will allow for easy access for those working, visiting and living in the facility. Congregare living facilities employ people with a variety of skill levels ranging from doctors to nurses to household cleaning/cooking staff. The western Boynton area has a significant amount of residential uses which means that the working population has to travel well outside of their neighborhood for employment. This proposed application will bring additional employment opportunities to the immediate area thus reducing travel times for employees living in the western Boynton area.*

*The aging population within the West Boynton area will need additional housing opportunities and long-term care facilities that are located within close proximity to where they currently live. This will provide for a transition of housing while maintaining their friendships and continuing with activities in the community as*

well as continue utilizing the commercial establishments that they have become familiar with. The proposed use is more suitable and appropriate for the subject site than the approved daycare and charter school. The residential communities in the immediate vicinity are age restricted and do not have school age children living with them. The proposed use will also generate less traffic than the existing approved daycare and charter school which will ensure that the existing constrained intersection continues to function at an acceptable level of service as the other properties on the north side of Hypoluxo Road build out with their approved developments.

**2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:**

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

**Response:** As previously mentioned several changes have occurred in the immediate vicinity of the Property. The approved mixed-use developments on the north side of Hypoluxo Road have been the subject of several amendments that modified the mix of uses as well as the conditions of approval. In 2010, a comprehensive plan amendment was approved for the property to the west to amend the future land use designation from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) with a condition of approval that limits the density associated with the High Residential, 8 units per acre to be utilized only for a congregate living facility. These changes indicate that the need for commercial development is declining and the need for residential is increasing. This area of Palm Beach County continues to draw residents as a place to retire as well as to raise a family. According to US Census Data within metropolitan areas, the national average of people aged 65 and older is 13% of the total population. However, the number of retirement aged people in Palm Beach County is double the national average, with a percentage of 26% of the total population. As Palm Beach County's number of seniors grows, the number of seniors looking to down-size and move into independent and assisted living facilities grows as well.

Based upon the increased development of both age restricted and non-age restricted residential communities in the western Boynton area, the population within this area of Palm Beach County is rapidly increasing. This population will continue to age, and as they do the seniors will look to transition into facilities that provide the care and services that they need while remaining within the same geographic area that they are familiar with.

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

**Response:** The characteristics of the area have changed significantly since the 1989 Comprehensive Plan was adopted. The area has been built out with residential development, most of which has been dedicated as age restricted housing. As shown in the following aerial photographs from 2002 and 2017 the Hypoluxo Road corridor from the Turnpike to State Road 7 has dramatically changed. Hypoluxo Road has been extended over the turnpike and lands previously utilized for agriculture have been cleared and developed for residential and non-residential uses. This change in access added another major east-west connector roadway and important corridor for the west Boynton area as well as for the County.

Additionally, the mixed-use projects on the north side of Hypoluxo Road have been the subject of several comprehensive plan amendments that are aimed at making the developments more marketable to better meet the changing demands of the surrounding area, which include reducing the commercial square footage, reducing the institutional square footage and increasing the residential density. As mentioned, the parcel to the west received approval for an increase in density to accommodate a congregate living facility, which is currently under construction. The proposed amendment will allow for the development of another congregate living facility that will supplement the existing facility and provide more housing options to the residents in the area allowing them to "age in place".





2002



2017

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

**Response:** *The proposed future land use amendment to CLR/2 is warranted because of a change in circumstances that directly impact the Property. At the time of the adoption of the Comprehensive Plan the surrounding area was identified with low and medium residential future land use designations. The residential development that occurred in the area was primarily age restricted. The Villages of Windsor Planned Unit Development was approved with two large private civic parcels. The type of development that can occur within a civic pod of a planned unit development is limited. Schools and daycares are some of the allowable uses as evidenced and already approved for the Property. Congregate living facilities, such as that proposed by the Applicant, are another type of use that is permitted within a private civic pod. The proposed amendment will provide a service to the residents in the immediate area as they continue to age and look to relocate into an assisted living facility within their own neighborhood that is close to their friends and family as well as to the adjacent commercial that provides services that they have become familiar with.*

