

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	19-A2	Intake Date	August 3, 2018
Application Name	PBCWUD WTP 8 Site S-1	Concurrent?	Yes
Acres	Total Site Area of 5.28 Acres, consisting of the following FLU designations: HR-12 – 4.6 acres HR-8 – 0.6 acres UT – +0.1 acres	Text Amend?	No
PCNs	00-42-43-27-05-004-0015		
Location	West side of Drexel Road, approximately 120 feet south of its intersection with Sykes Road/Elmhurst Road, or .25 miles south of Okeechobee Boulevard. (1737 Drexel Road)		
	Current	Proposed	
Tier	Urban/Suburban Tier	Urban/Suburban Tier	
Use	Water Utilities Department monitoring well sites. No Buildings exist on this site.	No change in the use of the site.	
Zoning	Single Family Residential District (RS) / Agriculture Residential (AR)	Public Ownership (PO)	
Future Land Use Designation	HR-12 – 4.6 acres HR-8 – 0.6 acres U/T – 0.1 acres (not part of this request)	U/T – 5.28 (includes +0.1 ac not part of this request)	
Underlying Future Land Use Designation	There are no underlying FLU designations approved for the site.	There are no underlying FLU designations proposed for the site.	
Conditions	There are no current conditions associated with this site.	There are no conditions proposed as a result of this request to amend the FLU.	

B. Development Potential

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

	Current FLU	Proposed FLU
Density/ Intensity:	Maximum density: 60 DU 12 du/ac x 4.6 ac. = 55.2 du 8 du/ac x 0.6 ac. = 4.8 du Maximum intensity (FAR) for U/T ac not included is .45 or 1,960.2 SF	Maximum intensity (FAR) for U/T is .45 or 103,890.6 SF Note that WUD proposes no new development of the site.
Maximum Dwelling Units¹ (residential designations)	Single Family, 60 units 12 du/ac x 4.6 ac. = 55.2 du 8 du/ac x 0.6 ac. = 4.8 du	No residential uses are proposed.
Maximum Beds (for CLF proposals)	60 max du x 2.39 = 143.4 beds	No CLF beds are proposed.

Population Estimate	60 max du x 2.39 = 143.4	No residential uses are proposed.
Maximum Square Feet 2, 4 (non-residential designations)	Total of 103,890.6 SF .45 FAR x 4.6 ac. (HR12) = 90,169.2 SF .45 FAR x 0.6 ac. (HR8) = 11,761.2 SF .45 FAR x 0.1 ac. (U/T) = 1,960.2 SF	.45 FAR x 5.3 ac. = 103,890.6 SF
Proposed or Conditioned Potential 3, 4	There are no development entitlements approved for this site.	There is no proposed change to the current use of PBC WUD monitoring well sites
Max Trip Generator	Multi-family Residential – Apartment, ITE Code 220, Daily Rate – 6.65 Trips/ DU	Utility, ITE Code 170, Daily Rate – 24.9 Trips / Acre.
Maximum Trip Generation	The trip generation for the maximum potential is 399 daily trips.	The trip generation for the maximum potential AND the proposed potential is 129 daily trips for the maximum and proposed.
Net Daily Trips:	-270 (maximum minus current) -270 (proposed minus current)	
Net PH Trips:	<u>13</u> AM, <u>7</u> PM (maximum) <u>13</u> AM, <u>7</u> PM (proposed)	

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

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

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

Name	Collene W. Walter
Company Name	Urban Design Kilday Studios
Address	610 Clematis Street, Suite CU-02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	Ph: 561-366-1100 Fax: 561-366-1111
Email Address	cwalter@udkstudios.com

B. Applicant Information

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

Name	Jim Stiles and Mike Rawls / Water Utilities Department
Company Name	Palm Beach County Water Utilities Department (Palm Beach County)
Address	8100 Forest Hill Boulevard
City, State, Zip	West Palm Beach, FL 33413
Phone / Fax Number	Phone: 561-801-2349 Fax: 561-366-1111
Email Address	mrawls@pbcwater.com
Interest	Property Owner

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	Please see Application Attachment F for built features. The site currently supports existing well sites and related infrastructure.
PCN	00-42-43-27-05-004-0015 Legal Description is in Application Attachment A. Survey is in Application Attachment P.
Street Address	1737 Drexel Road
Frontage	The site has 30 feet of existing frontage on Drexel Road, an approximate width of 342 feet and an estimated depth of 2700 feet. PBC WUD is currently using the subject site as locations for production wells for WTP 8. It is the intent of PBC WUD to continue to use the subject site in this manner and ultimately include it in the Water Treatment Plan #8 site plan boundary.
Legal Access	PBC WUD accesses the site from WTP #8, however there is a gated access on Drexel Road for the purposes of accessing the Monitoring well station by PBC WUD employees.
Contiguous under same ownership	Palm Beach County owns approximately 64.16 acres of contiguous property adjacent to the subject parcel. PCNs and associated acreages are below. 00-42-43-27-05-004-0053 (17.89 ac) 00-42-43-27-05-004-0052 (4.35 ac) 00-42-43-27-00-000-5020 (7.26 ac) 00-42-43-27-00-000-7010 (6.46 ac) 00-42-43-27-00-000-5080 (.68 ac) 00-42-43-27-05-004-0051 (9.58 ac) 00-42-43-27-05-004-0072 (16.69 ac) 00-42-43-27-21-000-0050 (1.25 ac)
Acquisition details	Palm Beach County purchased the site (5.28 acres) on December 5, 2002 from AT&T Corporation (see Application Attachment A).
Size purchased	5.28 acres

III. Development History

Previous FLUA Amendments	NONE
Zoning Approvals, Control Number	There are no current zoning approvals for this site. The site is undeveloped with the exception of the existing Water Utilities Department wellfield and monitoring well.

