



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 18-C

BCC TRANSMITTAL PUBLIC HEARING, MAY 2, 2018

A. Application Summary

I. General Data

Project Name:	Clint Moore CLF / Allegro at Boca Raton (LGA 2017-007)
FLUA Summary:	AGR to CLR/AGR
Text Summary:	To allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facility Type 3 up to 8 units per acre specific to the subject site.
Acres:	12.77 acres
Location:	North side of Clint Moore Road, west of the Florida Turnpike
Project Manager:	Stephanie Gregory, Senior Planner and Lisa Amara, Principal Planner
Applicant:	Ronald Simon, Alternate Educational Systems and Allegro Dev. LLC
Owner:	Ronald Simon and Alternate Educational Systems
Agent:	Joni Brinkman, Urban Design Kilday Studio
Staff Recommendation:	Staff recommends denial based upon the conclusions contained within this report

II. Assessment & Conclusion

The amendment consists of a site-specific future land use (FLU) designation change on 12.77 acres from Agricultural Reserve to Congregate Living Residential (CLR) and a text amendment to the Comprehensive Plan to allow the CLR future land use designation in the Agricultural Reserve Tier for Congregate Living Facilities (CLF) Type 3 up to 8 units per acre. Although CLFs are allowed in the Tier within Agricultural Reserve Planned Unit Developments (AGR-PUD), they are currently limited to 1 unit per acre to calculate the maximum number of beds (2.39 beds per unit) and are required to have a 60-80% preserve area. This calculation would yield 30 beds on the subject site, clustered onto 40%, rather than the 235 beds requested in the concurrent zoning application. The proposed text amendment would allow development that is significantly higher than surrounding uses and any other permitted use allowed in the Tier.

One additional private text and FLUA amendment, Poet's Walk, is proceeding with a similar application. Since this is a site-specific application, the applicant is limited to requesting this concept for the subject site. Therefore, if the Board supports allowing the CLR FLU at a density of greater than one unit per acre in the Agricultural Reserve, then a more appropriate approach would be to direct staff to pursue a County Initiated text amendment to the Comprehensive Plan addressing this concept on a broader scale.

III. Hearing History

Local Planning Agency: *Denial*, motion to deny by Lori Vinikoor, seconded by David Freudenberg, passed in a 13-0 vote at the January 12th public hearing. In a separate motion, the Board recommended that the Board of County Commissioners initiate an amendment to evaluate new CLF facilities in the Ag Reserve Tier. Board discussion included the need for a policy to direct the appropriate locations for CLFs in the Ag Reserve as whole rather than on a case by case basis. A total of 38 people spoke on the item. Thirty-one members of the public spoke in opposition stating that the high density was incompatibility with the neighboring residential and that the increase in traffic and noise would negatively impact the community. Four members of the public spoke in support citing the benefits to the community as well as the need for this type of facility. Three speakers representing the application and the property owner spoke in support.

Board of County Commissioners Transmittal Public Hearing:

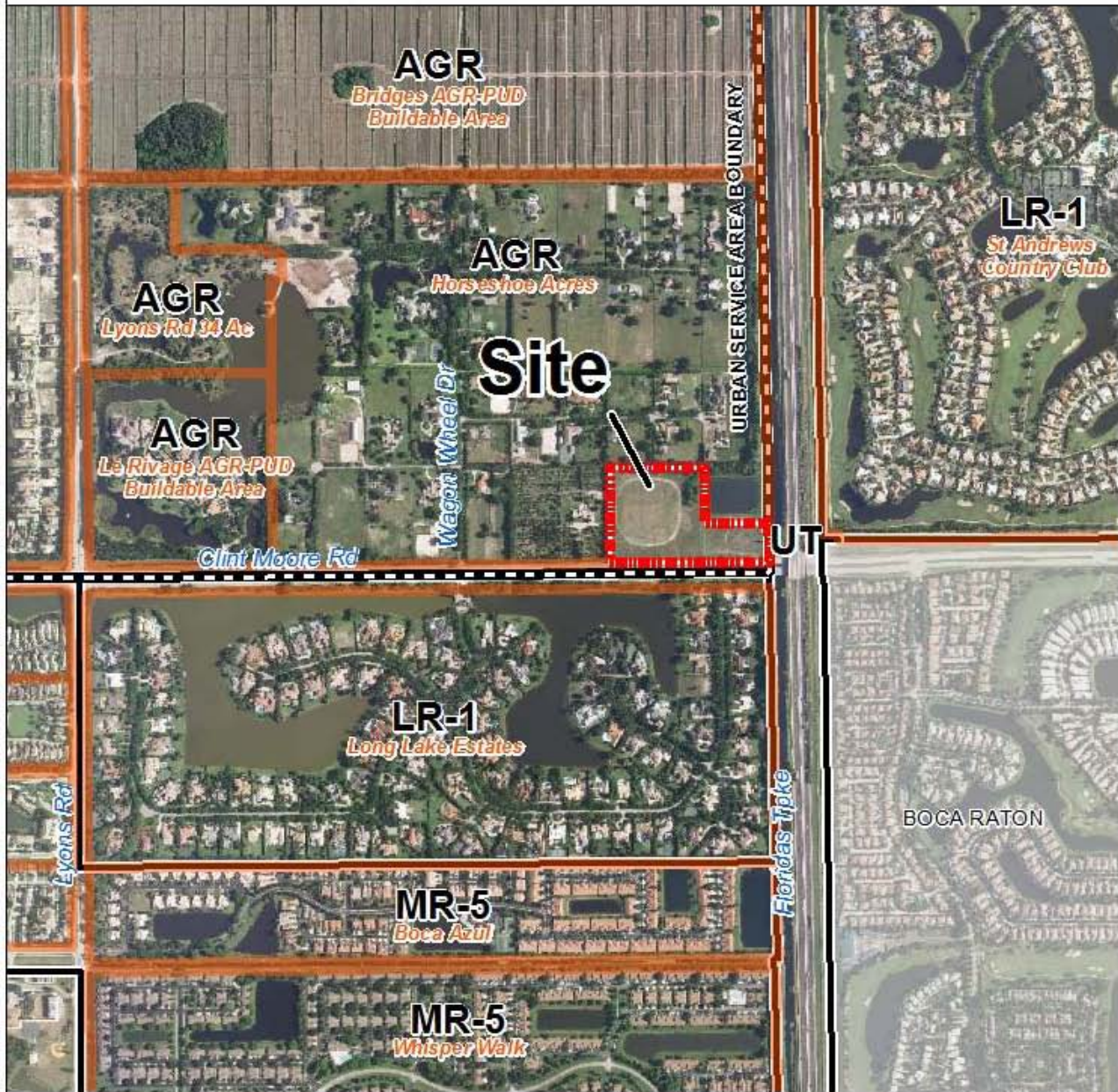
State Review Comments:

Board of County Commissioners Adoption Public Hearing:

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Future Land Use Atlas Amendment

Clint Moore Turnpike CLF (LGA 2017-007)



Site Data

Size: 12.77 acres
 Existing Use: Vacant
 Proposed Use: Congregate Living Facility Type III
 Current FLU: Agricultural Reserve (AGR)
 Proposed FLU: Congregate Living Residential, underlying AGR (CLR/AGR)

Future Land Use Designations

LR-1 Low Residential, 1 unit per acre
 MR-5 Medium Residential, 5 units per acre
 AGR Agricultural Reserve
 UT Utilities and Transportation

Date: 9/28/2017
 Contact: Planning
 Filename: Planning\AMEND\17-B\Site\17-07

Note: Map is not official, for presentation purposes only.



SITE



0 200 400 800 Feet

Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



B. Petition Summary

I. General Data

Project Name: Clint Moore Turnpike CLF (LGA 2017-007)

FLUA Summary: AGR to CLR/AGR

Text Summary: To allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facility Type 3 up to 8 units per acre specific to the subject site.

Acres: 12.77 acres

Location: North side of Clint Moore Road, west of the Florida Turnpike

Project Manager: Stephanie Gregory, Senior Planner

Applicant: Ronald Simon, Alternate Educational Systems and Allegro Development Company LLC

Owner: Ronald Simon and Alternate Educational Systems

Agent: Joni Brinkman, Urban Design Kilday Studio

II. Site Data

Current Future Land Use

Current FLU: Agricultural Reserve (AGR)

Existing Land Use: Vacant

Current Zoning: Agricultural Reserve (AGR)

Current Dev. Potential Max: Agricultural uses, up to 83,635 sf (0.15 FAR)

Proposed Future Land Use Change

Proposed FLU: Congregate Living Residential with underlying Ag. Reserve (CLR/AGR)

Proposed Use: Congregate Living Facility, Type III and Daycare General

Proposed Zoning: Multiple Use Planned Development (MUPD)

Dev. Potential Max/Conditioned: Congregate Living Facility, up to 244 beds

General Area Information for Site

Tier: Agricultural Reserve Tier – No Change

Utility Service: Palm Beach County Water Utilities Department

Overlay/Study: Agricultural Reserve Master Plan

Comm. District: Mary Lou Berger, District 5

C. Introduction

I. Intent of the Amendment

The applicant is proposing a future land use and a text amendment to the Comprehensive Plan as summarized below.

- The proposed future land use amendment is a request for a change from the Agricultural Reserve (AGR) future land use designation to Congregate Living Residential (CLR/AGR) in order to develop a Congregate Living Facility with up to 244 beds based on the proposed FLU designation.
- The proposed text amendment would add a policy to the Future Land Use Element to allow a the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facilities Type 3 up to 8 units per acre.

The proposed amendment was initially requesting an Institutional and Public Facilities (INST/AGR) future land use designation, but was revised after the transmittal of the County Initiated text amendment establishing a new future land use designation specifically for Congregate Living Facilities (CLF) Type 3. The new designation, called Congregate Living Residential (CLR), was transmitted by the Board of County Commissioners (BCC) in July 2017, and was adopted at the October 30th BCC hearing. The intent of the new CLR designation is to provide a future land use designation specifically for CLF Type 3 to distinguish this use as a residential use and to separate the use from non-residential uses. The CLR designation will limit the use of the site to a CLF Type 3 and the only non-residential uses allowed will be those allowed in residential zoning districts.

The concurrent zoning application (ZV/ABN/PDD/R-2016-02031) with Control Number 2004-0589 is requesting to rezone the site from the Agricultural Reserve (AGR) zoning to Multiple Use Planned Development (MUPD). As of 12/5/17, the application is requesting a 194,691 s.f. (.35 FAR) CLF Type 3 with 235 beds. The applicant has submitted a Privately Initiated Amendment (PIA) application to amend the ULDC to implement the proposed Comprehensive Plan text amendment.

II. Background/History

The subject site is located on the southern boundary of the Agricultural Reserve Tier, on the north side of Clint Moore Road and west of the Florida's Turnpike. The 12.77 acre site is currently vacant and consists of two parcels owned by Alternate Educational Systems and Ronald Simon. The contract purchaser and co-applicant is Allegro Development Company, LLC.

The subject site has not been the subject of any previous FLUA amendments. However, the 10 acre parcel of the subject site has a valid development order approval (R-2005-004), known as Randazzo School, for a 500-student elementary school and a 240-student day care with a 0.07 FAR. The applicant will be requesting the abandonment of the current approval during the zoning process.

Overview of the Area

The site is located at the southeastern edge of the Agricultural Reserve Tier within a large lot subdivision referred to as Horseshoe Acres. Horseshoe Acres contains residential and

agricultural uses largely on 2.5 to 5 acre lots. The Agricultural Reserve was the subject of a year-long “Roundtable” process directed by the Board of County Commissioners (BCC) to consider changes to policies in the Tier. At the March 2015 Ag Reserve Workshop, the BCC considered the input received during the Roundtable process and directed staff to proceed with specific actions and Plan amendments. The concept proposed by this Plan amendment was not addressed during the Roundtable process. Additional information regarding the Roundtable and the Agricultural Reserve is found on the Planning Division website here:

<http://discover.pbcgov.org/pzb/planning/Projects-Programs/Agricultural-Reserve.aspx>

D. Consistency and Compatibility

I. Data and Analysis Summary

This section of the report examines the consistency of the amendment with the County’s Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification - FLUE Policy 2.1-f:** *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**. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.; (See Consistency with Florida Statutes)*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (See Public and Municipal Review Section)*

The applicant provides a Justification Statement (Exhibit 3) which states that the amendment is justified on the basis of changes in the characteristics of the area that have occurred since the adoption of the County’s Comprehensive Plan. The applicant states that these changes have resulted in the proposed Institutional FLU designation being more appropriate for the site. The applicant provides further justification to support the request and is summarized as follows:

- With regard to the site specific FLUA amendment, the applicant states that the site’s location (adjacent to the Urban/Suburban Tier, specifically to the south and east, where urban residential densities have been constructed) is ideally suited for institutional uses, including the proposed congregate living facility. This is further demonstrated by the site’s valid development approvals to construct institutional uses, a school and day care.

- With regard to the text amendment, the applicant indicates that allowing 8 units per acre for the development of a CLF will further the directives in the Agricultural Reserve Master Plan to establish a sustainable development pattern. Although CLF uses are allowed by the ULDC within AGR-PUDs in the Agricultural Reserve Tier, the low density (1 unit per acre) and preserve requirement (60-80% of the land area) have resulted in such uses being cost prohibitive. As a result, no CLFs have been approved or built in the Tier, and the Agricultural Reserve Tier has not resulted in the full range of housing types and opportunities intended by the Agricultural Reserve Master Plan in order to establish a sustainable community.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regard to justification, there are several themes presented by this amendment that are discussed individually.