*The approved school and daycare provide services to those communities that are not age restricted and are farther away from the Property. These types of uses would bring the additional peak hour traffic of parents picking up and dropping off their children into the area and through the busy intersection of Lyons Road and Hypoluxo Road. The proposed application to allow a congregate living facility will be a use that better serves the specific needs of the community while not impacting the existing services and infrastructure that is already in place.*

**d. Inappropriateness of the adopted FLU designation.**

**Response:** *The existing LR-2 future land use designation is not the only appropriate designation for the Property as evidenced by the existing land use designations at this intersection with High Residential, 8 units per acre to the west, Mixed Land Uses including Commercial High and Commercial High Office to the northeast and northwest. The Property is designated as a civic pod and is included within an existing approved Planned Unit Development. Palm Beach County only permits the development of institutional and community serving uses such as schools, daycares, libraries, places of worship, congregate living facilities, nursing homes, parks, and places of assembly in civic pods. Additionally, the Property cannot be designated as a commercial pod for the Planned Unit Development as it is located on the perimeter of the approved development with frontage on public arterial/collector roadways.*

*The Villages of Windsor PUD has already been approved and developed utilizing the Property's acreage to calculate density for the Planned Unit Development, therefore the Applicant cannot remove this land from the boundaries of the project. The intent of the Applicant is to develop the Property consistent with the approved Planned Unit Development while providing needed services to the residents. The Applicant does not desire to increase density for the approved project but rather provide an additional community serving facility that will complement the other uses in the immediate area.*

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

**Response:** *N/A*

**G.2 Residential Density Increases**

This proposed FLU amendment is not requesting to increase residential density for the purpose of developing additional residential units. Additionally, Palm Beach County's Unified Land Development Code exempts congregate living facilities from the provisions of the Workforce Housing Program. As such, it is not possible to increase density on the Property utilizing this program of the Transfer of Development Rights Program as workforce housing is a mandatory component of each.



### **G.3 Compatibility**

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Map Amendment designation will be compatible with neighboring uses.

- Primary access is available from Hypoluxo and Lyons Roads, both rights-of-way designated as Urban Arterial roads, thus directing traffic away from local roads in the vicinity.
- The Property is located at a major intersection within the central area of Palm Beach County. Mixed use projects are approved on the north side of Hypoluxo Road at this intersection and civic/institutional uses are approved on the south side, both sets of uses are ultimately designated as such to serve the needs of the community. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Hypoluxo Road corridor.

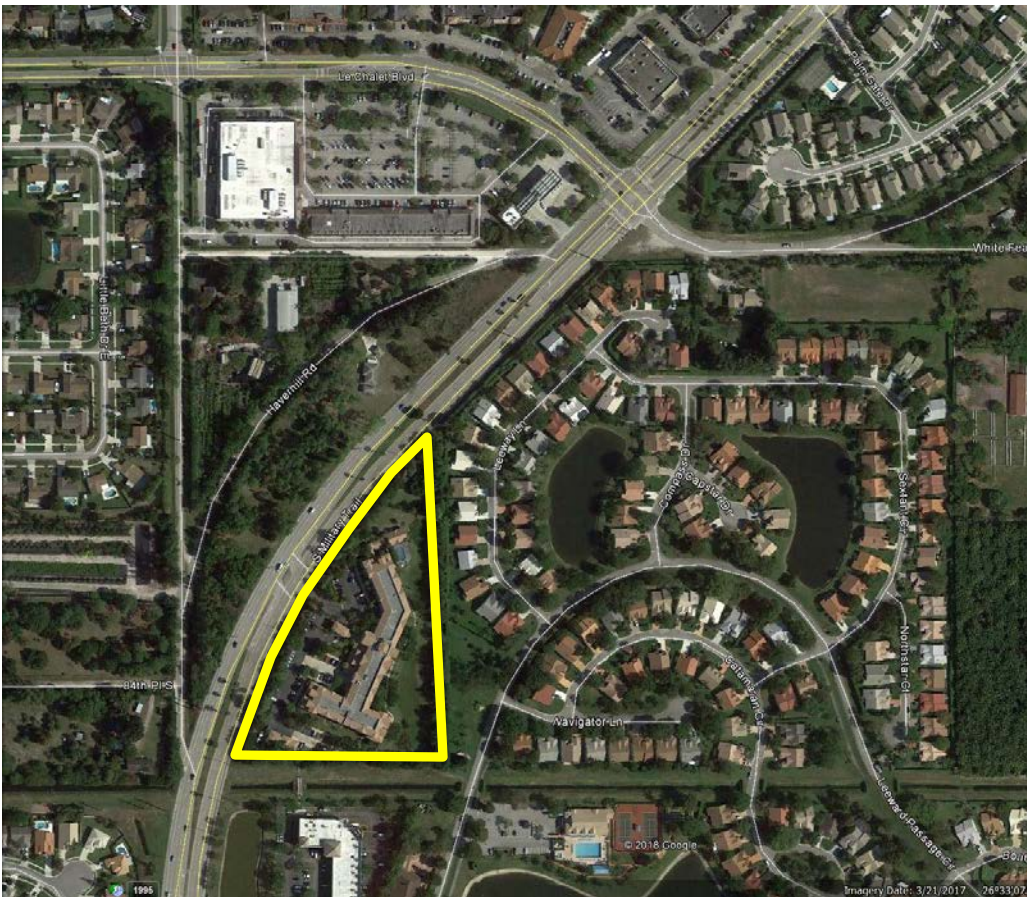
The proposed congregate living facility will provide a transition of intensity from the arterial roadways and adjacent commercial developments and be compatible in uses to the residential developments to the south and east. The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that on-site structure(s) will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