Concurrency	The site will not require concurrency approval as there is no development proposed. The applicant has however requested levels of service verification from the necessary providers and has included as part of this request. See Application Attachments 'H', 'I', 'K', and 'N'.
Plat, Subdivision	The site has not been platted and is not subject to a master plan.

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

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

Justification Provide as G.1.	See Application Attachment G, Section G.1 for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Kilday Studios.
Residential Density Increases Provide as G.2.	See Application Attachment G, Section G.2 for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Kilday Studios.
Compatibility Provide as G.3.	See Application Attachment G, Section G.2 for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Kilday Studios.
Comprehensive Plan Provide as G.4.	See Application Attachment G, Section G.2 for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Kilday Studios.
Florida Statutes Provide as G.5.	See Application Attachment G, Section G.2 for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Kilday Studios.

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

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

Adjacent Lands	Use	Future Land Use	Zoning
North	Multifamily residential - The Meads Classic Retirement Housing <i>(Brookdale Senior Apartments)</i> 294 Units (PBC)	High Residential w/12 units per acre (HR-12)	Multifamily Residential (RM) (Control No. 1982-0073) R-1982-0725 R-1988-1201
	Multifamily residential - The Meads Classic Retirement Housing / The Meads Eastern <i>(Drexel House Apartments)</i> 100 Units (PAPA)	High Residential w/12 units per acre (HR-12)	
South	Mobile Home Park – Meadowbrook Mobile Home Park 435 Units	High Residential w/8 units per acre (HR-8)	Agriculture Residential (AR)
	Water Utility PBC Water Utilities Department Water Treatment Plant 8	Utilities and Transportation (UT)	Public Ownership (PO) Single Family Res. (RS) (Control No. 1988-00057)
East	Mobile Home Park – Plantation Mobile Homes Estates No 1 and No 2	Medium Residential w/5 units per acre (MR-5)	Residential High (RH)

West <i>Across Florida's Turnpike</i>	Car Dealership Arrigo	Commercial High (CH)	Multiple Unit Planned Development (MUPD) (Control No. 1995-00022) R-2011-0794 thru 797
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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
<p><i>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</i></p>		
	Current	Proposed
Max Trip Generator	Multi-family Residential – Apartment, ITE Code 220, Daily Rate – 6.65 Trips/ DU	Utility, ITE Code 170, Daily Rate – 24.9 Trips / Acre.
Maximum Trip Generation	The trip generation for the maximum potential is 399 daily trips.	The trip generation for the maximum potential AND the proposed potential is 129 daily trips for the maximum and proposed.
Net Daily Trips:	$\frac{-270}{-270}$ (maximum minus current) $\frac{-270}{-270}$ (proposed minus current)	
Net PH Trips:	$\frac{13}{13}$ AM, $\frac{7}{7}$ PM (maximum) $\frac{13}{13}$ AM, $\frac{7}{7}$ PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Andrea M. Troutman, P.E. – Pinder Troutman Consulting, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The Palm Tran Bus Route that services this property is Route 44 – WPB X-Town via Belvedere Road. The Route runs predominately north and south along Drexel Road.	
Nearest Palm Tran Stop	There is an existing bus stop located on the west side of Drexel Road, approximately .07 miles (355') to the north, and a second bus stop with cover on the west side of Drexel Road, approximately .21 miles to the south of the subject site.	

Nearest Tri Rail Connection	Tri-Rail Shuttle Route WPB-1 connecting at the WPB Airport on Belvedere Road.
C. Portable Water & Wastewater Information	
<i>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</i>	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. See Application Attachment I for confirmation of LOS.
Nearest Water & Wastewater Facility, type/size	<p>The nearest PBC WUD potable water facility is an 16" watermain located along the western boundary of the subject property. The nearest connection to sanitary sewer is an 8" gravity main located within Sykes Road and a 12" forcemain located approximately 850' south of the subject property.</p> <p>These connections would require the construction of a lift station and forcemain. The nearest connection to reclaimed water is a 12" reclaimed watermain located along the western boundary of the subject property.</p>
D. Drainage Information	
The site is located within the boundaries of the South Florida Water Management District (SFWMD) and will have allowable discharge rates based upon South Florida Water Management Standards for the C-51 basin, however the ultimate combination of properties by WUD through the rezoning process, that includes this site, will be accomplished through platting with ultimate legal positive outfall to Lake Worth Drainage District Canal L-2. See Application Attachment J for additional information on the standards proposed.	
E. Fire Rescue	
Nearest Station	Fire House Station #23 (5477 Okeechobee Blvd.)
Distance to Site	Station #23 is located approximately 1.5 miles from the subject site.
Response Time	Average response time is 6.21 minutes.
Effect on Resp. Time	Estimated response time is 5 minutes and 30 seconds.
F. Environmental	
Significant habitats or species	There are no significant habitats or species on the site. The majority of the site is maintained grass for access to existing utility infrastructure. (See Application Attachment L.)
Flood Zone*	Property lies within Flood Zones 'X' and 'AE' (Base Flood Elevation = 15.7 NAVD 88) per Flood Insurance Rate Map No. 12099C0559F, Map Effective Date: October 5, 2017. Zone 'X' represents Areas of 0.2% annual chance flood: areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Zone AE represents areas where base flood is determined.

Wellfield Zone*	The subject site is located in PBC Wellfields 1 and 2 and is currently used by PBC Water Utilities Department to monitor existing well sites. See Application Attachment M for wellfield map.
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* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

G. Historic Resources

Please see Application Attachment N for Historic Resource Evaluation Letter from the County Historic Preservation Officer/Archeologist that identified no historic or architecturally significant resources on or within 500 feet of the subject property.