- **Suitability of Congregate Living Facilities in the Ag Reserve Tier.** This application brings forward a proposal that would help promote a sustainable land use pattern in the Agricultural Reserve Tier. Although a major focus of the policies adopted to implement the Agricultural Reserve Master Plan focused on the mechanics of residential Planned Developments with their required preserve areas, and the mixed use form and limitations on commercial land uses, the underlying theme of the Master Plan was to ensure that non-agricultural uses all be developed in a sustainable pattern. The vision in the Master Plan Phase II was to foster sustainable development that would *“serve area residents with respect to providing employment, shopping, recreation, services, and quality of life. Reducing the necessity for area residents to travel outside the area to receive services lessens the impact on surrounding area services and roads.”* This mixed-use, sustainable development was envisioned to promote an efficient pattern of development that would minimize infrastructure costs to reduce impacts on County tax payers. The Master Plan consultants recommended a wide range of housing types and residential institutional uses, including nursing homes, assisted living facilities, and multi-family housing. The final document prepared by the Ag Reserve consultants, the Phase II Plan, indicates that the recommendation was for a wide range of housing, including Congregate Care facilities, to be allowed in the Tier. However, in the final Master Plan document, there is no discussion or direction provided for congregate living facilities.

Currently, there are approximately 10,000 dwelling units with zoning approval in the Tier with up to an additional 2,500 or so allowable units (depending on future AGR-PUD approvals). This totals 12,500 dwelling units and a roughly 30,000 to 40,000 ultimate build-out population. All of the built and approved housing is single family or zero lot line development. Additional forms of institutional uses and housing opportunities were cited in the Master Plan as necessary for a balanced and thriving community, and the need for alternative forms of housing for the aging population who may want to “age in place” is needed both today and will expand in the future as the build out of the residential development in the Tier continues. The concept of allowing expanded opportunities for congregate living facilities within the Tier is warranted. However, this application is one of three sites in the Ag Reserve Tier that have proposed FLUA and text amendments for new CLFs in the Tier. If the Board supports this amendment, a more appropriate approach would be for staff to be directed to pursue a County Initiated text amendment to the Comprehensive Plan addressing this concept on a broader scale.

- **8 units/acre density for maximum development potential.** The Comprehensive Plan sets the maximum development potential for residential future land use designations and uses by setting a maximum density (dwelling units per acre). Currently, the Unified Land Development Code (ULDC) uses density to establish the maximum development potential for a Congregate Living Facility (CLF) Type 3 through maximum residents (or beds) per acre. This is calculated using the maximum density allowed on the site, multiplied by the acreage of the property, and multiplied by 2.39 residents per dwelling unit. The 2.39 figure is derived from the average persons per household (PPH) based on decennial Census data. As noted by the applicant in the Justification Statement, often newly proposed CLFs in the Urban/Suburban Tier seek future land use designation changes to increase the residential density 8, or 12 units per acre in order to achieve the number of beds needed for the projects. In unincorporated County, these future land use changes are nearly always accompanied by a condition of approval limiting the increase in density to only the CLF.

Residential development in the Agricultural Reserve Tier is limited to either one dwelling unit per 5 acres or (through a Planned Development) 1 dwelling unit per acre clustered onto a portion of the site with a preserve area. However, the applicant has indicated that this density, combined with the preserve area requirements, renders the construction of a congregate living facility in the Tier to be unviable.

Under the current rules a 12.77 acre site would yield approximately 30 beds for an AGR-PUD and a 60% preserve area. Typically these uses seek an underlying density of 8-12 units per acre (19 to 28 beds per acre) in the Urban Suburban Tier to build the desired product. Such high densities are not allowed within the Agricultural Reserve, and would require a 60-80% preserve area. The concurrent zoning application for the subject site is requesting 235 residents/beds, which is approximately the equivalent to a density of 8 units per acre and .35 FAR over the entire site. The applicant provided an analysis of the maximum FAR and beds for various sites in unincorporated County, local cities, and some sites in Broward County (See Justification Statement for applicant's table). Overall there doesn't appear to be a set maximum FAR that is 'typical'. The applicant's text amendment proposes .35 as the maximum FAR for congregate living facilities with Congregate Living Residential (CLR) future land use in the Ag Reserve Tier. As discussed in the Compatibility section of this report, the 8 units per acre is much higher than the surrounding residential developments which average 2-3 units per acre and is out of character with the abutting agricultural uses.

2. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 1. Livable Communities. *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at*

levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment furthers **Direction 1, Livable Communities**, by fostering additional housing opportunities for ‘aging in place’ for existing and future residents of the Agricultural Reserve Tier. A Livable Community, as stated in the Future Land Use Element of the Comprehensive Plan under **1.D. Characteristics of a Livable Community**, which comprises certain characteristics which either the existing surrounding community exhibits or the proposed FLU on the subject site will enhance, create or maintain. Characteristics as stated under this section which pertain to the subject site include the following: Civic uses, such as schools, places of worship, and libraries, parks, and government services; health facilities, adult and child care and a diverse mix of housing for a wide range of family and household types. As the amendment to allow for the development of a Congregate Living Facility, which will provide a new housing option in the AGR Tier, the proposed FLU amendment furthers this direction. In addition, the proposed amendment furthers the **Direction 2, Growth Management**, by encouraging a sustainable and balanced land use pattern through providing an alternative means to approve congregate living facilities in the Tier. Direction 4, Land Use Compatibility, is discussed in the Compatibility section of this report.

3. **Piecemeal Development – FLUE Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: There are no other parcels under the same or related ownership adjacent to the subject site that are not included in the proposed amendment whereby residual parcels would be created. Therefore the proposed amendment would not constitute piecemeal development.

B. Consistency with Agricultural Tier Requirements

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “*Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....*”

OBJECTIVE 1.5 The Agricultural Reserve Tier

1. **Objective:** *Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.*

Staff Analysis: The objective of the Agricultural Reserve Tier, as stated above, is to foster the preservation of farmland and wetlands through 'limiting uses to agriculture and conservation with residential development restricted to low densities'. The Tier allows residential development clustered (as discussed previously), commercial uses at select locations, and institutional uses (east of SR7). Although technically congregate living facilities are allowed within the Agricultural Reserve Tier as clustered within the Development Area of an AGR-PUD, the current density based method of calculating beds yields an unviable low number of beds in the Tier and other low-density areas. The text amendment proposes to allow congregate living facilities with a Congregate Living Residential (CLR) to develop at a density of 8 units per acre. The proposed density could yield a project that is much more intense than the surrounding low-density development.

2. **Policy 1.5-h:** *Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table III.C.1, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD), Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.*

Applicant's Proposed Text Amendment Policy Addition: *Congregate Living Facilities Type 3 within the Agricultural Reserve Tier with a Congregate Living Residential (CLR) future land use designation are subject to the density in Table 2.2.1-g.1. The CLR designation is limited to properties fronting Boynton Beach Boulevard, Atlantic Avenue, Lyons Road, or Clint Moore Road that are adjacent to a built or approved AgR-PUD development area and/or non-residential future land use designation, and further limited to the following sites: Clint Moore CLF, LGA 2017-007.*

Staff Analysis: This policy defines that a straight subdivision in the Ag Reserve can achieve up to 1 residential unit per 5 acres, and an Ag Reserve Planned Development can achieve up to 1 residential unit per 1 acre through the development review process. This policy predated the Agricultural Reserve Master Plan. Currently the ULDC recognizes CLF uses as 'residential' uses that require density to calculate maximum number of beds. The applicant is requesting a text change that would allow up to eight units per acre to calculate the maximum development potential for a CLF. The applicant suggests that the density is appropriate to allow for a more viable project. Most CLFs coming forward today include a range of housing from 'independent living', 'assisted living', and 'memory care', where residents can move to adjoining facilities that offer progressively more care. Typically, 'independent living' is similar to multi-family residential development, but the attributes of the 'assisted living' and 'memory care' areas reflect more of an institutional

type setting. Whereas this policy applies to 'residential' development, the modern CLF is a type of use that is somewhere in between 'residential' and 'institutional', or a combination of the two. As stated previously, the proposed 8 units per acre may yield a project that is much more intense than the surrounding low density development. In addition, the maximum development potential proposed by the applicant is much greater than the typical AGR-PUD, which has a density of approximately 2.5 to 3 du/ ac in the development area.

SUB-OBJECTIVE 1.5.1 Planned Developments

3. Policy 1.5.1-q: AGR-Multiple Use Planned Development. *New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:*

1. *Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right of Way Identification Map;*
2. *Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;*
3. *The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; and*
4. *Required Preserve Areas shall be subject to the standards and requirements of an AgR-TMD preserves.*

Applicant's Proposed Text Amendment Policy Addition:

5. *Congregate Living Facilities are permitted within AgR-MUPDs subject to the density in Table 2.2.1-g.1.*

Staff Analysis: This policy requires that new AGR-MUPDs meet certain requirements. Since the concurrent application is pursuing the AGR-MUPD, this policy applies to the subject site. The site is exempt from the preserve requirement since it is less than 16 acres, and does not need to develop utilizing the Ag Reserve Design Elements since it is not commercial or mixed use.

4. Proposed Text Amendment. As discussed in the Justification Section, the Comprehensive Plan allows CLFs within Development Areas of AGR-PUDs using the gross density of 1 unit per acre clustered within 40% of the land area, and utilizing a maximum development potential of 2.39 beds per unit. The applicant is proposing to add a policy to the Comprehensive Plan to allow CLFs with Congregate Living Residential (CLR) future land uses to utilize 8 units per acre for maximum development potential. The specific proposed text changes are shown Exhibit 2 in strike out and underline. In addition to the policy changes referenced above, the proposed private text amendment requests the following changes to accommodate the Congregate Living Residential (CLR) designation in the Ag Reserve:

- **Table III.C, Future Land Use Designations by Tier,** to allow the CLR future land use designation in the Agricultural Reserve Tier;

- **Table 2.2.1-g.1, Residential FLU Designation Maximum Density**, to allow CLR future land use to achieve up to 8 units per acre in the Ag Reserve Tier; and
- **Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency**, establish that the TND, TMD, or MUPD zoning with CLR future land use is consistent in the Agricultural Reserve Tier

Staff Analysis: The applicant's basis for this policy and the staff analysis is provided in the Justification Section (Exhibit 3). Based on the pre-application meetings held with potential applicants to date, there are several property owners and developers interested in developing CLFs in the Tier. Two additional private text and FLUA amendments, Morning Star MLU at the corner of Atlantic Avenue and the Florida Turnpike and Poet's Walk are proceeding with similar applications. Whether to allow the applicant's proposed concept would be a policy decision made by the Board, after consideration of viable alternatives. Further, the applicant has not justified the 8 units per acre considering that figure yields a site that is more typical of suburban environments, not the low density and agricultural land uses in the Tier. If the Board supports the concept of allowing congregate living facilities in the Ag Reserve to develop at 8 units per acre, then it would be appropriate for the Board to direct staff to research this concept comprehensively with regards to applicability with other sites.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and FLU designations and provides a compatibility analysis in Exhibit 3.

Surrounding Land Uses: Surrounding the subject site are the following:

- **North** – Directly north of the subject site is a 4 acre water retention area owned by Palm Beach County with an Agricultural Reserve (AGR) FLU. Beyond that is the Horseshoe Acres subdivision with single family homes on lots ranging from 2.5 acres to almost 13 acres, also with an Agricultural Reserve (AGR) FLU. Further north of that is the development area for The Bridges 60/40 AGR Planned Unit Development.
- **East** – East of the subject site beyond The Florida's Turnpike is the St. Andrews Country Club residential development with a Low Residential, 1 unit per acre (LR-1) FLU designation and located within the Urban/Suburban Tier. On the south side of Clint Moore, east of the subject site and The Florida's Turnpike are neighborhoods within the municipal limits of Boca Raton.
- **South** – South of the subject site beyond Clint Moore Road is the Delray Lake Estates/Long Lake Estates neighborhood with a Low Residential, 1 unit per acre (LR-1) FLU designation and located within the Urban/Suburban Tier. South of that are the Boca Azul and Whisper Walk neighborhoods with a Medium Residential, 5 units per acre (MR-5) future land use designation.
- **West** – West of the subject site is Horseshoe acres as described above. Further west at the corner of Lyons Road and Clint Moore Road is the Le Rivage 80/20 AGR PUD development area, with 18 homes on 1/2 acre lots.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Staff Analysis: The applicant indicates that the proposed FLU is consistent and compatible with the surrounding development pattern. The amendment to the Congregate Living Residential (CLR) future land use designation is proposing a 194,691 s.f (.35 FAR) CLF with 235 beds, which equates to 8 units per acre. Considering the 1 unit per 5 acre Horseshoe Acre parcels surrounding the site, and the low suburban densities in the Urban Suburban Tier, this density is out of character with the area and may result in compatibility issues with the surrounding residences.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment is not located within an overlay.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“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 a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The property is not located within a neighborhood plan. It is located within the Ag Reserve which was the subject of the Ag Reserve Master Plan for which policies have already been adopted in the Comprehensive Plan in order to implement the Master Plan recommendations.

E. Public Facilities and Services Impacts

The proposed amendment was reviewed at the proposed Congregate Living Facility Type 3 with up to 8 units per acre and at the higher intensity (hospital trip generation) for the initially proposed Institutional and Public Facilities (INST) future land use designation. Public facilities impacts are detailed in the table in Exhibit 4.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to

support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue, School District.