The Congregate Living Residential (CLR) future land use designation is a residential land use that is compatible with the surrounding residential future land use designations to the south as well as the existing congregate living facility to the west. In fact, this congregate living facility to the west demonstrates that such uses are compatible with single family residential development. Below are several aerial photographs of approved congregate living facilities that have been developed directly adjacent to single family residential.





*Villages of Windsor SW Civic – Southwest corner of Hypoluxo Road & Lyons Road – Directly adjacent to Savannah Estates & Isola Bella Estates*



*Windward Palms – East side of Gateway Boulevard, south of Le Chalet Boulevard – Directly adjacent to Palm Shores*





*Allegro – East side of Hagen Ranch Road, south of Woolbright Road – Directly adjacent to Valencia Isles*

#### **G.4 Comprehensive Plan**

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below. Furthermore, the proposed amendment is consistent with the West Boynton Area Community Plan goals, objectives, and policies.

**Goals** – The proposed FLUA amendment furthers the County’s goals as further described below.

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

***Response:** Approval of this proposed FLU amendment will allow for the development of a congregate living facility that will provide additional housing options for the existing and future residents of the western Boynton area. As previously mentioned the ratio of retirement aged people to total population in Palm Beach County exceeds the national average. This area of Palm Beach County has a significant number of active adult communities already developed and these residents will likely stay in the area if and when they decide to move into an independent/assisted living facility.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

***Response:** The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Property is part of an approved Planned Unit Development and has been set aside for the development of private civic uses. Given the demographics of the surrounding area, the existing approved uses of a private school and daycare are not the best uses to serve the immediate community. These approved uses could potentially increase trips by bringing people that do not live within the surrounding neighborhoods to this busy intersection. The proposed congregate living facility is a use that will better serve the immediate and future needs of the community without negatively impacting traffic on Lyons and Hypoluxo Roads.*

- **Community Planning and Design** – “...to develop and implement strategies that will enhance the quality of life within its neighborhoods and communities by ensuring that these areas are well-planned, visually pleasing, safe, and devoid of substandard housing and blight.”

*Response: Approval of the proposed FLU amendment will allow for the development of an approved civic pod of the Villages of Windsor Planned Unit Development. This parcel has been vacant for many years as the market interest in developing a 350 student private school and 250 child daycare is waning given the aging population in the surrounding communities. The proposed congregate living facility will provide additional options for those looking to relocate to independent and assisted living. It is anticipated that the proposed facility will supplement the congregate living facility to the west of the Property.*

**Objectives** – The proposed FLUA amendment furthers the County’s objectives as further described below.

- **Objective 1.2 Urban/Suburban Tier** – “Palm Beach County shall plan to accommodate approximately 90% of the County’s existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.