H. Parks and Recreation - Residential Only

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Not required	0.00339	Not required	Not required
Beach	Not required	0.00035	Not required	Not required
District	Not required	0.00138	Not required	Not required

I. Libraries - Residential Only

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

Library Name	Not required			
Address	Not required			
City, State, Zip	Not required			
Distance	Not required			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	Not required	Not required	
Periodicals	5 subscriptions per 1,000 persons	Not required	Not required	
Info Technology	\$1.00 per person	Not required	Not required	
Professional staff	1 FTE per 7,500 persons	Not required	Not required	
All other staff	3.35 FTE per professional librarian	Not required	Not required	
Library facilities	0.34 sf per person	Not required	Not required	

J. Public Schools - Residential Only

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

	Elementary	Middle	High
Name	Not required	Not required	Not required
Address	Not required	Not required	Not required
City, State, Zip	Not required	Not required	Not required
Distance	Not required	Not required	Not required

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:

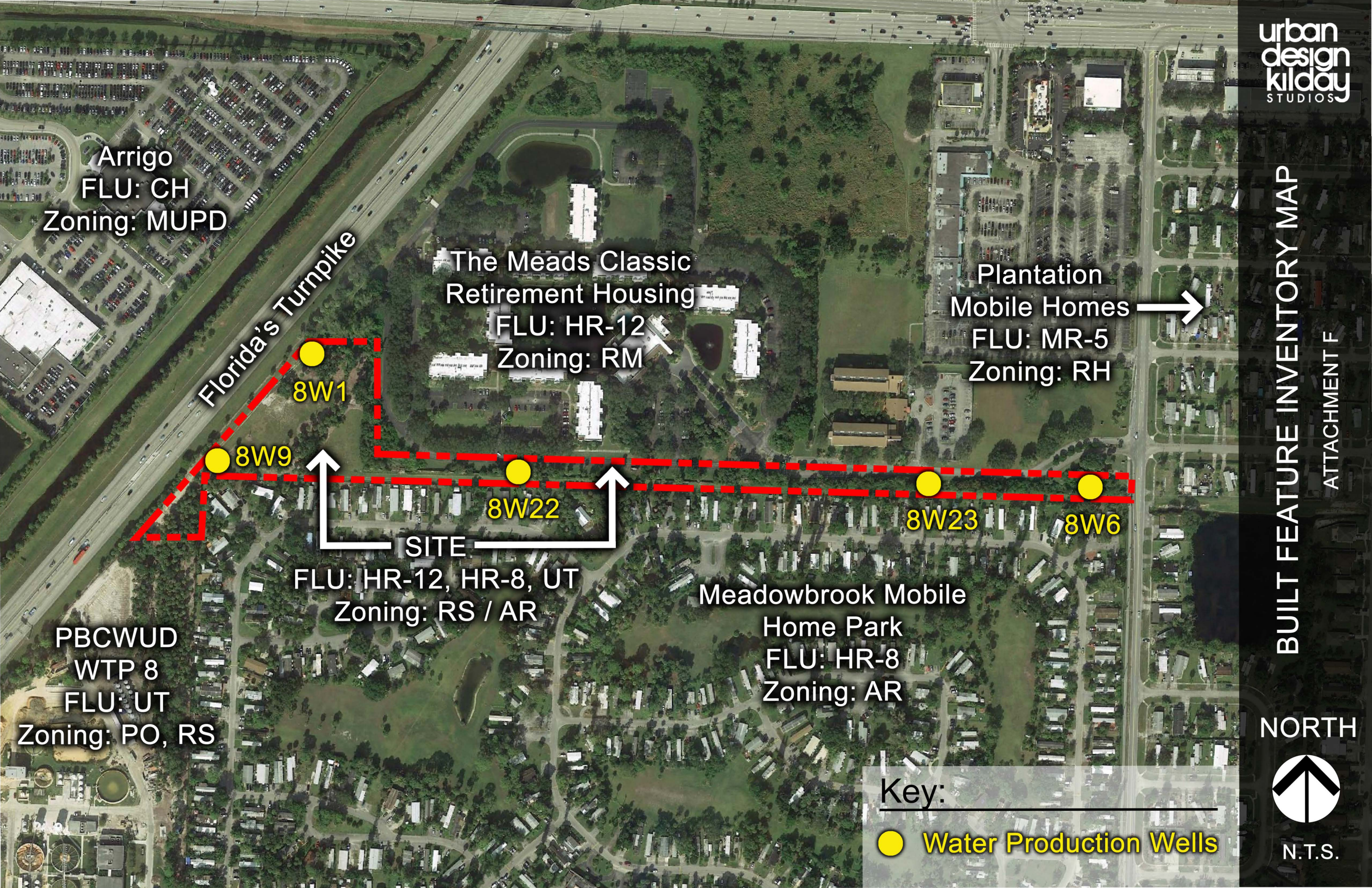
<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

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NORTH



N.T.S.



Arrigo
FLU: CH
Zoning: MUPD

Florida's Turnpike

The Meads Classic
Retirement Housing
FLU: HR-12
Zoning: RM

Plantation
Mobile Homes
FLU: MR-5
Zoning: RH

8W9

8W1

8W22

8W23

8W6

SITE
FLU: HR-12, HR-8, UT
Zoning: RS / AR

Meadowbrook Mobile
Home Park
FLU: HR-8
Zoning: AR

PBCWUD
WTP 8
FLU: UT
Zoning: PO, RS

Key:

● Water Production Wells

ATTACHMENT G
CONSISTENCY WITH THE COMPREHENSIVE PLAN & FLORIDA STATUTES

REQUEST

On behalf of the property owner, Palm Beach County (PBC), and applicant, PBC Water Utilities Department (PBCWUD), Urban Design Kilday Studios (UDKS), as Agent, has prepared and hereby respectfully submits this application for a Small Scale Future Land Use Atlas (FLUA) Amendment for a 5.2 acre portion of the subject 5.28 acre site consisting of one (1) property control number (00-42-43-27-05-004-0015), herein referred to as the 'site'. The site (1737 Drexel Road) is generally located on the west side of Drexel Road, approximately 120 feet south of its intersection with Sykes Road/Elmhurst Road, or .25 miles south of Okeechobee Boulevard. The site is located in the unincorporated area of PBC and situated in the Urban/Suburban Tier. The site is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area. The site currently has three (3) FLUA designations of High Residential with 12 units to the acre (HR-12) (4.6 acres), High Residential with 8 units to the acre (HR-8) (0.6 acres) and Utilities and Transportation (0.1 acre) and Zoning designations of Agriculture Residential (AR) and Single Family Residential (RS).