2. Long Range Traffic - Policy 3.5-d: *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 250,906 square feet of hospital since that traffic was higher than the proposed CLF Type 3 under the original INST/AGR amendment request. According to the County's Traffic Engineering Department (see letter dated July 21, 2016 in Exhibit 6) the amendment would result in an increase of 2,777 net daily trips and 209 (132/77) AM and 195 (73/122) PM net peak hour trips.

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential intensity"*

The Traffic Study (see Exhibit 5) was prepared by Bryan G Kelley, P.E. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

F. Florida Statutes (FS) Consistency

1. **Consistency with Urban Sprawl Rule:** Section 163.3177(6)(a)9.a., F.S., establishes a series of primary indicators to assess whether a plan amendment does not discourage the proliferation of urban sprawl. The statute states that the evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality. The analysis in Exhibit 9 indicates that the proposed amendment does not encourage the proliferation of urban sprawl.

If urban sprawl was indicated by any of these factors, staff would review the proposed amendment against the new section added in 2011 (163.3177(6)(a)9.b) which establishes that the plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of eight additional criteria. However, since none of the factors in the first analysis were triggered, the second analysis is not necessary.

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that “*Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....*”

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on September 28, 2017. To date, no comments have been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500’ of the perimeter of the site on September 22, 2017. In addition, on December 28th, interested parties were notified by mail including the West Boca Community Council, City of Boca Raton, Saint Andrews County Club POA, Woodfield Country Club HOA, Alliance of Delray Residential Associations, Coalition of Boynton West Residential Associations, Le Rivage HOA, The Oaks at Boca Raton POA and Long Lake Estates HOA. Letters are added to Exhibit 10 as they are received during the course of the amendment process.
- C. Informational Meeting:** The Planning Division hosted a meeting with area residents and interested parties to relay information regarding the amendment and development approval process on October 3, 2017. One representative of the Clint Moore Coalition attended as well as the agent for the amendment. No comments were provided.

III. Conclusions and Recommendation

The amendment consists of a site-specific future land use designation change on 12.77 acres from Agricultural Reserve to Institutional & Public Facilities and a text amendment to the Comprehensive Plan to allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier for Congregate Living Facilities Type 3 up to 8 units per acre. Although CLFs are allowed in the Tier within AGR-PUDs, they are currently limited to the 1 unit per acre to calculate the maximum number of beds (2.39 beds per unit) and are required to have a 60-80% preserve area. This calculation would yield 30 beds on the subject site, clustered onto 40%, rather than the 235 beds requested in the concurrent zoning application. The proposed text amendment would allow development that is significantly higher than surrounding uses and any other allowed use permitted in the Tier.

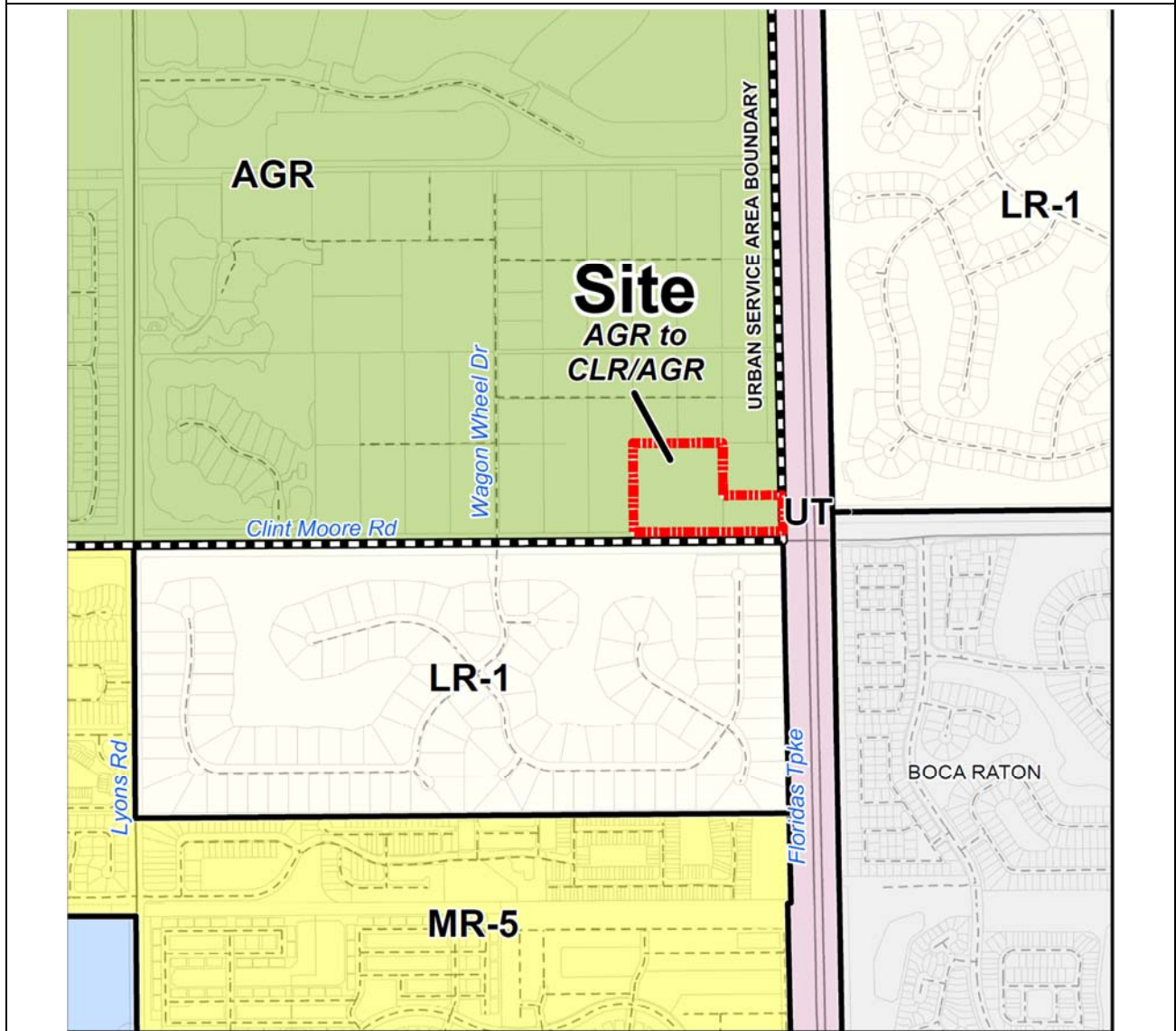
Two additional private text and FLUA amendments, Morning Star MLU at the corner of Atlantic Avenue and the Florida Turnpike and Poet’s Walk are proceeding with similar applications. Since this is a site-specific application, the applicant is limited to requesting this concept for the subject site. Therefore, if the Board supports allowing the CLR FLU at a density of greater than one unit per acre in the Agricultural Reserve, then a more appropriate approach would be to direct staff to pursue a County Initiated text amendment to the Comprehensive Plan addressing this concept on a broader scale.

As such, staff recommends **denial** of the amendment.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Applicant's Proposed Text Amendment	E-4
3. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes	E-7
4. Applicant's Public Facility Impacts Table	E-25
5. Applicant's Traffic Study (<i>available to the LPA/BCC upon request</i>)	E-27
6. Palm Beach County Traffic Division Letter	E-28
7. Water & Wastewater Provider LOS Letter	E-29
8. Applicant's Disclosure of Ownership Interests	E-30
9. Urban Sprawl Analysis	E-46
10. Correspondence	E-48

Exhibit 1

Amendment No:	Clint Moore Turnpike CLF (LGA 2017-007)
FLUA Page No:	106
Amendment:	From Agricultural Reserve (AGR) to Congregate Living Residential with an underlying Agricultural Reserve (CLR/AGR)
Location:	North side of Clint Moore Road, west of the Florida Turnpike
Size:	12.77 acres
Property No:	00-42-43-27-05-071-1170; 00-42-43-27-05-071-1192
Conditions:	None



Legal Description

Legal Description:

Parcel 1:

Lots 117 and 118, Block 71, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Pat Boook 2, Pages 45 through 54, Inclusive, of the public records of Palm Beach Count, Florida, more particularly described as follows:

Commence at a #60 nail located at the intersecting point of the centerline of wagon wheel drive and the southline of said block 71, run thence north 89 degrees 58'50" East along the said south line, a distance of 1005.21 feet to a concrete monument #LB3763 marking the southwest corner of said lot 117; said monument also bing the point of beginning of the herein described tract; run thence North 00 degrees 02'50" West, along the west line of said lot 117, a distance of 660.13 feet to a concrete monument #LB3763 marking the Northwest corner of said lot 117; run thence North 89 degrees 56' 45" East along the northerly line of said lots 117 and 118, distance of 660.04 feet to a concrete monument making the northeast corner of said lot 118: run thence South 00 degrees 02' 38" East, along the Easterly line of said lot 118, a distance of 660.18 feet to a concrete monument #LB3763 marking the Southeast corner of said lot 118; run thence west, a distance of 660.00 feet to the said point of beginning of the herein described tract, lying and being in Section 32, Township 46 South, Range 42 East, Palm Beach County, Florida.

Said lands contain **10.002 acres**, more or less, situate, lying and being in Palm Beach County, Florida.

TOGETHER WITH:

Parcel 2:

Tracts 119 and 120 Block 71, Palm Beach Farms Company, Plat No. 3, according to the map or plat thereof as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

Less and except the Flordia Turnpike a/k/a the Sunshine State Parkway Right of Way through Tract 120.

And Less

A portion of Tracts 119 and 120, Block 71 Palm Beach Farms Company Plat No. 3 according to the Plat thereof as recorded in Plat Book 2, Page 45 through 54, Public Records of Palm Beach County, Florida, bein more particulary described as follows:

Beginning at the Northwest corner of said Tract 119; thence North 89 degrees 33' 47" East, along the North line of said Tracts 119 and 120 a distance of 444.70 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of Lake Worth Drainage District E-2-W Canal, a distance of 386.89 feet; thence South 89 degress 33' 47" West along a line 386.66 feet South of (as measured at right angles) and parallel with the North line of said Tracts 119 and 120, a distance of 449.98 feet; thence North 00 degrees 26' 50" West, along the West line of said Tract 119, a distance of 386.86 feet of the point of beginning.

And Less

A portion of Tracts 119 and 120 according to the Plat of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, and lying within Section 5, Township 47 South, Range 42 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract 119; thence South 89 degrees 33' 47" West, along the North line of Tract 119, a distance of 199.48 feet; thence South 00 degrees 26' 13" East, a distance of 660.00 feet to the Point of Beginning of the herein described parcel and a point of intersection with a non-tangent curve, concave to the South, having a radius of 2,837.00 feet, the radius point of said curve bears South 05 degrees 41' 22" East; thence Northeasterly, along the arc of said curve through a central angle of 05 degrees 41' 01", a distance of 281.42 feet; thence North 89 degrees 59' 34" East, a distance of 42.90 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of the Lake Worth Drainage District E-2-W Canal, a distance of 11.51 feet; thence South 89 degrees 33' 47" West, along the North line of the 50 foot road, ditch and dyke reservation according to the Plat of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, as conveyed to Lake Worth Drainage District (L-40 canal Right of Way) per O.R. Book 1585, Page 505, a distance of 324.11 feet to the Point of Beginning.

Said lands contain **2.769** acres, more or less, situate, lying and being in Palm Beach County, Florida.

Total lands for Parcel 1 and 2 contain **12.771 acres**, more or less, situate, lying and being in Palm Beach County, Florida.

Exhibit 2

Proposed Text Amendment

A. Future Land Use Element, Clint Moore CLF

REVISIONS: To add a policy and related language to allow properties to be designated with a Congregate Living Residential (CLR) future land use designation with up to 8 units per acre density in the Agricultural Reserve Tier. The revisions are numbered below, and shown with the added text underlined.

A.1 Policy 1.5-h: Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve (AGR) future land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table III.C.1, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD) , Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre. Congregate Living Facilities Type 3 within the Agricultural Reserve Tier with a Congregate Living Residential (CLR) future land use designation are subject to the density in Table 2.2.1-g.1. The CLR designation is limited to properties fronting Clint Moore Road that are adjacent to a non-residential future land use designation, and further limited to the following site:

- Clint Moore CLF, LGA 2017-007, Ordinance 2017-####.

A.2. Policy 1.5.1-q: AGR-Multiple Use Planned Development. New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:

1. Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right-of-Way Identification Map;
2. Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;
3. The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; ~~and~~
4. Required Preserve Area shall be subject to the standards and requirements of an AgR-TMD preserves-;
5. Congregate Living Facilities (CLF) are permitted within AgR-MUPDs within Congregate Living Residential (CLR) future land use subject to the density in Table 2.2.1-g.1.

A.3.

Table 2.2.1-g.1

Residential Future Land Use Designation Maximum Density

Future Land Use Designation		Dwelling Units per Gross Acre
		Maximum
Congregate Living Residential	CLR	<u>8</u> /12 ³

1. and 2. Unaltered and omitted for brevity

3. The CLR future land use designation allows a maximum density for a CLF Type 3 of up to 12 units per acre in the Urban/Suburban Tier, and up to 8 units per acre in the Agricultural Reserve Tier.

A.4. REVISE Policy 2.2.1-j: Table 2.2.1-j.1 establishes the consistent residential zoning and planned development district for the Residential Future Land Use Designations. In addition, within the Urban/Suburban Tier of the Glades Tier, the Agricultural Residential and Agricultural Production zoning districts are consistent with all residential future land use designations.

Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency¹

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
High Residential	RE, RT, RS, RM, RH	PUD, TND, MHPD
Congregate Living Residential	RM	PUD, TND, TMD, MUPD, MXPDP ³

Note:

1. & 2. Unaltered and omitted for brevity

3. The CLR designation is consistent with the TND, TMD, MUPD and MXPDP when applied as an underlying designation for a mixed or multiple use project, and for properties in the Agricultural Reserve Tier. Such planned developments shall utilize the ULDC property development regulations for Institutional and Public Facilities future land use MUPD and the uses allowed shall be those allowed by the RM zoning district.

A.5. REVISE

TABLE III.C, FUTURE LAND USE DESIGNATION BY TIER

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA ¹
<u>Congregate Living Residential</u>	<u>CLR</u>	<u>X</u>	---	---	— <u>X</u>	---

1. Notes are unaltered and omitted for brevity

A.6. REVISE

TABLE III.C.2
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use
Categories and Non-Residential Uses

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15 ¹²	.20
Institutional & Public Facilities ⁸		.1-.45	.20	.10	.15 .35 ⁶	.10

Notes:

1 through 11 omitted for brevity

12. The maximum FAR for the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier is .35.

Exhibit 3

Applicant's Justification/Consistency with Comprehensive Plan

Request

On behalf of the property owners Ronald Simon and Alternate Educational Systems Property 4, LLC and the applicant, Allegro Development Company, LLC., Urban Design Kilday Studios (hereinafter referred to as the agent) has prepared and respectfully submits applications to request a Comprehensive Text Amendment and a Large Scale Future Land Use Atlas (FLUA) Amendment for a 12.8 acre property (hereinafter referred to as the subject property) on the northwest corner of Clint Moore Road and the Florida Turnpike. The subject property currently has a Future Land Use Atlas (FLUA) designation of Agriculture Reserve (AGR). The subject property is comprised of the following two (2) parcel control numbers (PCN), acreage amounts and their respective ownership listed.

1. 00-42-43-27-05-071-1170
10± Acres in Size
Owned by: Ronald Simon
2. 00-42-43-27-05-071-1192
2.8± Acres in Size
Owned by: Alternate Educational Systems Property 4, LLC

The applicant is requesting approval of a private text amendment to add a policy and related language to allow properties to be designated with a Congregate Living Residential (CLR) future land use designation with up to 8 units per acre density in the Agricultural Reserve Tier specific to the subject site.

On November 16, 2016, the applicant has submitted a concurrent zoning map amendment application to accompany the text and land use amendment requests. This zoning map amendment is requesting to abandon the previously approved conditional uses for Day Care, General and Elementary School and all conditions for the Randazzo School, and approval to rezone 12.8 acres to Institutional (INST) Multiple Unit Planned Development (MUPD) zoning district, approval of two (2) requested use, and approval of two (2) Type II concurrent variances. As required, the zoning application does include a Preliminary Site Plan that defines the proposed intensities associated with the development.

Additionally, on December 7, 2016, a Privately Initiated Amendment (PIA) was submitted to request to amend the Palm Beach County (PBC) Unified Land Development Code (ULDC), Article 4.B.1.C.1.d.3., as currently being proposed to be amended by the PBC Board of County Commissioners (BCC) on February 23, 2017. The proposed Comprehensive Text Amendment results in the PIA request to amend the ULDC so that the proposed Plan Text Amendment can be implemented via the ULDC, if adopted. This PIA request is further discussed in the ULDC Amendments section herein.

Project History:

While the subject property is currently vacant, it does have a valid development order to allow a 500 student elementary school with a 240 student daycare facility. The project was originally granted approval for a Class B Conditional Use by the Palm Beach County Zoning Commission

on December 1, 2005 to allow a Day Care, General, via ZR-2005-004. The site plan included only the 10 acre parcel (lot 1170) and depicted two phases, the first for 10,600 square feet for the day care use and 5,427 square feet of administration area. The 2nd phase included two (2) elementary school buildings.

Resolution R-2006-0019 was approved by the Board of County Commissioners on January 5, 2006 as a Class A Conditional Use, which in effect approved the Use/Phase 2 of the site plan for the elementary school. The owner has since received time extensions, the latest being granted by the Monitoring Division on June 9, 2016 which extended the commencement of development date to March 13, 2018 and the Traffic Buildout date to March 9, 2018. July 24, 2017. However, an additional extension request was also submitted on October 15, 2016 for the most recent emergency extension request and we are currently awaiting the issuance of that approval letter.

The 2.8± acre parcel is surrounded by a water retention area owned by Palm Beach County to the north, the Florida's Turnpike to the east and the balance of the subject property to the west. The 10 acre portion of the property is adjacent to larger lot residential uses to the north and west, which all also have AGR land use and zoning. Both parcels front on Clint Moore Road. To the south of Clint Moore Road is existing residential development known as Delray Lakes Estates/Long Lake Estates.

Comprehensive Plan Text Amendment Request

The purpose of this text amendment request is to amend the Plan to allow for the creation of Congregate Living Facilities in the Agricultural Reserve Tier. The amendment would allow for these types of facilities only when located on an arterial or collector roadway where contiguous to the Urban Suburban Tier. This proposed language would limit the locations to Clint Moore Road, Atlantic Avenue, Boynton Beach Blvd. and State Road 7, as these are the only roadways within the Agricultural Reserve that would meet the roadway classifications in the proposed policy and that are contiguous to the Urban Suburban Tier (being adjacent to the Florida's Turnpike).

Both parcels front on Clint Moore Road. To the south of Clint Moore Road is existing residential development known as Delray Lakes Estates/Long Lake Estates.

Congregate Living Facility Density/Intensity Assessment in Support of the Plan Text Amendment:

A review of various approvals in unincorporated Palm Beach County is provided in summary below and on an exhibit chart submitted with this request. It is the applicant's opinion that rather than density, intensity is an acceptable measurement for development and the property development regulations will guide the form of development and assure compatibility with surrounding uses. Setbacks, buffers and other mitigation measures will be provided that any perceived negative impacts are addressed via the form of development.

1. **Allegro at Boynton Beach:** This property is located in unincorporated Palm Beach County. It is located in the Urban Suburban Tier with a land use designation of INST/8 and a zoning of MUPD. The project was approved for a 136 unit/140 resident CLF, which resulted in a density of 18.13 units per acre or 18.67 residents per acres on 7.5 acres. The FAR based on 326,704 square feet equated to .45, consistent with this request. The building had a maximum height of three stories
2. **Allegro at Abacoa:** This property is located in the Town of Jupiter and has a MXD (Mixed Use) land use and an MSC RN Zoning Sub-district. The property was approved for a 145

units/161 bed CLF which equated to 20.98 units per acre and 23.30 beds per acre on 6.91 acres. The FAR based on 155,000 square feet equated to .51, exceeding the FAR requested herein. The building height was three stories maximum.

3. **Clarity Point Alton:** This project is located in Palm Beach Gardens and has a DRI/MXD (Mixed Use) land use and PCD/MXD (Planned Commercial Development/Mixed Use) zoning. The parcel was approved for a 215 unit/256 bed CLF equating to 32.72 units per acre/38.96 beds per acre. The FAR based on 234,491 square feet equated to .82, exceeding the FAR requested herein. The building height was four stories maximum.
4. **Institute for Healthy Living:** This project is located in the Town of Jupiter and has a MXD (Mixed Use) land use and MXD (Mixed Use) zoning. The parcel was approved for a 221 bed CLF equating to 25.09 beds per acre, on 8.81 acres. The FAR based on 235,445 square feet equated to .61.
5. **Clarity Point Coconut Creek:** This project is located in the Town of Coconut Creek and was approved for an 84 bed CLF on 5.0 acres. This equated to 16.8 beds per acre and provided for a .28 FAR.
6. **Allegro Stuart:** This project is located in Stuart and was approved for a 195 unit/213 bed CLF equating to 19.56 units per acre/21.36 beds per acre on 9.97 acres. An FAR of .46 was approved, consistent with this request.
7. **Allegro Parkland:** This property is located in the City of Parkland and is proposed for a 177 unit/219 bed CLF equating to 20.51 units per acre/25.38 bed per acre on 8.63 acres. The FAR is .51, exceeding that proposed with this request.
8. **Mangrove Bay:** This property is located in the Town of Jupiter and has MXD land use and PUD zoning. The site plan provided for 172 units or 11.79 units per acre, but no bed count. Per Palm Beach County's provision of 2.39 beds per unit, this would equate 41.72 beds per acre. Based on the proposed square footage of 751,604, an FAR of .99 but this also included 26 villas and a 104 mid-rise building.
9. **Allegro Winter Park:** This property is located within Casselberry, FL and proposed a 158 unit/229 bed CLF on 9.19 acres. This equates to 17.19 units per acre/24.91 beds per acre. An FAR of .44 was achieved, consistent with that proposed herein.
10. **Sunspire Health:** This is a small reuse project in unincorporated Palm Beach County and proposed 8 units/12 beds on .86 acres, equating to 9.3 units per acre/13.95 beds per acre. The FAR was based on existing residential duplex units and was .22, far below what is proposed due to the unique nature of the project.
11. **Sunrise Senior Living Center:** This project is located in unincorporated Palm Beach County and has INST/8 land use with PUD zoning in the US Tier. It proposed an 80 unit/101 beds CLF on 5.31 acres, equating to 15.07 units/19.02 beds per acres. The proposed 71,436 square feet resulted in an FAR of .31. The buildings were three stories in height and the density was limited due to a land use condition for a CLF.
12. **Elizabeth Faulk MUPD:** This project is in unincorporated Palm Beach County and has a land use of INST/8 with MUPD zoning in the Urban Suburban Tier. The project proposed 96 units/116 beds equating to 9.6 units/11.6 beds per acre on 10.01 acres. However, this project also had an existing medical office building on site. This resulted in an FAR of .24 for the overall site,
13. **Cobblestone Place:** This project is in unincorporated Palm Beach County within the Civic Pod of a PUD with HR12 land use. It proposed 152 units/168 beds equating to 25.33 units/28 beds per acre. Based on 6.0 acres, the resulting FAR was .66 with a 1, 2 and 3 story product. The property was also conditioned in regard to the HR12 density for use only for the CLF.
14. **HarborChase of Wellington:** This property is also in unincorporated Palm Beach County and had INST/MR5 land use and PUD zoning. It proposed 136 units and 156 beds equating to 7.43 units per acre/8.53 beds per acre on 18.28 acres. The resulting FAR was

.17. This is not a typical scenario as the property was oversized and included an unusual amount of unutilized land area.

15. **Harbor Chase Palm Beach Gardens:** This property is located within Palm Beach Gardens and has MXD land use and PCD zoning. The project proposed 140 units resulting in 18.13 units on 7.72 acres. Using the County's 2.39 residents per unit, this would equate to 334 residents which would equate to 43.26 residents per acre. The FAR for the project was .34.
16. **Lake Worth CLF:** This project is in unincorporated Palm Beach County and had a land use of CH/8 and MUPD zoning. It was a conversion of an existing hotel. It proposed 114 units/165 beds, resulting in 17.24 units/24.96 beds per acre. (18 TDR's were purchased). The FAR was .20 based on the parcel size of 6.61 acres for density/intensity calculations.
17. **La Pasada:** This property is in the City of Palm Beach Gardens and proposed 301 units and 88 beds, resulting in 13.37 units/28.32 beds per acre and an FAR of .46.

ULDC Amendments:

In order to implement the proposed text change, a revision to the Unified Land Development Code (ULDC) is required. A Privately Initiated Amendment (PIA) was submitted to the Code Revision Section on December 7, 2016.

Please see below for an assessment of the current ULDC provisions which require that CLF's be regulated by the property's residential land use density in regard to the maximum number of residents, as well as the proposed revisions currently being recommended by staff, and finally the language proposed to be added as part of this request. This request is based on the assumption that the proposed language will be adopted in February. Those changes include removing Table 4.B.1.A, Maximum Permissible Occupancy in Type 3 Congregate Living Facilities and clarifying that the occupancy is based on the residential land use associated with the property.

Per today's current ULDC -Amend 4.B.1.A.34.a.3):

The maximum number of residents/beds is currently determined by Table 4.B.1.A, Maximum Permissible Occupancy in Type 3 Congregate Living Facilities, below; or, in the case of TDR's or a non-residential district by the alternate density specified in the Plan by 2.39 residents. [Ord. 2005-002] [Ord. 2012-003]

Per proposed Use Regulation Project Revisions- Amend 4.B.1.C.1.d.3):

The maximum occupancy shall be determined by FLUE Table III.C.1. of the Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 beds.

Per the proposed ULDC text amendment for the PIA request- Amend 4.B.1.C.1.d.3):

The maximum occupancy shall be determined by FLUE Table III.C.1. of the Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 beds.

While each CLF referenced above has unique characteristics associated with the proposed development program, many of the examples indicate that the FAR is an acceptable method of determining the appropriate built environment associated with CLF projects. Within unincorporated Palm Beach County, it is not unusual at all that the existing method of increasing the density associated with the site of requesting an increase to the underlying residential density is often accompanied with conditions of approval in the ordinance that limits the use of the increased density to CLF's only (See following Condition of Approval from Ordinance 2015-009).

1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility

(CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).

This approach also supports the fact that these uses, based on the locational criteria, buffering and setback requirements, are more appropriately regulated by intensity rather than density. As conditions are applied that allow for increased density only for this use, it also somewhat acknowledges the fact that the uses are less impactful than traditional residential development based on the lower traffic generation and the fact that typically a majority of the residents would not be driving a vehicle.