*Response: The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Property is part of an approved Planned Unit Development and has been set aside for the development of private civic uses. Given the demographics of the surrounding area, the existing approved uses of a private school and daycare are not the best uses to serve the immediate community. These approved uses could potentially increase trips by bringing people that do not live within the surrounding neighborhoods to this busy intersection. The proposed congregate living facility is a use that will better serve the immediate and future needs of the community without negatively impacting traffic on Lyons and Hypoluxo Roads.*

- **Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

*Response: The proposed future land use amendment to Congregate Living Residential (CLR) will allow for the development of an existing civic pod of a Planned Unit Development that will better fit into the existing development pattern of the surrounding area. A congregate living facility will serve the residents of the neighboring communities better than the existing approved school and daycare while reducing the peak hour traffic impacts on the adjacent rights-of-way, thus having a positive impact on the safety and welfare of the existing residents.*

**Policies** – The proposed FLUA amendment furthers the County’s policies as further described below.

- **Policy 1.2-a:** “Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:
  1. Allowing services and facilities consistent with the needs of urban and suburban development;
  2. Providing for affordable housing and employment opportunities;
  3. Providing open space and recreational opportunities;
  4. Protecting historic and cultural resources;
  5. Preserving and enhancing natural resources and environmental systems; and
  6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.”

*Response: The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Property is part of an approved Planned Unit Development and has been set aside for the development of private civic uses. The proposed congregate living facility is a use that will serve*

*the immediate and future needs of the community better than the approved private school and daycare. The proposed use will allow for new development that will provide for employment opportunities and additional housing options while not negatively impact traffic on Lyons and Hypoluxo Roads.*

- **Policy 2.2.1-l: “Congregate Living Residential.** The purpose of the Congregate Living Residential (CLR) future land use designation is to facilitate the review of proposed Congregate Living Facilities (CLF) Type 3 that require a future land use amendment to increase residential density. The CLR designation is subject to the following:
  1. Proposed future land use amendments requesting an increase in density for the purposes of developing a CLF Type 3 shall apply for the CLR designation unless the site is proposed within a project that has a multiple or mixed land uses. Amendments requesting to be co-located non-residential uses may apply for a non-residential future land use designation with an underlying CLR and be subject to the location requirements of the non-residential designation.
  2. Proposed future land use amendments to the CLR designation shall retain the original residential future land use designation as an underlying residential density to be used if the site is developed with residential uses other than a CLF Type 3.
  3. Proposed future land use amendments to the CLR designation for a CLF Type 3 are subject to the maximum density depicted in FLUE Table 2.2.1-g.1. The maximum density for individual sites may be limited through the future land use amendment process to ensure compatibility with surrounding land uses. In order to determine the compatible maximum density and design of the site, proposed CLR amendments require a zoning application to be submitted within the amendment review process.”

***Response:** The proposed future land use atlas amendment for a Congregate Living Residential designation will allow for the development of a congregate living facility on an existing approved civic pod of the Villages of Windsor Planned Unit Development without impacting the adjacent residential community. The Applicant is proposing to retain the existing underlying Low Residential, 2 units per acre (LR-2) future land use designation. A zoning application will also be submitted by the Applicant to ensure that the design of the facility will not impact the neighbors and adjacent communities.*

- **Policy 4.1-c:** “The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for rezoning, conditional use or Development Review Office approval...”

***Response:** The Property is located within Subarea 1 of the West Boynton Area Community Plan (WBACP). The WBACP specifically calls for the aggregation of health care facilities and attracting new employment opportunities. The proposed FLU amendment would allow for the development of a congregate living facility within proximity of the population it would serve as well as supplement the services provided by the assisted living facility to the west. This new congregate living facility would also provide employment opportunities for those living in the area. Thus, the Applicant’s request is consistent with the WBACP.*

### **G.5 Florida Statutes**

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.



- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
  - **Response:** *The applicant is requesting to change the FLU of the property from LR-2 to CLR while retaining the underlying future land use of LR-2 for the purpose of developing a congregate living facility which will provide additional services along the Hypoluxo Road and Lyons Road corridors. The amendment does not promote low intensity/density or single-use development.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - **Response:** *The property is located in the Urban/Suburban Tier and within the Hypoluxo Road corridor which is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities are existing in the immediate area. The proposed FLU amendment maximizes the development options for the approved civic parcel.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - **Response:** *The development is not isolated in nature as existing development exists to the north, south, east & west. Specifically, commercial uses have been developed and approved on the north side of Hypoluxo Road, a congregate living facility is under construction to the west of the Property, and residential uses are developed to the south of the Property. This proposed change would ultimately provide for infill development along a rapidly changing roadway corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The site, although currently undeveloped, has been previously approved for development and does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - **Response:** *The property is located within the Urban/Suburban Tier and does not currently support agriculture uses of any kind.*
- Fails to maximize use of existing public facilities and services.
  - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed in private civic parcels, it is anticipated that the proposed congregate living facility will have much less impact on public facilities and services.*
- Fails to maximize use of future public facilities and services.
  - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed in private civic parcels, it is anticipated that the proposed congregate living facility will have much less impact on public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
  - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will fit in with the existing land use pattern. The proposed congregate living facility will provide*

*a transitional use between the non-residential uses on the north side of Hypoluxo Road and the existing residential to the south of the Property.*

- Fails to provide a clear separation between rural and urban uses.
  - **Response:** *The Property is located within the Urban/Suburban Tier and not adjacent to any other Tiers therefore defining a clear separation between rural and urban uses. Therefore, the proposal discourages the proliferation of Urban Sprawl.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - **Response:** *This amendment will allow for what could be considered infill development as development exists both east and west of the Property. In addition, the Applicant will be able to develop the Property in conformance with the approved Master Plan for Village of Windsor while serving the needs for the surrounding communities.*
- Fails to encourage a functional mix of uses.
  - **Response:** *Approval of this proposed amendment will allow the redevelopment of an existing civic pod of an approved Planned Unit Development and encourage a functional mix of uses for the Hypoluxo Road and Lyons Road corridors.*
- Results in poor accessibility among linked or related land uses.
  - **Response:** *The development will be designed with pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space.
  - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

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

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is undeveloped and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - **Response:** *The development will be designed meeting the requirements for a Planned Unit Development (PUD) which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
  - **Response:** *The Property is an existing private civic pod of the Villages of Windsor Planned Unit Development. The proposed amendment will remain as a private civic pod, but the proposed uses will better serve the surrounding residential community than the uses currently approved for the Property.*

### **Conclusion**

As described above, the proposed FLU amendment from Low Residential, 2 units per acre (LR-2) to Congregate Living Residential (CLR/2) is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the

surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment is consistent with the existing Villages of Windsor Planned Unit Development approval and the proposed congregate living facility is a use allowed within the civic pod that will provide a much needed service to the area residents that will not negatively impact service provision.

## **II. ULDC CHANGES**

No ULDC changes are needed in response to this proposed comprehensive plan future land use atlas amendment.



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
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Commissioners**

Melissa McKinlay, Mayor  
Mack Bernard, Vice Mayor  
Hal R. Valeche  
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Steven L. Abrams  
Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

January 26, 2018

Morton  
3910 RCA Boulevard  
Palm Beach Gardens, Fl. 33410

RE: SE Corner of Hypoluxo Road & Lyons Road  
PCN 00-42-45-08-08-001-0000  
Service Availability Letter

Dear Ms. McClellan:

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the current land use and the proposed land use change from LR-2 to CLR for the development of a 289 bed Congregate Living Facility

A 24" potable water main and an 8" wastewater forcemain are located within Hypoluxo Road right of way adjacent to the subject property. In addition, a 42" watermain and a 12" forcemain are located within Lyons Road right of way adjacent to the subject property.