The applicant is requesting approval of the following:

- To amend the FLUA designations for 5.2 acres of the 5.28 acre site from High Residential with 12 units to the acre and High Residential with 8 units to the acre to Utilities and Transportation designation. The site currently has a Utilities and Transportation FLU designation on approximately 0.1 acre of the site.

It is the intent of PBCWUD to submit a concurrent Zoning Map Amendment application request on September 10, 2018 to accompany the FLUA amendment request. With the Zoning Map Amendment request the applicant will be requesting to rezone this site and other sites owned by PBC, including a portion of WTP 8, to the Public Ownership (PO) zoning district. The site is currently utilized by PBCWUD for water production wells with five (5) active wells providing water for the WTP 8 facility. There is no proposed change to the use of the site. There are no prior development approvals on the site.

The applicant notes that PBC owns, and PBCWUD operates, Water Treatment Plant 8 (WTP 8) on the 20.12 acres located east of Jog Road and south of Okeechobee Boulevard, contiguous to this site. The WTP 8 site is comprised of two parcels and has a Final Site Plan of record most recently approved by the Palm Beach County Development Review Officer (DRO) on June 10, 2015. It is the ultimate desire of PBCWUD to amend the Final Site Plan of record to incorporate this site and other contiguous sites following the rezoning to PO request that will be submitted in September 2018.

PROJECT HISTORY

The site was purchased by PBC from AT&T Corporation on December 5, 2002. The site has no prior approvals for entitlement. The site does have existing AT&T equipment along the west portion of the site, as well as water production well sites and other infrastructure owned and operated by PBCWUD for the WTP 8 facility.

A. CONSISTENCY

G.1 - Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use, and for residential density increases demonstrate that the current land use is inappropriate. The applicant is requesting to amend the residential FLUA designations on the site from HR-12 and HR-8 to UT. The site is not located within the boundaries of any Neighborhood Plan or redevelopment area.

The proposed FLUA amendment meets the required standard as follows:

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

Applicant's Description: Palm Beach County gained ownership of the 5.28 acre site from AT&T Corporation in December of 2002. However, even before the change of ownership to PBC, for over twenty (20) years the site has been the location of a number of PBCWUD water production wells operated by the PBCWUD for the WTP 8 facility. The configuration of the site with its long slender length and irregular shaped west section does not lend itself to any feasible residential or non-residential development. PBC additionally owns a number of sites contiguous to the subject site, some of which support WTP 8. It is the intent of PBC and PBCWUD to amend the FLUA designations for this site to UT from the existing partial designations of HR-12 and HR-8, and to further Rezone this site and others to the PO zoning designation, to properly assign future land use and zoning designations reflecting the public ownership and actual use of the sites. The current use of the site by PBCWUD is suitable and appropriate for this site.

2) The basis for the requested change for this particular site is based upon the following criteria:

- ***Inappropriateness of the adopted FLU designation;***

Applicant's Description: The site has been utilized by PBCWUD for water production wells for WTP 8 for over 20 years. The site currently has three FLUA designations, UT, HR-12 and HR-8, the latter two of which appear to be residual designations consistent with the residential uses to the north and south. Based on the historic and continued use of the land by PBCWUD, the current HR-12 and HR-8 designations are inappropriate for this site. The proposed amendment of 5.2 acres of the 5.28 acre site to the UT designation, consistent with the approximate 0.1 acre currently designated as UT, the future land use designation will be

consistent and compatible with the existing use of the site.

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.

This is a request to amend the FLUA designation of a site, currently utilized for and by PBCWUD utilities for water production for the WTP 8 facility, to eliminate the residential land use designation as this site is not viable for residential development. There is no existing or proposed residential development on the site and therefore this section is not applicable to this request.

G.3 - Compatibility

Compatibility is defined in the County's Unified Land Development code as: "*Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.*"

Based on this definition, accepted growth management ideals, and desire of PBC to provide for consistent and consolidated FLUA and Zoning designations for PBC owned properties consistent with their use, the proposed amendment to change two (2) of the three (3) existing FLUA designations from HR-12 and HR-8 to UT is consistent and in compliance with those directives. Additionally, the site will be consistent with the existing UT FLUA designation for the 0.1 acre portion of the site and the existing use of the site by PBCWUD.

Allowing for the FLUA to be amended on this site will not create or foster undesirable effects as the site has existing PBCWUD utilities, there are no proposed changes to the current use and the amendment will not cause any negative impacts on this or adjacent residential properties.

G.4 -Comprehensive Plan

The proposed amendment furthers several Goals of the Comprehensive Plan and is consistent with several Objectives and Policies. The site is not within any Overlays, Neighborhood Plans or Special Planning Overlays. The following is optional data and analysis to demonstrate consistency with specific objectives and policies in the Plan:

2.2.9 Transportation and Utilities

- **Policy 2.2.9-a:** No future land use or activity may be permitted within any roadway right of-way designated on the County's Thoroughfare Right-of-Way Identification Map that would impede the future construction of the roadway, unless such prohibition is contrary to law or constitutes a taking.