In fact, conversations with both the Planning Department and Zoning staff have indicated that staff is considering a ULDC amendment in the future which would apply to all Type 3 CLF's. However, this requested amendment would only allow those specifically allowed within the AGR Tier on parcels with INST land use, where adjacent to the US Tier.

It may be beneficial to note that the current zoning application in process for the subject site is currently proposing 258 residents/beds on a 12.8 acre parcel, resulting in a density of 20.15 residents per acre. The proposal also includes a 240 children day care and in total is proposing an FAR of .41 inclusive of both uses. Even so, this is comparable with Projects Nos. 1, 2, 4, 6, 7, 9, 13, and 15 outlined above and below the density and FAR associated with Project Nos. 3, 8, and 17.

Comprehensive Plan Consistency

This Comprehensive Text Plan request is consistent with the intent, objective and policies of the Comprehensive Plan as proposed to be amended as follows:

OBJECTIVE 1.5 The Agricultural Reserve Tier

General: The Agricultural Reserve area is a portion of the County that encompasses unique farmland and wetlands. Based on policy direction adopted by the Board of County Commissioners in 1995, it is to be preserved primarily for agriculture. To preserve the area for agricultural use, several programs are offered, including unique development options targeted to achieve the goal of farmland protection and agricultural perpetuation. It is through this combination of public action and private development that a viable program for the protection of farmlands and the perpetuation of agriculture will occur.

This request is consistent with this Objective as an institutional use with a residential component is allowed in the Agricultural Reserve Tier. The property which will be the subject of the site specific amendment is not in agricultural production and has a valid development order on the parcel which would allow the construction of a 240 children day care facility and a 500 student elementary school. As such, the proposal will not reduce the amount of active agricultural production in the Ag Reserve.

Objective: Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

Again, the proposal is consistent with this Objective. The CLF and the Day Care will provide for uses to serve the needs of the residents of the tier, as well as residents in the nearby Urban Suburban Tier. Allowing for the CLF will allow residents of the Ag Reserve to transition as needed to a facility near their friends and family. Additionally, the already approved day care will also serve the surrounding community. Again, a portion of the property is already approved for a school and day care and the proposal will not reduce the amount of active agricultural land within the Ag Reserve.

The allowance for the uses to develop to an FAR more comparable to that of the Urban Suburban Tier will allow for a needed use in the area and the surrounding population ages and will also provide for some synergy between the two proposed uses.

Policy 1.5-r: Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.

The request is consistent with this this policy as the proposed uses are allowed in the Agricultural Reserve Tier, west of State Road 7. The Policy is clear that other institutional uses, not just limited to churches and social services, are allowed.

2.2.8 Institutional and Public facilities

Policy 2.2.8-d: The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.

The request is consistent with this policy as the uses proposed will be compatible with the purpose of the Agriculture Reserve Tier.

Policy 1.5-s: This policy refers to Institutional uses in the Tier that existed prior to the establishment of the Ag Reserve Tier.

The request is consistent with this policy as the uses proposed will be compatible with the purpose of the Agriculture Reserve Tier.

CONSISTENCY & COMPATIBILITY FOR FLUA REQUEST

This land use amendment request is consistent with the intent, objective and policies of the Comprehensive Plan as follows:

- 1. Justification:** The applicant is requesting to amend the FLUA designation of the subject property from Agriculture Reserve (AGR) to Institutional & Public Facilities (INST) with an underlying future land use of Agricultural Reserve (AGR).

- 1)** Per Policy 2.1-f of the FLUE of the PBC Plan an applicant must provide adequate justification for the proposed future land use:

Applicant's Description: As mentioned above, a concurrent application has been submitted to amend the text of the Palm Beach County Comprehensive Plan. This text amendment is proposing to allow for the creation of Congregate Living Facilities in the Agricultural Reserve Tier, located on an arterial or collector

roadway, only where contiguous to the Urban Suburban Tier. The request also includes an amendment to Table III.C.2 to allow Congregate Living Facilities and/or Day Care Facilities to have a .45 FAR, consistent with that permitted in the Urban/Suburban Tier. This will permit the CLF to comply with the FAR limitations, rather than the density limitations for underlying residential land use categories.

As previously mentioned above, the project was originally granted approval for a Class B Conditional Use by the Palm Beach County Zoning Commission on December 1, 2005 to allow a Day Care, General, via ZR-2005-004. The site plan included only the 10 acre parcel (lot 1170) and depicted two phases, the first for 10,600 square feet for the day and 5,427 square feet of administration area. Resolution 2006-0019 was approved by the Board of County Commissioners on January 5, 2006 as a Class A Conditional Use, which in effect approved the Use/Phase 2 of the site plan.

Given the not only the adjacency of this property to the Urban Suburban Tier to the south and the Florida's Turnpike, but also the urban residential densities that have been constructed or are planned for this southern area of the Agricultural Reserve, this use is not out of character with the surrounding area. Additionally, the use will provide a needed service to the residential population in the area by allowing an alternative occupancy choice and allowing residents who require the type of care anticipated to be provided to stay in the vicinity of their family and friends.

In regard to the Day Care component, this use was already approved by the Zoning Commission for the use. The applicant feels that the potential to site these two uses together on the property creates a synergy which could prove mutually beneficial to both operators. It is envisioned that there could be some volunteer/mentoring opportunities, as well as other interaction and programs between the uses.

The proposed text amendment also limits the potential locations that the CLF use could occur in the Ag Reserve, based not only on the limitations associated with the contiguity requirement to the Urban Suburban Tier, but also on existing uses and site size associated with the areas that would qualify.

These are addressed below:

Atlantic Avenue and the Florida's Turnpike:

The southwest corner of this intersection is currently developed with a Planned Unit Development approved in 1979 via Resolution 1979-0199. The Master Plan for the project indicates it is 130.4 gross acres in size, approved for 92 single family homes at a net density of 1.0 unit per acre. The last zoning action on this property was in 2011 via an approval for a Development Order Amendment to delete an engineering condition of approval via R-2011-1449. As this property is developed, it is unlikely that it would ever be redeveloped for a Congregate Living Facility (CLF) or Day Care Use.

The northwest corner of this intersection is currently vacant and is approximately 14.58 acres in size, under the ownership of Morningstar Nursery, Inc. The property has both land use and zoning designations of Agricultural Reserve (AGR).

This property could potentially meet the requirements of these proposed Comp Plan revisions to request a CLF at this location.

Boynton Beach Boulevard & the Florida's Turnpike:

The southwest corner of this intersection is occupied by two (2) parcels which are being utilized to meet the preservation area requirement for the Canyon Lakes TMD, located at the southeast corner of Boynton Beach Blvd. and Lyons Road. Based on the preservation designation affixed to this parcel, it does not appear that this parcel would qualify to utilize the new policy to allow a CLF at this location.

The northwest corner of this intersection is a 9.26± parcel of land that appears to be currently utilized as nursery and is under the ownership of Paul B. Dye, et al. This property could potentially utilize these policy revisions to propose a CLF on the parcel as it is adjacent to land area associated with the interchange to the Florida's Turnpike.

Clint Moore Road:

Moving from the subject property to the west along Clint Moore Road, all the properties on the north side of Clint Moore Road would be contiguous to the Urban Suburban Tier. The large lots to the west, but east of the La Rivage Agr PUD located at the northwest corner of Clint Moore and Lyons Road appear to be residential in nature, some with agricultural uses such as nurseries. They are generally five acres in size. While the potential for these parcel to utilize the proposed revisions exists, these types of uses generally draw from a three to five mile range. It is unlikely that with the establishment of a CLF on the subject property another CLF would locate in this section of the Clint Moore Road corridor.

The only other parcel in the corridor within the Agricultural Reserve Tier is Clint Moore Animal Hospital, which is located immediately adjacent to and west of the Thomas Packing Plant that was recently removed from the AGR Tier. The parcel is 4.77 acres in size and is owned by Leslie Buttler. It has FLUA land designation of AGR and is zoned AGR with a Special Exception for a veterinarian clinic. The clinic is approved for 13,047 square feet, and it has an FAR of 0.062 (Control # 85-00067). As an existing viable business currently exists on the property, and as a 150 bed CLF is currently being proposed as part of the Thomas Packing MUPD rezoning, it is also unlikely that this parcel would support such a use if the CLF on Thomas is constructed.

East of State Road 7:

There is very limited land area towards the north end of the Ag Reserve on the east side of State Road 7 which could potentially qualify to utilize this Plan change. The land abutting State Road 7, is immediately south of the Melrose Park. The property is under the ownership of Jlojaq, LLC and is approximately ±14.25 acres in size.

Of note, the requested FLUA change to INST is not the first property to utilize this approach in the AGR Reserve. The Bethesda West Hospital MUPD located at the northeast corner of US 441/State Road 7 and Boynton Beach Boulevard had a AGR land use designation at one time and then requested and was approved a

INST land use change. This demonstrates that per the Comprehensive Plan INST future land uses are allowed in the Agriculture Reserve Tier.

2) Per Future Land Use Element Policy 2.1-f, the basis for the requested change is based upon the following criteria:

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

Applicant's Description: While there have not been any recent changes in the immediate area, the properties to the south and the east are developed as densities and intensities associated with the Urban Suburban Tier. Additionally, while this request does not include the removal of the parcel from the Agricultural Reserve Tier, The Thomas Packing Plant located on the northeast corner of State Road 7/US 441 was recently removed from the tier and will be development with Urban Suburban density/intensity consistent with the surrounding development. The property development regulations contained in the Unified Land Development Code will require the project to meet buffering and setback requirements to provide for compatibility between the proposed uses and the adjoining large lot development to the north and east. However, it is important to note in that regard that the property currently has valid development approvals to construct the school and day care on the 10 acre parcel, uses that are considered Institutional in nature.

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

Applicant's Description: Overtime the general area has been moving from agricultural production and more towards residential developments and nearby urban uses. This is a result of numerous residential PUD's that have been approved and constructed east of State Road 7. Additional development approvals have also been granted that have not yet begun construction. The change proposed will allow the parcel to provide the services offered by a CLF to the nearby residents and their families, allowing for residents to age in a place, close to family and friends. The subject site is currently vacant but, again, already has valid approvals for a School and Day Care, institutional uses already deemed appropriate for the property via the granting of the approvals.

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

Applicant's Description: Over time, the regulations associated with the residential PUD options for development in the Agricultural Reserve, especially that development be located on the east site of State Road 7/US 441, have resulted in numerous PUD's being constructed in the area, including The Oaks and La Rivage. Additional PUD's are approved on Lyons Road and more recently the Thomas Packing Plant was removed from the Reserve and is being planned for urban/suburban development. More institutional uses urban services are needed to serve the increase in population in the area.

- *Inappropriateness of the adopted FLU designation*

Applicant's Description: A request is not being made to remove the existing AGR land use designation from the property, but to provide for an

overlying INST designation. Institutional uses are permitted in the underlying AGR designation. However, the INST is being requested in order to effectuate a mechanism to provide for a CLF on the property, an institutional use need in an area that is developed with an urban/suburban development pattern. The current AGR designation to become inappropriate in order to provide for uses needed in the area.

2. **Residential Density Increases:** The application is not requesting to increase residential density. The companion text amendment will allow for the site to be regulated by intensity, rather than density, not unlike the approach of other jurisdictions to the CLF use.

3. **Comprehensive Plan, Florida Statutes and Compatibility:**

- o **OBJECTIVE 1.5 The Agricultural Reserve Tier**

General: The Agricultural Reserve area is a portion of the County that encompasses unique farmland and wetlands. Based on policy direction adopted by the Board of County Commissioners in 1995, it is to be preserved primarily for agriculture. To preserve the area for agricultural use, several programs are offered, including unique development options targeted to achieve the goal of farmland protection and agricultural perpetuation. It is through this combination of public action and private development that a viable program for the protection of farmlands and the perpetuation of agriculture will occur.

- o **Applicant's Description:** This request is consistent with this Objective as the Institutional land use is allowed in the Agricultural Reserve Tier. The subject property is not in agricultural production and has a valid development order on the parcel which would allow the construction of a 240 children day care facility and a 500 student elementary school. Based on this, it is not anticipated that the parcel would ever be utilized for active agricultural production.

Objective: Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

- o **Applicant's Description:** Again, the proposal is consistent with this Objective. The CLF will provide for uses to serve the needs of the residents of the tier, as well as residents in the nearby Urban Suburban Tier. Allowing for the CLF will allow residents of the Ag Reserve to transition as needed to a facility near their friends and family. Additionally, the already approved day care will also serve the surrounding community. Again, a portion of the property is already approved for a school and day care and the proposal will not reduce the amount of active agricultural land within the Ag Reserve.

The allowance for the uses to develop to an FAR more comparable to that of the Urban Suburban Tier will allow for a needed use in the area and also provides for synergy between the two proposed uses.

- **Policy 1.5-r:** Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.
 - o **Applicant's Description:** The request is consistent with this this policy as the proposed uses are permitted in an INST MUPD and are proposed to be located east of State Road 7. The Policy is clear that other institutional uses, not just limited to churches and social services, are allowed.
- **Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.
 - o **Applicant's Description:** As shown in Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc. The proposed development will sufficiently utilize the existing urban services in the area.
- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
 - o The natural environment, including topography, soils and other natural resources;
 - **Applicant's Description:** Please see Attachment L for the Natural Feature Inventory & Map.
 - o The availability of facilities and services;
 - **Applicant's Description:** Below is more detailed information on each of those facilities and services:
 - a. *Traffic:* Please see Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by Susan O'Rourke.
 - b. *Mass Transit:* The nearest Palm Tran bus route is Route 3 that stops at stop 70 located at the intersection of Linton Boulevard and Military Trail. The closest Tri-Rail connection is the Boca Raton which can be accessed via Palm Tran Route 2.
 - c. *Potable Water and Wastewater:* Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department and the Level of Service Statement for Potable Water and Wastewater prepared by Simmons & White, Inc.
 - d. *Drainage:* Please see Attachment J for Drainage Statement prepared by Simmons & White, Inc.
 - e. *Fire Rescue:* Please see Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #54 located at 18501 State Road 7 and is approximately 2.75 miles from the subject property.
 - o The adjacent and surrounding development;
 - **Applicant's Description:** Please refer to the surrounding uses

section below.