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

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

Sincerely,

Jackie Michels, P.E,  
Plan Review Manager





**CAULFIELD & WHEELER, INC.**  
Consulting Engineers • Surveyors & Mappers

Celebrating  
**30**  
years

Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

January 24, 2018

Mrs. Joanne Keller, P.E.  
Palm Beach County Land Development  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, Florida 33411-2745

**Subject: Drainage Statement**  
**Villages of Windsor – SE Civic**  
**SE Corner of Lyons Road and Hypoluxo Road**  
**Palm Beach County, Florida**

Dear Mrs. Keller:

The drainage system for the proposed “Villages of Windsor – SE Civic” project will consist of culverts, structures, and dry detention areas, which will have a legal positive outfall through the existing Villages of Windsor stormwater management and roadway systems. The proposed project was previously platted as a Civic Tract within the Villages of Windsor project, and is included in the Villages of Windsor stormwater management system per SFWMD Permit No. 50-00422-S-02. The attached information from the SFWMD permit demonstrates that the project lies within the Northeast Basin of the Villages of Windsor system. In addition, pipes have been stubbed out to the parcel from the Villages of Windsor system and compliance with the SFWMD permit is required by the HOA documents, which are attached to this drainage statement.

The project is within the SFWMD C-16 Basin, and the site will comply with the C-16 basin requirements of discharge requirements of 62.4 CSM (cubic feet per square mile).

The South Florida Water Management District criteria for this project will be a water control elevation of 14.50 feet NAVD. A minimum road elevation is proposed at 16.50 feet NAVD. The minimum finished floor elevation is proposed at 18.00 feet NAVD. The proposed road and finished floor criteria will exceed the calculated 10-year and 100-year storm criteria as required by code.

The proposed project will connect to the existing stubbed out pipe to the Northeast Basin which has existing legal positive outfall via existing stubs in the Lyons Road/Hypoluxo Road drainage system which is within the overall Villages of Windsor stormwater management system. The existing control structures will regulate the discharge for the project so as not to exceed the allowable discharge for the 25-year storm, 3-day event, which meets the required level of service for Palm Beach County.

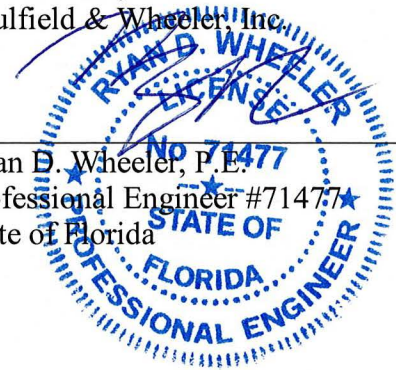


**CAULFIELD & WHEELER, INC.**  
Consulting Engineers • Surveyors & Mappers

Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

Submitted By:  
Caulfield & Wheeler, Inc.