Applicant's Description: This is a request to amend the multiple FLUA designations for the subject site for uniformity and consistency with other PBC owned properties. There are no future land use or activity that are proposed within any of the existing adjacent Drexel Road ROW that would impeded any future construction of the roadway

- **Policy 2.2.9-b:** Parks and Recreation activities may be permitted in the Transportation and Utilities land use designation, provided they are part of the overall program to support the utility uses.

Applicant's Description: This is a request to amend the multiple FLUA designations for the subject site for uniformity and consistency with other PBC owned properties and to indicate the use of the site by PBCWUD. There are no park or recreation uses proposed for this site.

- **Policy 2.2.9-c:** Transportation and Utilities uses may be permitted in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC. Transportation and Utilities uses shall be subject to special siting criteria set forth in the Unified Land Development Code. The placement of utility uses in residentially designated areas shall be controlled through the ULDC to ensure the protection of existing and anticipated residential areas from adverse impacts of the facility. Electrical Power Facilities are further limited as follows:

1. Electrical power facilities solely utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.
2. Electrical power facilities utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power shall be limited to the nonresidential future land use designations (other than the Conservation categories) and/or to properties within the GAPO.

Applicant's Description: This policy and Policy 2.2.1-m of the Comprehensive Plan do allow for utility facilities designed to serve a residential area to be within residential FLUA designated sites. However, for this particular site that has multiple FLUA designations, including residential on the majority of acreage, and is contiguous with other PBC owned sites previously designated UT, this amendment provides for consistent and harmonious land uses on all the PBC owned and operated sites in this vicinity. As stated previously, it is the desire of PBCWUD to modify the Final Site Plan of record to incorporate this and possibly other contiguous PBC owned lands into the site plan boundaries and further 'clean up' the current multiple zoning

designations of these site to PO for consistency and to reflect actual use. Additionally, based on ORC Responses to the 1989 Comprehensive Plan, Staff stated then that, *'The intent behind Policy 3-j and the designation of land as utilities/transportation on the Land Use Map was to clearly indicate sites with zoning for utility/transportation uses so that the public could be aware of the use on that site. Second, the designation of utility/transportation on properties where utility/transportation uses exist, and provide for their continuation at those locations by notifying the public of such uses, and providing for compatible adjacent land uses on the Land Use Map.'* Although the Comprehensive Plan has been amended over the years, this statement remains true in that PBC continues to desire to provide for clear communicative information for the public benefit as it relates to PBC's publicly owned properties and their uses.

Furthermore, approval of this request to amend the FLUA designation of the site is consistent with Section III. Future Land Use Element Regulation, C. Future Land Use Designations, Item 7. Transportation and Utilities Facilities (UT), *Utility Uses*, which defines utility uses in a UT FLUA designation as including uses such as water and sewage treatment plants, solid waste transfer stations and facilities, and electrical transmission facilities, towers, sub-stations and power plants. Communication Facilities include such facilities as television and radio station, towers and relay structures and telephone facilities. Animal Shelters and co-located Veterinary Clinics are allowed within the UT designation subject to the limitations of the ULDC.

G.5 – Florida Statutes

Based on the request to amend the FLUA designations for this site to UT for consistency with other contiguous PBC owned and operated sites, no Florida Statutes were found that were in conflict with this request. As there is no development of the site that would result in congregations of people either for housing, shopping, services or recreation proposed by this amendment the urban sprawl provisions in Chapter 163.3177, F.S. are not applicable.

In conclusion, the requested FLUA Amendment from High Residential with 12 units to the acre and High Residential with 8 units to the acre in part to Utilities and Transportation designation is justified and consistent with the Comprehensive Plan and State of Florida laws, and is compatible with surrounding uses.

B. SURROUNDING USES

Adjacent Lands	Use	Future Land Use	Zoning
North	Multifamily residential - The Meads Classic Retirement Housing <i>(Brookdale Senior Apartments)</i> 294 Units (PBC) Multifamily residential - The Meads Classic Retirement Housing / The Meads Eastern <i>(Drexel House Apartments)</i> 100 Units (PAPA)	High Residential w/12 units per acre (HR-12) High Residential w/12 units per acre (HR-12)	Multifamily Residential (RM) (Control No. 1982-0073) R-1982-0725 R-1988-1201
South	Mobile Home Park – Meadowbrook Mobile Home Park 435 Units Water Utility PBC Water Utilities Department Water Treatment Plant 8	High Residential w/8 units per acre (HR-8) Utilities and Transportation (UT)	Agriculture Residential (AR) Public Ownership (PO) Single Family Res. (RS) (Control No. 1988-00057)
East	Mobile Home Park – Plantation Mobile Homes Estates No 1 and No 2	Medium Residential w/5 units per acre (MR-5)	Residential High (RH)
West <i>Across Florida's Turnpike</i>	Car Dealership Arrigo	Commercial High (CH)	Multiple Unit Planned Development (MUPD) (Control No. 1995-00022) R-2011-0794 thru 797

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W of the Florida's Turnpike) to the north, south, east and west of the subject property.

- **North:** To the north of the site are two (2) parcels. The most western of the two developments is known as Brookdale, a 30+ acre senior living community owned by Classic at West Palm Beach, and the most eastern is known as Drexel House Apartments, a 7+ acre multifamily apartment complex owned and operated by the PBC Housing Authority. Both developments were originally approved as The Meads Classic Retirement Housing facility (Control No. 1982-0073).
- **South:** To the south of the site is the Meadowbrook Mobile Home Park community. According to PBC Property Appraisers Office, Meadowbrook is a 435 unit/lot mobile home community on 83+ acres of land that is owned by Meadowbrook MHP LLC. There are no approved site plans on file with PBC for this project which was originally built in 1971. To the south of the very western "triangle" is PBC WUD WTP 8 facility. The WTP

8 site is 20.12 acre utility site that is owned by PBC, and operated by PBCWUD and contiguous to the subject site. The WTP 8 site is comprised of two parcels and has a Final Site Plan of record most recently approved by the Palm Beach County Development Review Officer (DRO) on June 10, 2015. It is the ultimate desire PBCWUD to amend the Final Site Plan of record to incorporate the subject site, and others to be identified as part of the Rezoning request, into the WTP 8 Final Site Plan and provide for consistent zoning of PO.