- o The future land use balance;
 - **Applicant's Description:** As stated previously, the proposed FLUA Amendment to AGR to INST with an underlying future land use of AGR on the subject property will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.
- o Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
 - **Applicant's Description:** Not applicable.
- o The prevention of urban sprawl as defined by 163.3164(51), F.S.;
 - o **Applicant's Description:** Please refer to the Florida Statutes, Section 163.3177.(6).(a).9.a and b. section below.
- o Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.
 - **Applicant's Description:** Not applicable.

Policy 2.1-g: The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

- o **Applicant's Description:** The proposed amendment would create an institutional use designation along the Clint Moore Road corridor to provide for institutional uses on the subject site by utilizing a vacant within an area predominantly developed with urban/suburban densities and intensities. Institutional uses will provide needed services to existing and future residents in the vicinity to help balance the needs created by the development of AGR PUD's in this area of the County and the associated increase in population.

Policy 2.1-h: The County shall not approve site specific FLUA amendments that encourage piecemeal development.

- o **Applicant's Description:** The site is surrounded by built developments or parcels currently being used for residential type purposes and is adjacent to the Florida's Turnpike to the east. As such, the proposed amendment does not encourage piecemeal development, nor does it create residual parcels.
- **Policy 2.2.2-8: Institutional and Public Facilities**

Policy 2.2.8-d: The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.

 - o **Applicant's Description:** The request is consistent with this policy as the uses proposed will be compatible with the purpose of the Agriculture Reserve Tier as the proposed INST MUPD is consistent with the proposed INST Land Use.

- **Florida Statutes, Section 163.3177.(6).(a).9.a:** 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.

- o Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

- **Applicant's Description:** The applicant is requesting to change the FLU of the property from AGR to INST with an underlying future land use of AGR for the purpose of providing additional services along the Clint Moore Road corridor. The amendment does not promote low intensity/density or single-use development.

- o 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.

- **Applicant's Description:** The property is contiguous to the Urban/Suburban Tier to the south and existing development to the north and west. The area is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities are existing in the immediate area.

- o Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

- **Applicant's Description:** The development is not isolated in nature as existing development exists to the north, east, south and west. The vacant property could be considered infill in that regard.

- o 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.

- **Applicant's Description:** 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. Pursuant to the Environmental Assessment prepared by EW Consultants, the land has set fallow for some time and predominately cleared of vegetation. The site is mapped as 'undeveloped land within urban areas' and supports exotic and nuisance species, as well as some native species to a lesser extent. 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.

- o 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.

- **Applicant's Description:** The uses to the south and east are not

agricultural in nature. The uses to the north and west, while larger lots development, are predominantly residential in nature. As such no negative impacts to agricultural uses are anticipated with the land use change. This is also evident by the current approvals in place on the 10 acre parcel for a school and day care.

o Fails to maximize use of existing public facilities and services.

- **Applicant's Description:** This amendment will maximize the use of existing facilities. PBCWUD has confirmed that it has capacity to service the subject property under its proposed FLUA amendment and facilities are existing. Also, existing fire rescue facilities are also located within close proximity of the subject property as is mass transit services from Palm Tran. Therefore, the proposal will maximize the existing public services in the area.

o Fails to maximize use of future public facilities and services.

- **Applicant's Description:** This amendment will maximize the use of any future facilities proposed or constructed in the future and provide additional tax base in order to allow for any expansion. Therefore, the proposal will maximize the existing public services in the area.

o 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.

- **Applicant's Description:** As a result of the existing development located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure. Also, the proposed development will address stormwater management on site and will be required to comply with Palm Beach County Traffic Performance Standards.

o Fails to provide a clear separation between rural and urban uses.

- **Applicant's Description:** Allowing INST land use for a potential CLF on the subject property will be consistent with the style of development in the nearby Urban/Suburban Tier. While the property is located within the Agricultural Reserve Tier of the County, the surrounding areas are considered rural uses in nature as urban services are provided. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

o Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

- **Applicant's Description:** This amendment will allow for what could be considered infill development as urban/suburban styles of development have exist in each direction from the property.

o Fails to encourage a functional mix of uses.

- **Applicant's Description:** The CLF will provide for some synergy between the two different uses, which are compatible with the nearby urban uses and provide needed services to the surrounding area.
- o Results in poor accessibility among linked or related land uses.
 - **Applicant's Description:** The development will be designed with pedestrian interconnectivity through required pathways along the major roadways. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- o Results in the loss of significant amounts of functional open space.
 - **Applicant's Description:** 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:
 - o 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.
 - **Applicant's Description:** This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. Pursuant to the Environmental Assessment prepared by EW Consultants, the land has set fallow for some time and predominately cleared of vegetation. The site is mapped as 'undeveloped land within urban areas' and supports exotic and nuisance species, as well as some native species to a lesser extent. 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.
 - o Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Applicant's Description:** The amendment for a FLUA amendment will maximize the use of future public facilities and services existing and within an urban area. 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.
 - o 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.
 - **Applicant's Description:** The development will be designed with pedestrian interconnectivity required along the major roadways that supports a range of housing choices and will utilize Palm Tran

services. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- o Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

- **Applicant's Description:** The proposed amendment would modify an agricultural reserve use designation along the Clint Moore Road corridor and provide additional institutional uses by utilizing an infill parcel within an area that is mostly developed. Therefore, the proposed amendment would utilize an undeveloped parcel within the Agricultural Reserve Tier and contribute to livable communities and help balance land uses that is within the character of the community, and furthers these Directives.

SURROUNDING USES

Below is a description of the uses on the adjacent properties to the north, south, east and west of the overall property consistent with Attachment F.

- o **North:** To the north of the subject property are three (3) separate properties (details below):
 - o **PCN 00-42-43-27-05-071-1191:** Directly north of the subject site for Parcel 1 is a water retention area the ownership of Palm Beach County. The property is approximately 4 acres in size. The land use on the parcel is AGR and the zoning is AGR.
 - o **PCN 00-42-43-27-05-071-0931:** Directly northeast of the subject site for Parcel 2 is a single family come home under the ownership of Ewald Horwath and Glaucia Santos. The property is approximately 2.50 acres and does not have an active homestead exemption per the Palm Beach County Property Appraiser. The land use on the parcel is AGR and the zoning is AGR. **This property has no site plan approvals.**
 - o **PCN 00-42-43-27-05-071-0942:** Directly northwest of the subject site for Parcel 2 is a single family come home under the ownership of Paola Luptak. The property is approximately 2.50 acres and does not have an active homestead exemption per the Palm Beach County Property Appraiser. The land use on the parcel is AGR and the zoning is AGR. **This property has no site plan approvals.**
- o **South:** To the south of the subject property is a residential development (details below):
 - o **PCNS's: 00-42-47-05-010-000-0010 through 00-42-47-05-010-000-0126.** This is a residential development known as Delray Lakes Estates/Long Lake Estates. This development encompasses approximately 39 acres and includes 126 single family lots, which are separately owned. All these lots have a FLUA Designation of Light Residential 1 (LR 1) and a Residential Estate (RE) Zoning District. The rezoning to RE took place in 1977 via Resolution Number R-1977-0680, **Control Number 1977-00072.**
- o **East:** To the east of the subject property, is The Florida's Turnpike and a residential development (details below):
 - o **PCNS's: 00-42-46-33-11-000-0010 through 00-42-46-33-11-000-7880**
This is a residential development known as St. Andrews Country Club. This development encompasses includes 778 single family lots and are separately owned. All these lots have a FLUA Designation of Light Residential 1 (LR 1) and

a Residential Transitional (RT) Zoning District. The rezoning to RT took place in 1984 via Resolution Number R-1984-1286, **Control Number 1980-00073.**

- o **West:** To the west of the subject property, is one (1) property (details below):
 - o **PCN 00-42-43-27-05-071-1160:** This approximately 5 acre property is currently owned by Ranijika Nanayakkara Plantation Inc. and has a FLUA designation of AGR and is within the AGR Zoning District. The site consists of a single family home and appears to include non-active orchard groves. There is no active homestead or agricultural exemptions on the parcel per the Palm Beach County Property Appraiser. **This property has no site plan approvals.**

In conclusion, the requested FLUA Amendment from AGR to INST with an underlying AGR on the subject property is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.

On behalf of the applicant, Urban Design Kilday Studios, respectfully requests approval of these requests for a Comprehensive Text Amendment and to amend the FLUA designation on the subject property. The Project Managers at Urban Design Kilday Studios are Joni Brinkman and Shayne Broadnix who can be reached at (561) 366-1100 or via email at jbrinkman@udkstudios.com or sbroadnix@udkstudios.com.

Assisted / Congregate Living Facilities in South Florida

Number	Name	Acres	Beds	Units	Units/Acre	Beds per Acre	Lot Coverage	FAR	SF Cond	1st Floor Gross SF	Open Space	Municipality
1	Allegro at Boynton Beach	7.50	140	136	18.13	18.67	30.00%	0.45	326,704	84,231	35.77%	Palm Beach County
2	Allegro at Abacoa	6.91	161	145	20.98	23.30	22.04%	0.51	154,917	78,661	37.16%	Jupiter
3	Clarity Point Alton	6.57	256	215	32.72	38.96	29.32%	0.82	234,491	77,452	37.54%	Palm Beach Gardens
4	Institute for Healthy Living	8.81	221			25.09	32.79%	0.61	245,445	115,429	24.60%	Jupiter
5	Clarity Point Coconut Creek	5.00	84			16.80	16.32%	0.28	60,972	30,485	54.67%	Coconut Creek
6	Allegro Stuart	9.97	213	195	19.56	21.36		0.46	200,041	97,594	61.00%	Stuart
7	Allegro Parkland	8.63	219	177	20.51	25.38	19.00%	0.51			41.13%	Parkland
8	Mangrove Bay	6.93	N/A	302	11.79	N/A	14.01%	0.78	237,048	42,330		Jupiter
9	Allegro Winter Park	9.19	229	158	17.1926007	24.91838955		0.44	174,743	72,895	0.6	Casselberry, FL
10	Sunspire Health	0.86	12	8	9.30	13.95	22.00%	0.22	8,200	8,200		Palm Beach County
11	Sunrise Senior Living Center	5.31	101	80	15.07	19.02	11.61%	0.31	231,405	71,463	18.27%	Palm Beach County
12	Elizabeth Faulk	10.01	116	96	9.6	11.6	24%	0.03	90,800	57,488	2.00%	Palm Beach County
13	Cobblestone Place	6	168	152	25.33	28	0.3	0.66	173,202	78,384	0.38	Palm Beach County
14	HarborChase of Wellington	18.28	156	136	7.43	8.53	10%	17%	132,445	66,222	75.98%	Palm Beach County
15	HarborChase of Palm Beach Garden	7.72	140	N/A	N/A	18.13	16%	34%	114,864	53,688		Palm Beach Gardens
16	Lake Worth CLF	6.61	165	114	17.24	24.96	15%	20%	54,180	26,102		Palm Beach County
17	La Posada	22.5	88	301	13.37	28.32	27%	46%	449,800	26,487	52%	Palm Beach Gardens

3 Off-Site Drainage Provided

5 All Memory Care

9 Does not include 5.46AC placed in Conservation Easement

10 Small Infill Project

12 Total land area includes existing office/medical building and parking

14 Under utilized property with area available for future development and inclusive of 10+ ac conservation area.

17 Beds Per Acre calculates the independent living units (242) @ 2.39 per Unit Comparable to PBC Calculation Method (88 beds memory/SNF)

Exhibit 4

Applicant's Public Facilities Table

VIII. Public Facilities Information

A. Traffic Information			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	208 trips per day	2,985 trips per day	N/A
Trip Increase Max.	2,777 trips per day		
Trip Inc. Conditioned or Concurrent	N/A		
Significantly impacted roadway segments that fail Long Range	None	None	N/A
Significantly impacted roadway segments for Test 2	None	Clint Moore Road	N/A
Traffic Consultant	Kyle Duncan-Simmons & White, Inc.		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	3		
Nearest Palm Tran Stop	70 – Linton Boulevard and Jog Road - 2.562 miles		
Nearest Tri Rail Connection	Boca Raton		
C. Portable Water & Wastewater Information			
The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Please see Exhibit 7 for the Level of Service letter from PBC Water Utilities Department dated July 7, 2016 and the Utilities Statement (Level of Service Statement) for Potable Water and Wastewater prepared by Simmons and White.			
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department		

Nearest Water & Wastewater Facility, type/size	There is a 10" DIP water main that extends across the western portion of the site. The developer will be required to extend the water main through the development and tie-in into an existing water main that currently terminates on the south side of Clint Moore Road. The developer will be required to connect to an existing 4" force main along the west side of Lyons Road and extend a 4" force main east approximately 4100' to a private lift station that will serve the subject parcel.
D. Drainage Information	
Legal positive outfall is available via discharge to the Lake Worth Drainage District E-2W Canal along the east property line. Please see Application Attachment J for the Drainage Statement prepared by Simons & White.	
E. Fire Rescue	
Nearest Station	Fire Station #54 located at 18501 State Road 7
Distance to Site	2.75 miles
Response Time	8 minutes
Effect on Resp. Time	Please see the Fire Rescue Letter included as Application Attachment K.
F. Environmental	
Significant habitats or species	No significant habitat occurs on the property. Please see the Environmental Assessment included as Application Attachment L.
Flood Zone*	X500 Please see the Flood Plain Statement included as Application Attachment M.
Wellfield Zone*	None Please see the Wellfield Statement Protection Zone Statement included as Application Attachment M.
G. Historic Resources	
Staff review has identified no known archaeological resources located on or within 500 feet of the subject property. Please see the Historical Preservation Data & Analysis Letter included as Application Attachment N.	