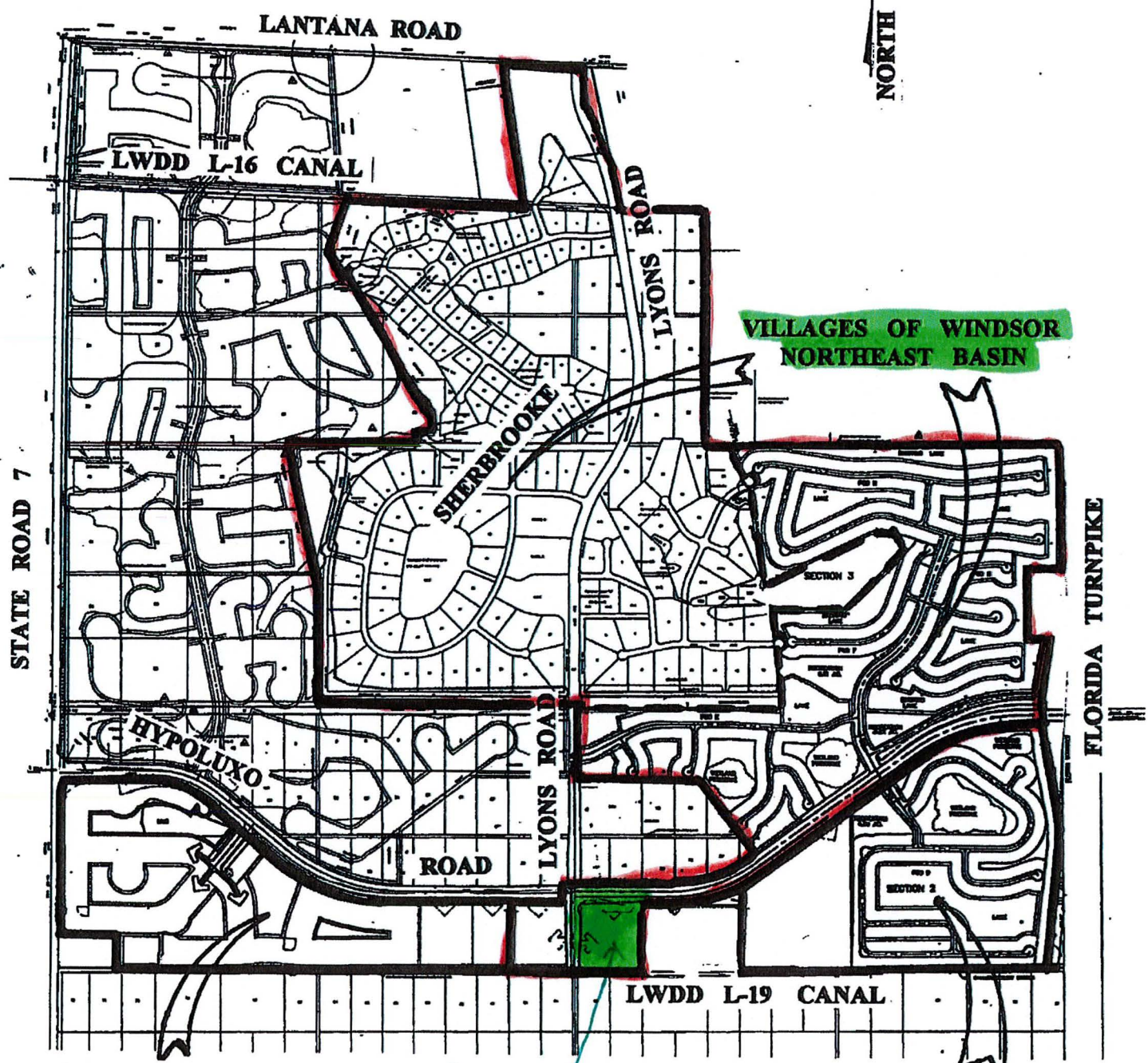
Ryan D. Wheeler, P.E.  
Professional Engineer #71477  
State of Florida



RDW:rw

C:\Users\ryan\Desktop\01.24.18\_VOW SE Civic\_Drainage Statement.doc





VILLAGES OF WINDSOR  
NORTHEAST BASIN

VILLAGES OF WINDSOR  
WEST BASIN

VILLAGES OF WINDSOR  
SOUTHEAST BASIN

SITE

EXHIBIT 1 SCANNED



**Fire Rescue**

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



**Palm Beach County  
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Mary Lou Berger  
Mack Bernard

**County Administrator**

Verdenia C. Baker

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Official Electronic Letterhead

January 9, 2018

JMorton  
Attention: Christine Stivers  
3910 RCA Boulevard Suite 1015  
Palm Beach Gardens, FL 33410

Re: PCNS: 00-42-45-08-08-001-0000

Dear Christine Stivers:

Per your request for response time information to the subject property located on the southeast corner of Hypoluxo Road and Lyons Road. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Rd. The subject property is approximately .75 miles from the station. The estimated response time to the subject property is 4 minutes. For fiscal year 2017, the average response time (call received to on scene) for this stations zone is 7:58.