- **West:** To the west of the subject property is Florida's Turnpike. West of the Florida's Turnpike is the Arrigo vehicle dealership (aka Autonation of Palm Beach subdivision). This 30+ acre site incorporates multiple parcels that make up the dealership (Control No. 1995-00022).
- **East:** To the east of the subject site is the Plantation Mobile Homes Estates, established around 1978. There were no approvals found for the community on record with PBC.

On behalf of the applicant, UDKS, respectfully requests approval of this request to amend the FLUA designation on the subject property. The Project Managers at UDKS are Collene W. Walter, cwalter@udkstudios.com, and Sandra J. Megrue, smegrue@udkstudios.com.

H:\JOBS\PBCWUD WTP 8_14-059\WUD_REZ_.002\Documents\Applications\FLUA Application - S1\Attachment G_Consistency DRAFT version.docx



**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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Hal R. Valeche

Paulette Burdick

Dave Kerner

Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

July 30, 2018

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

RE: WTP #8 Site 1 FLUA Amendment
PCN: 00-42-43-27-05-004-0015
Service Availability Letter

Dear Ms. Megrue,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation of a combination of Residential High, 12 units to the acre (HR-12), Residential High, 8 units to the acre (HR-8) and Utilities & Transportation (U/T) to Utilities & Transportation.

The nearest potable water is a 16" watermain located along the western boundary of the subject property. The nearest connection to sanitary sewer is an 8" gravity main located within Sykes Road and a 12" forcemain located approximately 850' south of the subject property. These connections would require the construction of a lift station and forcemain. The nearest connection to reclaimed water is a 12" reclaimed watermain located along the western boundary of 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

"An Equal Opportunity
Affirmative Action Employer"

Exhibit J

DRAINAGE STATEMENT

FOR

**WATER TREATMENT PLANT 8 SITE S-1
LAND USE PLAN AMENDMENT**

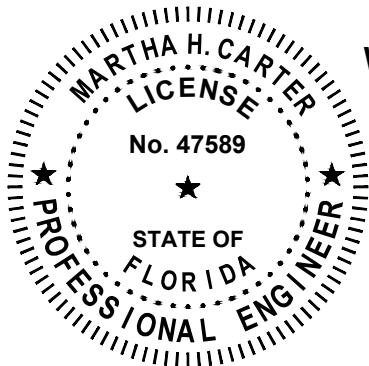
PALM BEACH COUNTY WATER UTILITIES DEPT.

JULY 2018



Prepared by:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080
EB #2438**



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY MARTHA H. CARTER, P.E. ON JULY 30, 2018

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Martha H. Carter, P.E.
Professional Engineer's License # 47589
For Michael B. Schorah and Associates, Inc. EB #2438

I. INTRODUCTION

Palm Beach County Water Utilities Department is requesting to amend the current land use designation of HR-8 and HR-12 (high residential/eight and high residential/twelve dwelling units per acre) to Transportation and Utilities.

The subject site occupies 5.28 total acres located in unincorporated Palm Beach County east of Florida's Turnpike bordering Meadowbrook Mobile Home Park. Drexel Road forms the east boundary. The subject site is located within Section 27, Township 43S, Range 42E in unincorporated Palm Beach County.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objective, based upon rainfall and durations for selected design storm events, is to provide a surface water management system that complies with regulatory criteria for site grading, finished road, finished floor protection and post-development discharge. A review of the site drainage will involve identifying the requirements in the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD) and confirmation of the legal positive discharge connection for PBC concurrency requirements. Further, the impact of the potential additional above-noted development afforded through the proposed Land Use Plan Amendment must be considered.

II. EXISTING FACILITIES

Review of topographical data for this parcel (survey by Michael B. Schorah and Associates, Inc.) indicates that the current site conditions consist of varying ground contours primarily ranging from elevation 13.7 to 16.5 NAVD. The site is undeveloped. Offsite inflows of significant impact will be blocked on the west by the berm created for Florida's Turnpike. The south is Meadowbrook Mobile Home park with lower elevations. The north boundary is The Classic at West Palm Beach which too has adjacent grades lower than the subject property. Drexel Road lies to the east and is, generally, lower than the site.

III. PROPOSAL

This parcel is intended to be combined with other adjacent properties as part of planning for and future expansion of Water Treatment Plant 8. The combination of properties will be done through platting with ultimate legal positive outfall to Lake Worth Drainage District Canal L-2.

The proposed land use change will not affect drainage concurrency. Allowable discharge rates are based upon South Florida Water Management Standards for the C-51 basin. The allowable rates are a factor of site area and not development intensity. Accordingly, the allowable discharge does not change if the land use category is changed. Any increase in storm water runoff generated by development under the new land use category will need to be retained on site consistently with rules of Palm Beach County, Lake Worth Drainage District and South Florida Water Management District. Also, any development on the subject property must comply with floodplain compensation requirements established for properties lying in SFWMD's C-51 basin. Compliance must be addressed on site to ensure no net effect on the floodplain. This becomes a site design/compliance matter that, by rule, cannot impact surrounding properties within the basin. Again, this applies regardless of land use category.