Exhibit 5

Traffic Study

Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

Exhibit 6 Traffic Division Letter



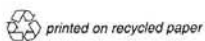
**Department of Engineering
and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



July 21, 2016

Bryan G. Kelley P.E.
Simmons & White, Inc.
5601 Corporate Way, Suite 200
West Palm Beach, FL 33407

**RE: Policy 3.5-d Review - Round 2017-B
Allegro Senior Living**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project, dated June 30, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Northwest corner of Clint Moore Rd and Florida Turnpike
PCN #:	00-42-43-27-05-071-1170, 00-42-43-27-05-071-1192
Size:	12.8 acres
Existing FLU:	Agricultural Reserve (AGR)
Existing Zoning:	Agricultural
Existing Use:	Vacant
Existing Max Potential:	Retail Nursery=1.92 acres (using FAR=0.15)
Proposed FLU:	Institutional w/underlying Agricultural Reserve
Prop. Zoning:	Institutional/MUPD
Prop. Max Potential:	Hospital=250,906 sf (using FAR=0.45)
Net Daily Trips (max):	2,777
Net PH Trips (max):	209 (132/77) AM, 195 (73/122) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential.

Please contact me at 561-684-4030 or email to qbari@pbcgov.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Quazi Bari".

Quazi Bari, P.E.
Professional Engineer - Traffic Division

QB:dd
ec: Addressee
Joni Brinkman – Urban Design Kilday Studios
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS - Traffic Study Review
F:\TRAFFIC\Development Review\Comp Plan\17-B\Allegro Senior Living.docx

Exhibit 7

Water & Wastewater Provider LOS Letter



**Water Utilities Department
Engineering**

P.O. Box 16097
West Palm Beach, FL 33416-6097
(561) 493-6000
Fax: (561) 493-6113
www.pbcwater.com



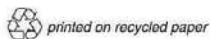
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County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



July 7, 2016

Urban Design Kilday Studios
610 Clematis Street
Suite CU02
West Palm Beach FL, 33401
Attn: Ms. Shayne Broadnix

RE: 12.8 Acres on NW corner of Florida Turnpike and Clint Moore Road
Future Land Use Amendment Request
Your Letter dated 07-06-2016

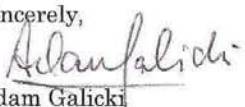
Dear Ms. Broadnix,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water, wastewater and reclaimed water service provider for the referenced property. Capacities are available to provide the level of service required, based on current AR Land Use Designation. Furthermore, PBCWUD will be able to provide the level of service required, based on INST Land Use Designation.

The nearest potable water main is located in Clint Moore Road, adjacent to the property. The nearest wastewater force main is located at the intersection of Lyons Road and Clint Moore Road, approximately 3700 feet west of the property. Please note that in order to obtain commitment for service from PBCWUD, a development agreement is required.

If you have any questions, please call me at (561)493-6122.

Sincerely,


Adam Galicki
Manager of Technical Services

AG/mb

Exhibit 8

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF ~~FLORIDA~~ Missouri
COUNTY OF ~~PALM BEACH~~ St. Louis

BEFORE ME, the undersigned authority, this day personally appeared Richard C. Miller, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

L.L.C., a Florida limited liability company

1. Affiant is the ☐ individual or ☒ President / Allegro Development Company [position—e.g., president, partner, trustee] of Allegro Development Company [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 212 South Central Avenue, Suite 301
St. Louis, MO 63105

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


 Richard C. Miller, Affiant
 (Print Affiant Name)

The foregoing instrument was acknowledged before me this 23rd day of June,
 2016, by Richard C. Miller, [☒] who is personally
 known to me or [☐] who has produced _____
 as identification and who did take an oath.


 Notary Public

JANA E. VESELSKY
 (Print Notary Name)

NOTARY PUBLIC
 and county aforesaid
 State of ~~Florida~~ Missouri

My Commission Expires: 9/15/17

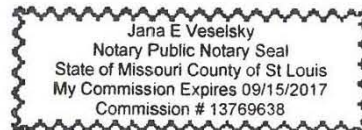


EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION

Lots 117 and 118, Block 71, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, Inclusive, of the public records of Palm Beach County, Florida, more particularly described as follows: Commence at a #60 nail located at the intersecting point of the centerline of wagon wheel drive and the southline of said block 71, run thence north 89 degrees 58'50" East along the said south line, a distance of 1005.21 feet to a concrete monument #LB3763 marking the southwest corner of said lot 117; said monument also being the point of beginning of the herein described tract; run thence North 00 degrees 02'50" West, along the west line of said lot 117, a distance of 660.13 feet to a concrete monument #LB3763 marking the Northwest corner of said lot 117; run thence North 89 degrees 56' 45" East along the northerly line of said lots 117 and 118, distance of 660.04 feet to a concrete monument making the northeast corner of said lot 118; run thence South 00 degrees 02' 38" East, along the Easterly line of said lot 118, a distance of 660.18 feet to a concrete monument #LB3763 marking the Southeast corner of said lot 118; run thence west, a distance of 660.00 feet to the said point of beginning of the herein described tract, lying and being in Section 32, Township 46 South, Range 42 East, Palm Beach County, Florida.

TOGETHER WITH:

Tracts 119 and 120 Block 71, Palm Beach Farms Company, Plat No. 3, according to the map or plat thereof as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

Less and except the Florida Turnpike a/k/a the Sunshine State Parkway Right of Way through Tract 120.

And Less

A portion of Tracts 119 and 120, Block 71 Palm Beach Farms Company Plat No. 3 according to the Plat thereof as recorded in Plat Book 2, Page 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 119; thence North 89 degrees 33' 47" East, along the North line of said Tracts 119 and 120 a distance of 444.70 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of Lake Worth Drainage District E-2-W Canal, a distance of 386.89 feet; thence South 89 degrees 33' 47" West along a line 386.66 feet South of (as measured at right angles) and parallel with the North line of said Tracts 119 and 120, a distance of 449.98 feet; thence North 00 degrees 26' 50" West, along the West line of said Tract 119, a distance of 386.86 feet of the point of beginning.

And Less

A portion of Tracts 119 and 120 according to the Plat of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, and lying within Section 5, Township 47 South, Range 42 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract 119; thence South 89 degrees 33' 47" West, along the North line of Tract 119, a distance of 199.48 feet; thence South 00 degrees 26' 13" East, a distance of 660.00 feet to the Point of Beginning of the herein described parcel and a point of intersection with a non-tangent curve, concave to the South, having a radius of 2,837.00 feet, the radius point of said curve bears South 05 degrees 41' 22" East; thence Northeasterly, along the arc of said curve through a central angle of 05 degrees 41' 01", a distance of 281.42 feet; thence North 89 degrees 59' 34" East, a distance of 42.90 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of the Lake Worth Drainage District E-2-W Canal, a distance of 11.51 feet; thence Sitj 89 degrees 33'47" West, along the North line of the 50 foot road, ditch and dyke reservation according to the Plat of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, as conveyed to Lake Worth Drainage District (L-40 canal Right of Way) per O.R. Book 1585, Page 505, a distance of 324.11 feet to the Point of Beginning.

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name**Address**

100% owner of Applicant:

Allegro Senior Living, LLC, 212 South Central Avenue, Suite 301, St. Louis, MO 63105

5% or greater beneficial owner's of applicant's sole member:

Hallmark Investment Corporation and Love Investment Company, Inc.

Address for both of which is: 212 South Central Avenue, Suite 301, St. Louis, MO 63105

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION
FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Ronald Simon, Manager, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Manager ^{Alternate Educational} Systems Property 4, LLC [position - e.g.,
president, partner, trustee] of Systems Property 4, LLC [name and type of
entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership
interest in real property legally described on the attached Exhibit "A" (the "Property").
The Property is the subject of an application for Comprehensive Plan amendment or
Development Order approval with Palm Beach County.
2. Affiant's address is: 10540 La Reina Road
Delray Beach FL 33446
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity
registered with the Federal Securities Exchange Commission or registered pursuant
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities
holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment
or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Ronald Simon As Manager

Ronald Simon, Manager, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by Ronald D. Simon, [] who is personally known to me or [X] who has produced Florida Driver License as identification and who did take an oath.

John Rodrigues
Notary Public

John Rodrigues

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: March 4, 2017

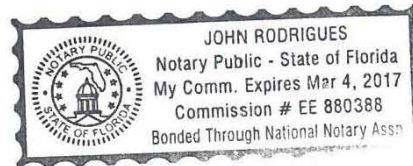


EXHIBIT "A"**PROPERTY**

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And Less

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And Less

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EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name**Address**Alternate Educational Systems Property 4 LLC - 100% Ownership10540 La Reina Rd, Delray Beach, FL 33446Ronald D. Simon (individual) has 100% ownership/control ofAlternate Educational Systems Property 4 LLC10540 La Reina Rd, Delray Beach, FL 33446

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION
FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

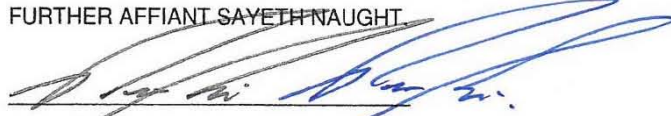
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Ronald Simon, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☒ individual or ☐ _____ *[position - e.g., president, partner, trustee]* of _____ *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 10540 La Reina Road
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3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT



Ronald Simon, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by Ronald D. Simon, [] who is personally known to me or [X] who has produced Florida Driver License as identification and who did take an oath.


Notary Public

John Rodriguez

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: March 4, 2017

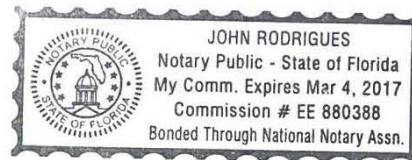


EXHIBIT "A"**PROPERTY**

Lots 117 and 118, Block 71, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, Inclusive, of the public records of Palm Beach County, Florida, more particularly described as follows:
Commence at a #60 nail located at the intersecting point of the centerline of wagon wheel drive and the southline of said block 71, run thence north 89 degrees 58'50" East along the said south line, a distance of 1005.21 feet to a concrete monument #LB3763 marking the southwest corner of said lot 117; said monument also being the point of beginning of the herein described tract; run thence North 00 degrees 02'50" West, along the west line of said lot 117, a distance of 660.13 feet to a concrete monument #LB3763 marking the Northwest corner of said lot 117; run thence North 89 degrees 56' 45" East along the northerly line of said lots 117 and 118, distance of 660.04 feet to a concrete monument making the northeast corner of said lot 118; run thence South 00 degrees 02' 38" East, along the Easterly line of said lot 118, a distance of 660.18 feet to a concrete monument #LB3763 marking the Southeast corner of said lot 118; run thence west, a distance of 660.00 feet to the said point of beginning of the herein described tract, lying and being in Section 32, Township 46 South, Range 42 East, Palm Beach County, Florida.

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name**Address**

Ronald D. Simon 10540 La Reina Road, Delray Beach, FL 33446 100% Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Richard C. Miller, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ President Allegro Development Company L.L.C., a Florida limited liability company [position—e.g., president, partner, trustee] of limited liability company [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 212 South Central Avenue, Suite 301
St. Louis, MO 63105
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

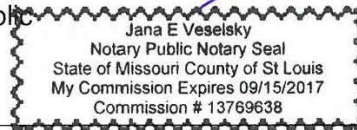
FURTHER AFFIANT SAYETH NAUGHT.

Richard C. Miller, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 27TH day of JULY,
20 16, by RICHARD C. MILLER, [X] who is personally
known to me or [] who has produced _____
as identification and who did take an oath.

Notary Public



(Print Notary Name)

NOTARY PUBLIC

MISSOURI
State of ~~Florida~~ at Large

My Commission Expires: 9/15/17

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION

Lots 117 and 118, Block 71, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, Inclusive, of the public records of Palm Beach County, Florida, more particularly described as follows: Commence at a #60 nail located at the intersecting point of the centerline of wagon wheel drive and the southline of said block 71, run thence north 89 degrees 58'50" East along the said south line, a distance of 1005.21 feet to a concrete monument #LB3763 marking the southwest corner of said lot 117; said monument also being the point of beginning of the herein described tract; run thence North 00 degrees 02'50" West, along the west line of said lot 117, a distance of 660.13 feet to a concrete monument #LB3763 marking the Northwest corner of said lot 117; run thence North 89 degrees 56' 45" East along the northerly line of said lots 117 and 118, distance of 660.04 feet to a concrete monument making the northeast corner of said lot 118; run thence South 00 degrees 02' 38" East, along the Easterly line of said lot 118, a distance of 660.18 feet to a concrete monument #LB3763 marking the Southeast corner of said lot 118; run thence west, a distance of 660.00 feet to the said point of beginning of the herein described tract, lying and being in Section 32, Township 46 South, Range 42 East, Palm Beach County, Florida.