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

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

Sincerely,

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue



# Natural Feature Map

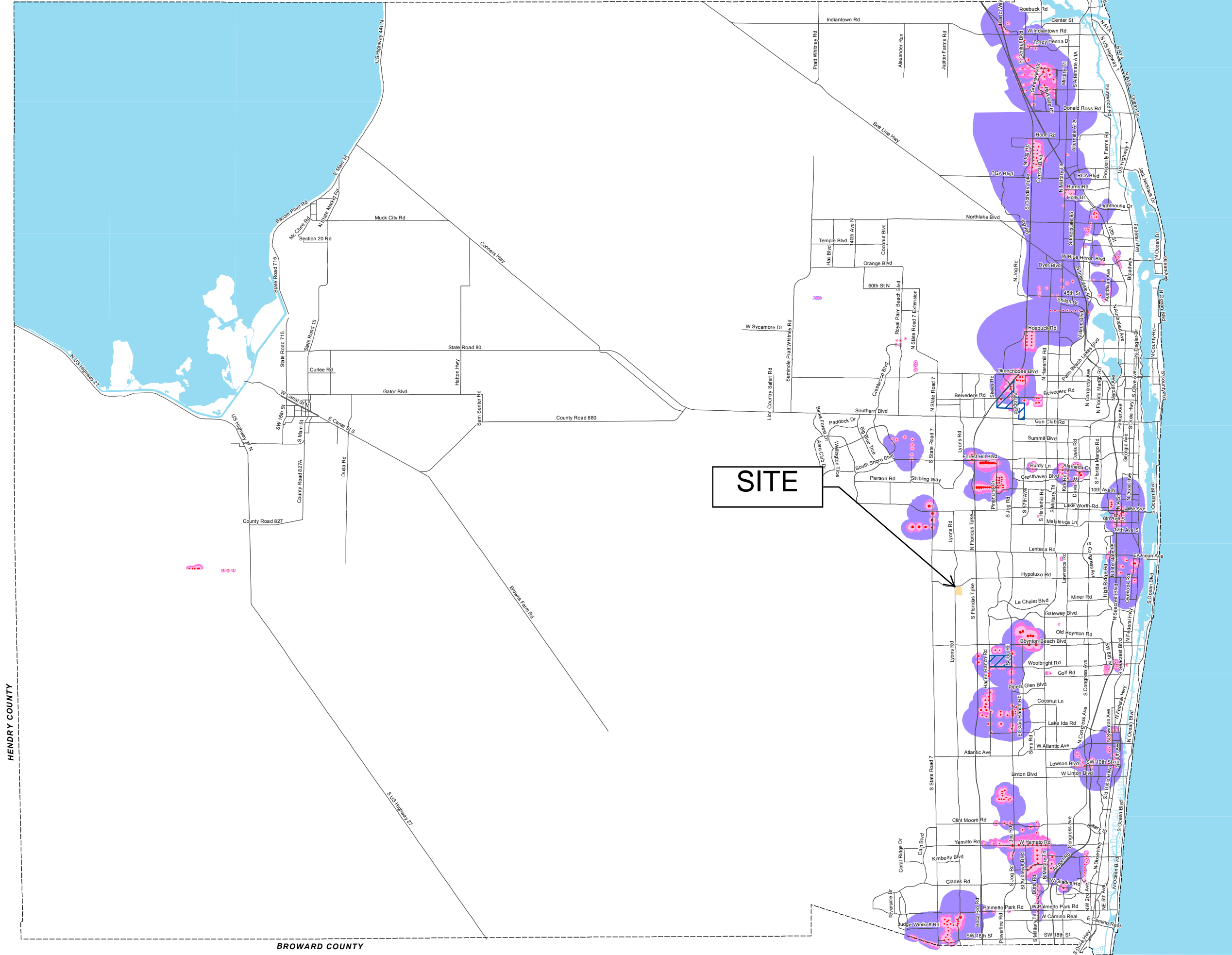


The Property has previously been cleared of vegetation. Only invasive species exist on the Property.





MARTIN COUNTY



HENDRY COUNTY

BROWARD COUNTY

### 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\MXDs\Adopted  
 Contact: PBC Planning Dept.



**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](http://www.pbcgov.com/pzb)



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Mary Lou Berger

**County Administrator**

Verdenia C. Baker

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January 4, 2018

Christine Stivers  
J. Morton, Planning & Landscape Architecture  
3910 RCA Boulevard, Suite 1015  
Palm Beach Gardens, Florida 33410

**RE: Historical and Archaeological Resource Review for property located  
on the southeast corner of Hypoluxo Road & Lyons Road:  
PCN: 00-42-45-08-08-001-0000.**

Dear Ms. Stivers:

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 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