The ultimate developed site grading/surface water management system will be designed such that no uncontrolled storm water will flow directly off the site for all storm events up to the design storm (10-yr 3-day storm). Typically, storm runoff will be collected in a system of catch basins and conveyed by underground culverts to on-site detention areas. The site is within the SFWMD C-51 basin, sub-basin 23. According to present SFWMD rules, discharge will be limited to 35 CSM during the 10-year 3-day storm event. The minimum finished floor elevation for this site will be established using the 100-year 3-day zero discharge storm event also established by SFWMD. The design storm for drainage of on-site roadways is the 3-year 1-day storm event.



Michael B. Schorah and Associates, Inc.

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

SUITE 206
1850 FOREST HILL BLVD.
WEST PALM BEACH, FL 33406
PHONE (561) 968-0080
FAX (561) 642-9726
EB 2438 LB 2438

EXHIBIT I
Level of Service Statement
For
Potable Water and Wastewater
Water Treatment Plant 8 Site S-1

Introduction:

Palm Beach County Water Utilities Department is requesting to amend the current land use designation of HR-8 and HR-12 (high residential/eight and high residential/twelve dwelling units per acre) to Transportation and Utilities.

The subject site occupies 5.28 total acres located in unincorporated Palm Beach County east of Florida's Turnpike bordering Meadowbrook Mobile Home Park. Drexel Road forms the east boundary. The subject site is located within Section 27, Township 43S, Range 42E in unincorporated Palm Beach County. We note that only a portion of the 5.28 acres is considered for the land use change. Currently, there is 0.6 acres in the HR-8 designation and 4.6 acres in the HR-12 designation. The remaining +/- 0.1 acres are not part of the land use change request.

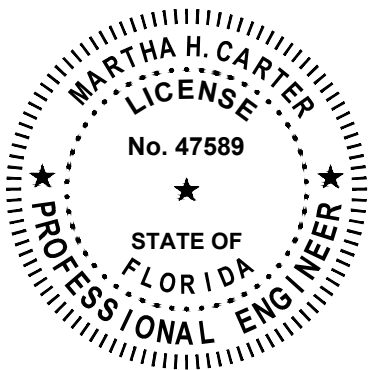
Water Demand/Sanitary Flow Comparison:

For determination of impacts created by the request, we will first assess the maximum water demand afforded the current site. Based upon the current land use the site has the potential to support a maximum density 60 ((4.6 x 12) + (0.6 x 8)) dwelling units. This unit count will be used as a basis for demand comparison. Palm Beach County Water Utilities Department policies provide that

the total equivalent residential connections (ERCs) for this site, using 60 multi-family units would result in 60 ERC (assuming >1800 sq. ft. per unit). This translates to an average daily demand of 16,500 gallons per day (gpd) based upon 275 gpd/ERC.

The Transportation and Utilities Land Use does not directly translate to residential demand. The commercial office use is the most intense use available in this category related to water demand. The water demand value for office use is 0.1 gpd/sf. The equivalent area of building that meets the 16,500 gpd is 165,000 square feet of space. Therefore, a single-story building footprint would be 3.79 acres and a two-story building would be approximately half of that. The shape of the property and allowable floor area ratios would not support development of such a large building. Therefore, we can infer that the water demand will go down. Accordingly, no net increase in water demand is expected.

Due to the direct relationship of sanitary flow to water demand, we can say that sanitary flow generated by the change in land use will also result in a reduction.



Martha H. Carter, P.E.
Florida Registration No. 47589
For: Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd. Suite 206
West Palm Beach, FL 33406
EB #2438

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY MARTHA H. CARTER, P.E. ON JULY 30, 2018

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Fire Rescue

Interim Chief Michael Mackey
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



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Verdenia C. Baker

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Official Electronic Letterhead

July 26, 2018

Urban Design Kilday Studios
Sandra J. Megrue
610 Clematis Street
Suite CU02
West Palm Beach, FL 33401

Re: PCNS: 00-42-43-27-05-004-0015

Dear Sandra Megrue:

Per your request for response time information to the subject property located on the west side of Drexel Road, south of Sykes Road, and abuts the Florida Turnpike. This property is served currently by Palm Beach County Fire-Rescue station #23, which is located at 5477 Okeechobee Blvd. The subject property is approximately 1.50 miles from the station. The estimated response time to the subject property is 5 minutes 30 seconds. For fiscal year 2017, the average response time (call received to on scene) for this stations zone is 6:21.

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

**WATER TREATMENT PLANT #8 SITE S-1
FUTURE LAND USE AMENDMENT
ENVIRONMENTAL ASSESSMENT**

INTRODUCTION

The subject property is located on the east side of the Florida Turnpike, south of Okeechobee Boulevard, running east to Drexel Road (Figure 1). The property is located in Section 42, Township 43, Section 27 and is approximately 5.28 acres in size. The subject parcel was reviewed on July 30, 2018 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed by walking a series of pedestrian transects across the property.

SITE CONDITIONS

The current condition of the land is cleared with a scattering of Sabal Palms stands, mixed with strangler fig and Live oak located on the northwest section of the property. The section of land that runs west to east to Drexel Road has five production water wells that supply raw water to Water Treatment Plant #8. This portion of land also has a dedicated ATT fiber optic cable that runs under the Turnpike located to the west of the property. The property to the north is a development listed as The Classic, an adult assisted living facility. The property located to the south is a Mobile Home development listed as Meadow Brook. No evidence of jurisdictional wetland conditions or listed species were observed on the parcel.

VEGETATIVE COMMUNITIES

As described above, the site is currently cleared vacant land that contains a mix of native species and trees. No natural habitat was observed on the property. Native species include Live oak, Sabal palms, and Strangler fig. The primary turf is Bahia grass mixed with weeds.

SIGNIFICANT HABITAT / LISTED SPECIES

No significant upland habitat occurs on the property. No listed plant or animal species, signs of listed species, or listed species habitat were observed on the property. Listed species would not be expected to utilize the site because of the level of disturbance, human activity, and surrounding development.

