

**CONCURRENCY CERTIFICATION SUPPLEMENTAL APPLICATION**

Concurrency certification is required by Chapter 163 of the Florida Statutes. Pursuant to this State law, local and county governments granting development approvals must certify that capacity for certain required services will be available to serve that development, at the time the development requires those services. Those services for which concurrency will be required in unincorporated Palm Beach County include: traffic circulation (roads), mass transit, potable water, sanitary sewer, solid waste, drainage, parks, and fire/rescue.

**I. GENERAL INFORMATION**

- A. Check (✓) type of concurrency review applying for:  
 1. **Concurrency Reservation**;  2. **Adequate Public Facilities Determination**;  3. **Equivalency Determination**.
- B. Describe briefly how the property will be developed: There will be 5 phases associated with the overall PUD. Phase I will be Pod A (the southernmost parcel) and followed by Pods B, C, D, E and F along with adjacent Civic, Recreation & Retail Pods.
- C. **DRAINAGE:** Check (✓) the proposed means of achieving access from the development site to a point of legal positive outfall for storm water discharged from the site.  
 Property is contiguous to a natural waterway or a canal owned and operated by a water control district. (Attach certified survey showing property in relation to waterway/canal).  
 Property owner has legally established drainage rights to convey storm water through all intervening properties between the development site and a natural waterway or water control district canal. (Attach copy of all applicable recorded drainage easements or legally binding agreements for easements).  
 Property abuts a road with a functioning drainage system, and property owner has obtained written confirmation from the entity responsible for maintaining the road that the proposed development is eligible to utilize the road drainage system, subject to meeting all permit requirements for drainage connection. (Attach copy of noted confirmation).  
 Other (specify): \_\_\_\_\_.

**II. PROPOSED DEVELOPMENT DATA**

- |   |                         |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
|---|-------------------------|------------------------|--------------------------|------|-------------------------|-------|----------------------------------|-------------------------|--|-------------|-----------------------|------------------------------|-------|----------------|-------|--------------------|-------|----------------|---------|
| <p><b>A. RESIDENTIAL DEVELOPMENT</b><br/>                 (Total # by type of residential units proposed):</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;"><u>Type</u></td> <td style="text-align: center;"><u>Number of Units</u></td> </tr> <tr> <td>Single Family (detached)</td> <td align="right">3943</td> </tr> <tr> <td>Multi-Family (attached)</td> <td>_____</td> </tr> <tr> <td>Congregate Living Facility (CLF)</td> <td>_____ beds _____ sq.ft.</td> </tr> </table> | <u>Type</u>             | <u>Number of Units</u> | Single Family (detached) | 3943 | Multi-Family (attached) | _____ | Congregate Living Facility (CLF) | _____ beds _____ sq.ft. | <p><b>B. NON-RESIDENTIAL DEVELOPMENT</b><br/>                 (Total sq. ft. by type of non-residential proposed):</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;"><u>Type</u></td> <td style="text-align: center;"><u>Square Footage</u></td> </tr> <tr> <td>Business/Professional Office</td> <td>_____</td> </tr> <tr> <td>Medical Office</td> <td>_____</td> </tr> <tr> <td>General Industrial</td> <td>_____</td> </tr> <tr> <td>General Retail</td> <td align="right">225,000</td> </tr> </table> | <u>Type</u> | <u>Square Footage</u> | Business/Professional Office | _____ | Medical Office | _____ | General Industrial | _____ | General Retail | 225,000 |
| <u>Type</u>   | <u>Number of Units</u>  |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| Single Family (detached)  | 3943                    |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| Multi-Family (attached)   | _____                   |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| Congregate Living Facility (CLF)  | _____ beds _____ sq.ft. |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| <u>Type</u>   | <u>Square Footage</u>   |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| Business/Professional Office  | _____                   |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| Medical Office  | _____                   |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| General Industrial  | _____                   |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
| General Retail  | 225,000                 |                        |                          |      |                         |       |                                  |                         |  |             |                       |                              |       |                |       |                    |       |                |         |
- B. OTHER TYPES OF DEVELOPMENT: \***
- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| <u>Type(s)</u>                        | <u>Square Footage/Number of Units</u> |
| Other: <u>Civic Uses</u>              | _____                                 |
| Other: <u>Private Recreation Uses</u> | _____                                 |
- \*i.e. drive-in-bank, self-storage warehouse, day care center (# of children), restaurant, movie theater (# of seats), house of worship (# of seats), racquet club (# of courts), hotel/motel (# of rooms), hospital/nursing home (# of beds).

**C. TRAFFIC CAPACITY:** Estimate the number of "gross peak hour trips" generated by the proposal using rates/equations adopted by the County Engineer's Office. Most of these rates/equations are derived from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation handbook, but some special rates have been derived from other sources [Please contact the Traffic Division at (561) 684-4030 for details]. If the proposed land use does not have an adopted traffic generation rate, then a traffic statement prepared in accordance with Section 12.C of the ULDC may be required.

Number of gross peak hour trips: 46,077. If the answer is less than or equal to 20 gross peak hour trips, then a traffic study is not required. If the gross peak hour trips exceed 20, then a traffic impact study will be required. This threshold applies to residential projects, non-residential projects, and project amendments (total project, including amendment, must not exceed 20 gross peak hour trips).

Has the site for the proposed development received any previous approvals that are still valid for which an application was submitted after May 21, 1987? No (i.e. there is an active concurrency reservation and/or exemption.) Provide copies of the latest reservation and/or exemption certificates as documentation.

If a valid previous approval exists, has development shown on the previous approval been completely built out for more than 5 years (i.e. it received a certificate of occupancy at least 5 years ago)? No Provide documentation.

**III. EQUIVALENCY DETERMINATION**

APPROVED PROJECT		PROPOSED PROJECT	
USE	SQ. FT./DU	USE	SQ. FT./DU
<b>RESERVED ADT</b>		<b>PROPOSED ADT</b>	

**If you have any questions regarding this application, please contact:**

PZ&B, Zoning Division, Concurrency Section, 2300 N. Jog Road, Floor 2E, West Palm Beach, Florida 33411, (561) 233-5042