SURFACE WATERS AND WETLANDS

There were no wetlands or surface waters observed on the property. No wetlands or surface waters are shown on the National Wetlands Inventory (NWI) mapping for the property.

FLOOD ZONE INFORMATION

According to Palm Beach County's Information Systems Services, the subject property is located within flood zone AE Flood zone AE represents areas outside of the 100-year flood plain with less than 0.2% probability of annual flooding.

WELLFIELD PROTECTION ZONE

The subject property is located within a wellfield protection zone one.

SUMMARY

There are no significant environmental resources or habitat existing on this property. As a result of disturbance and current production wells on the property, occurring vegetation consists of a combination of planted natives including some invasive exotic species. Native tree species include Live Oak, Sabal Palm, and Strangler fig. No listed plant or animal species were observed on the property and no jurisdictional wetlands were observed on the property. No significant impacts to natural resources are anticipated to result from this land use amendment.

Site Assessment Prepared by,

Michael Rawls, RLA #1633
Palm Beach County Water Utilities Department

ATTACHMENTS

Figure 1. Site Aerial Photo

Figure 2. View from Drexel Road

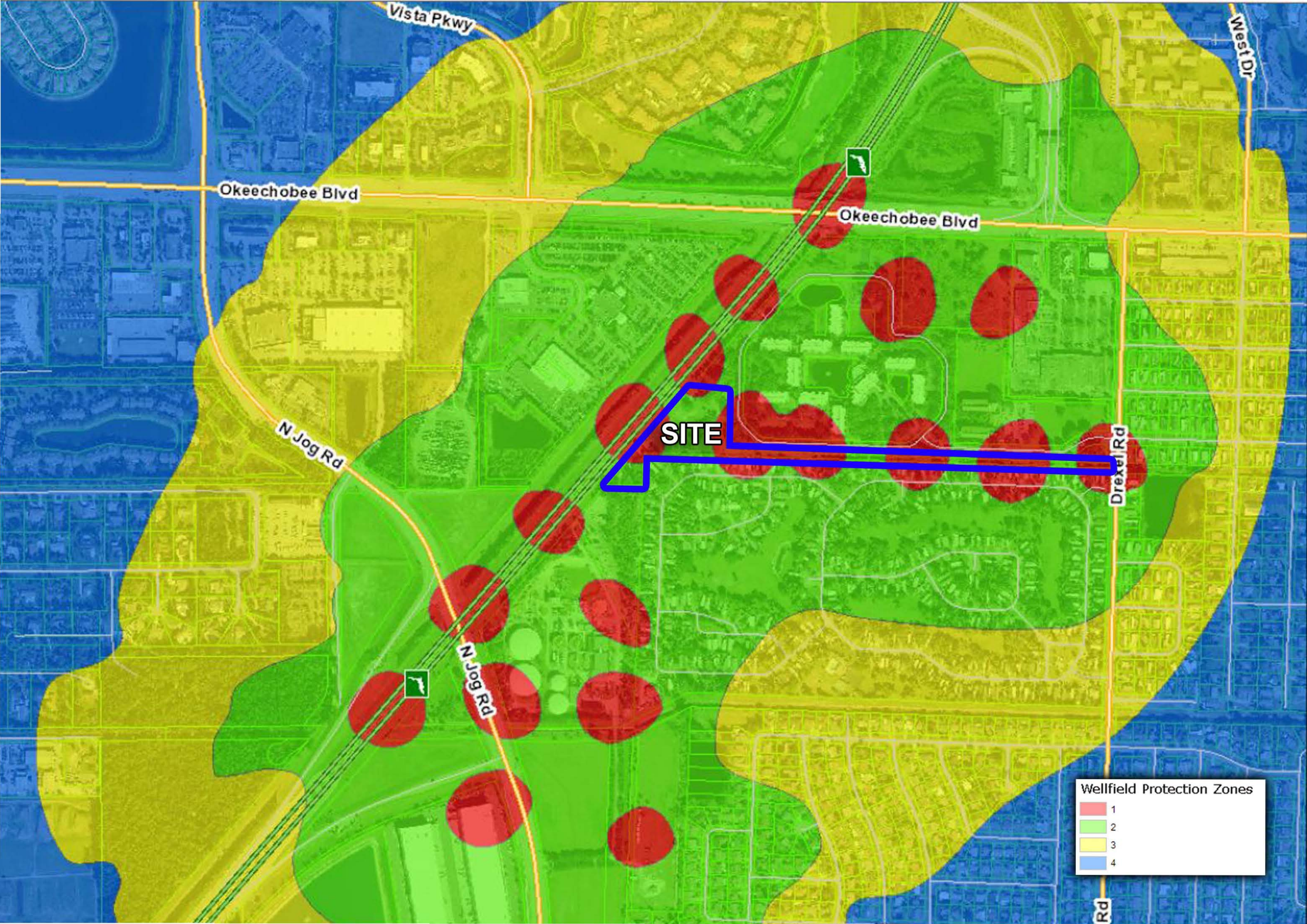
SITE AERIAL PHOTO



Figure 1



Figure 2



Wellfield Protection Zones

1	Red
2	Green
3	Yellow
4	Blue



**Department of Planning,
Zoning & Building**

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

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

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July 18, 2018

Sandra J. Megrue
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for; PBC Water
Utilities Department WTP #8-Site 1, PCN: 00-42-43-27-05-004-0015
UDKS File No. 14-059.002**

Dear Ms. Megrue,

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: Lorenzo Aghemo, PBC Planning Director
Patricia Behn, PBC Deputy Planning Director
Bryan Davis, Principal Planner, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Urban Design Kilday\2018\PBC Water UtilitiesDept WTP#8Site 1_UDKS File No. 14-059.002 Ltr 07-18-2018.doc