TOGETHER WITH:

Tracts 119 and 120 Block 71, Palm Beach Farms Company, Plat No. 3, according to the map or plat thereof as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

Less and except the Florida Turnpike a/k/a the Sunshine State Parkway Right of Way through Tract 120.

And Less

A portion of Tracts 119 and 120, Block 71 Palm Beach Farms Company Plat No. 3 according to the Plat thereof as recorded in Plat Book 2, Page 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 119; thence North 89 degrees 33' 47" East, along the North line of said Tracts 119 and 120 a distance of 444.70 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of Lake Worth Drainage District E-2-W Canal, a distance of 386.89 feet; thence South 89 degrees 33' 47" West along a line 386.66 feet South of (as measured at right angles) and parallel with the North line of said Tracts 119 and 120, a distance of 449.98 feet; thence North 00 degrees 26' 50" West, along the West line of said Tract 119, a distance of 386.86 feet to the point of beginning.

And Less

A portion of Tracts 119 and 120 according to the Plat of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, and lying within Section 5, Township 47 South, Range 42 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract 119; thence South 89 degrees 33' 47" West, along the North line of Tract 119, a distance of 199.48 feet; thence South 00 degrees 26' 13" East, a distance of 660.00 feet to the Point of Beginning of the herein described parcel and a point of intersection with a non-tangent curve, concave to the South, having a radius of 2,837.00 feet, the radius point of said curve bears South 05 degrees 41' 22" East; thence Northeasterly, along the arc of said curve through a central angle of 05 degrees 41' 01", a distance of 281.42 feet; thence North 89 degrees 59' 34" East, a distance of 42.90 feet; thence South 01 degrees 13' 47" East, along the West Right of Way line of the Lake Worth Drainage District E-2-W Canal, a distance of 11.51 feet; thence S17 89 degrees 33'47" West, along the North line of the 50 foot road, ditch and dyke reservation according to the Plat of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, as conveyed to Lake Worth Drainage District (L-40 canal Right of Way) per O.R. Book 1585, Page 505, a distance of 324.11 feet to the Point of Beginning.

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name**Address**

Allegro Development Company, LLC is 100% owned by Allegro Senior Living, LLC

Allegro Senior Living, LLC is

49.8% owned by Hallmark Investment Corporation and

48.2% owned by Love Investment Company, Inc.

Hallmark Investment Corporation is

75% owned by Andrew S. Love

20% owned by Laurence A. Schiffer

Love Investment Company, Inc. is

75% owned by Andrew S. Love and 25% owned by Laurence A. Schiffer

Allegro Senior Living, LLC address is 212 S Central Ave Suite 301 St. Louis, MO 63105

Andrew S. Love address is 16 Westmoreland Pl St. Louis, MO 63108

Laurence A. Schiffer address is 244 Gay Avenue St. Louis, MO 63105



Exhibit 9 Urban Sprawl Analysis

Primary Indicators that an amendment does not discourage urban sprawl	Staff Assessment	Sprawl Indicated?
Criteria Related to Land Use Patterns		
Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.	This amendment does not promote, allow or designate a substantial area of the County to develop as low-intensity, low-density, or single-use development or uses.	No
Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.	This amendment does not designate urban development emanating from existing urban development.	No
Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	This amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.	No
Fails to encourage functional mix of uses.	This amendment will introduce new housing opportunities in the Ag Reserve.	No
Results in poor accessibility among linked or related land uses.	The proposed amendment does not result in poor accessibility among related land uses.	No
Results in the loss of significant amounts of functional open space.	The proposed amendment on this site will not result in the loss of significant amounts of functional open space.	No
Criteria related to sites located outside or at the edge of the Urban Service Area		
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	The site is located within in the Agricultural Reserve, a Limited Urban Service Area (LUSA) which allows for a mix of urban and rural levels of service, and therefore, does not promote, allow, or designate a significant amount of urban development to occur in rural areas at substantial distances from existing urban areas.	No
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	The property does not contain any environmentally sensitive areas. The site is not within a Wellfield Protection Area.	No
Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.	The amendment will not impact adjacent agricultural areas.	No
Fails to provide a clear separation between rural and urban uses.	The AGR Tier is intended to support and preserve agricultural while allowing low density development and limited commercial development. The ULDC provides for regulations that are intended to allow for continuation of agriculture and implement the provisions in the Plan for the Tier.	No

Primary Indicators that an amendment does not discourage urban sprawl	Staff Assessment	Sprawl Indicated?
Criteria Related to Public Facilities		
Fails to maximize use of existing public facilities and services.	Public facilities and services will be provided and water and wastewater will be available.	No
Fails to maximize use of future public facilities and services.	The AGR Tier allows for a mix of urban and rural levels of service. Future development east of State Road 7 would be expected to utilize public facilities and services. The subject site would maximize the use of future public facilities available in the area.	No
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.	The site is within the AGR Tier, which intends that urban levels of service serve development. There are no adverse impacts to public facilities and services as indicated by service providers through department review.	No
Overall Assessment: As demonstrated above, the proposed amendment does not meet any of the indicators of urban sprawl, and would not contribute to urban sprawl in the county.		

Exhibit 10 Correspondence

I am writing to vehemently object to the proposed ALF facility at the AG reserve on clintmore road west of the turnpike. I am currently building an 8000 Sq foot home on 7.5 acres in horseshoe acres just west of this proposed monstrosity. This is a residential single family neighborhood surrounded on all sides by same. New developments next door include seven bridges. All multi millions dollar homes. This eyesore will severely impact our property values, and even more importantly our peaceful quiet enjoyment. If I wanted traffic jams and multi family housing I would have moved to East Boca!

I implore you to deny the application for variance but further suggest you seek counsel on your liability for damages to homeowners under the Bart Harris Act.

Thank you,
With warmest regards

Mark S. Gold, Esq.

CEO/Founder

The Ticket Clinic, a law firm

Dear Palm Beach County Commissioner,

Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road and place our children's safety at risk.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

**Sincerely,
Jason Solodkin**

What is going on.?

First the county, through their planning commission in Jan 13th rightfully turns down the ridiculous request by Simon and Allegro to CHANGE the Ag zoning on Clint Moore and the Turnpike, then all of a sudden, in the last couple of weeks, apparently enticed Simon and Allegro to buy a piece of property adjacent to it that is worthless to everyone in the world EXCEPT Simon and Allegro.

It's a retention area folks, that the county won't allow to be filled. It is 90 percent water and 100 percent unusable. But the county is starting the bid at 806,000 dollars. The county won't tell us how the valuation was made, but we are not idiots. There is value to Simon and Allegro, the county gets 806 k because no one in their right mind would bid for a useless hole except Simon. In exchange the county, through some of you, will try to approve the destruction of what remains of the AG reserve and approve a disaster of a project that will destroy the ag reserve, reduce our property values, bring in traffic like you can't believe, create one of the most dangerous egress and access lanes in the entire South Florida. It will also bring in a ton of 24 hour noise, lights, and crime to our area.

Although we are asking that you uphold the planning commission's decision that *"...the applicant has not justified the high .45 FAR considering that figure yields a VERY intense site that is more typical of urban environments, not the low density and agricultural land uses in the tier..."*, we are also telling you that you will be held accountable for any irresponsible actions or decisions you have or will become involved in that results in the wrongful project approval for the existing agricultural site.

A response to this letter is fully expected of each of you individually. You represent us and should not abandon us or the current shrinking ag reserve.

Your response should include,

your agreement or disagreement with the planning commission's determination of **disapproval** of the Simon Allegro project in January of 2017
your understanding of the sudden offering of the useless parcel of land adjacent to the Simon property, who specifically decided to sell it, how was it valued,
Have you ever received contributions from Ron Simon and or Allegro in the past.
Have you met with Sharon Merchant and if so, when, and what was the nature of the conversation.
Are any other worthless retention areas, like the one on the east side of Lyons north of Glades for sale at this time, if so why, if not why not.

I look forward to your prompt response.

Rob Shaouy

Dear County Commissioners,

Attached is an article that shows the need for new Assisted Living Facilities like the one being pushed on us in the AG Reserve at Clint Moore Road and the Florida Turnpike is diminishing. The developers will tell you that the need for tier facility is strong, but this article shows that there is an oversupply of units right now.

Richard H Salter

Clint Moore West Coalition, Inc.
8412 Stagecoach Lane
Boca Raton, FL 33496
Rhsalter56@gmail.com
617-721-7860

Dear Ms. Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Michael Walker
17953 Boniello Road
Boca Raton, 33496

This is a tough statement to make considering that the county , the property owner and the developer have much to gain monetarily from approval of a **MegaComplex**, at the peril of our protected AG communities.

We bought here because of the AG reserve. We raise sheep, train border collies, and enjoy the peaceful lifestyle the county zoning of AG reserve committed to.

I have seen traffic building up year by year around here and now and am against any change in zoning that would allow increased traffic above and beyond the allowed increase in traffic based on current zoning.

This **MegaComplex** is out of place in our reserve. It doesn't fit our community. It doesn't fit our zoning. It doesn't fit our peaceful lifestyle. If the commission approves a rezoning or reclassification, it does so knowingly that it damages its adjacent taxpaying residents and communities. It would only do so only for monetary gains in my opinion. A zoning change would allow a **Drug Rehab** center here as well, which could be the largest one I know of in the Southeast. This is wrong and cannot happen.

Meanwhile, our traffic count would skyrocket. Noise and lighting would destroy our current landscape. A 24 hour Industry on our agriculturally protected land is unacceptable. Shift changes, garbage trucks, laundry trucks, ambulances, landscape companies etc. are not acceptable.

The purpose of ag reserve is to limit impervious land development and maintain storm water runoff that our existing storm system and pervious areas can handle. **Our property values will decline.** The density and intensity that the **MegaComplex** needs is *Three hundred percent* of what the county currently allows. We will not allow it either.

This doesn't even account for the impact of the actual construction traffic and noise that would affect us. Traffic counts would be high, lane closures, traffic accidents, and the probable incorporation of more signalization and curb cuts needed to accommodate this **MegaPlex**.

County planning and zoning have invested a lot of time and money developing zoning maps that contemplate this type of construction project. It would be prudent for the commission to uphold these maps to protect us and steer Mr. Simon to areas already zoned to accommodate his project.

rob shaouy

Dear Commissioners,

I am a resident in Horse Shoe Acres, the development just behind the proposed building site. We moved to this area specifically because it is an agriculture reserve area. We have slowly lost all the surrounding ag land around us. There is to be a housing development with soccer fields directly to the north of us. Thomas Family Farm has been approved for development and now this center is being considered is hugely upsetting.

The traffic alone is already a nightmare on Clint Moore Road. Adding this facility to an already overly burdened street will create an even more dangerous scenario. During rush hours it can take over 5 minutes to exit left from our neighborhood. When cars are stacked to exit the neighborhood I have waited as long as 10 minutes.. Turning right is nearly as challenging. The 40-45 mph is never observed. And when turning into the neighborhood from the east bound, the near miss rear-ends is staggering.

As for property value, this is simply detrimental and will have a devastating impact on the surrounding areas, especially to the homes directly behind it.

Four stories tall is unacceptable butted up to an equestrian community. The stress of this kind of construction with cranes and all the other components it brings can be deadly to horses. Horses are flight animals and literally fearful of their own shadow at times as well as loud noises. And let me tell you, as a horse owner, the tire blowouts from the turnpike is horrifying already for them.

This type of building can ruin the lively hood of any equestrian business. You have a string of polo ponies and a professional polo player living directly adjacent to the proposed site. At four stories tall, the privacy of the immediate surrounding neighbors is also forsaken. This proposed business is thoughtless to the neighborhood.

I strongly encourage you to stand against this proposed facility and do what is right for the neighbors and community at large.

Thank you,

Monique Keitz
8231 Bridle Path
Boca Raton, FL 33496

From: Roni Schneider [<mailto:rschneider@brownrobert.com>]
Sent: Thursday, July 13, 2017 2:24 PM
To: Anna Calhoun J. <ACalhoun@pbcgov.org>
Subject: Clint Moore Road Projects

We are opposed to the proposed assisted living and child care facility on Clint Moore Road. It is inconsistent with the residential nature of the area and will unduly burden the traffic flow. Clint Moore is the only east-west road west of Jog that is purely residential.

From: Judi Falk [mailto:judilfalk@yahoo.com]
Sent: Friday, May 05, 2017 8:05 PM
To: Anna Calhoun J. <ACalhoun@pbcgov.org>
Subject: Clint Moore Road Reserve

Clint Moore Road already has more traffic than it can handle with all the communities. Please do not let this proposed development to be built. We are already overpopulated as it is. Thank you.

Judi L Falk
St. Andrews Country Club

Sent from my iPhone

Dear Palm Beach County Commissioners,

Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Elizabeth Brumback
17604 Charnwood Dr.
Boca Raton, FL 33498

Dear Ms. Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Albert Schmier, Resident

Dear Board Clerk Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Ellen Pollock

Dear Ms. Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Diana Guayara

Resident of Symphony Bay on Clintmoore Road

Dear Ms. Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Ina Rae Fox
Concerned resident

My family resides in Boca Raton off Clint Moore Road. I am against the above-referenced development which is under consideration for the land on Clint Moore Road just west of the Turnpike overpass.

I understand that the Developer is attempting to change the Land Use Density Regulations by changing the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of sight here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road. The stretch of Clint Moore between Military Trail and Lyons Road is already too crowded at various times of the day, especially when children are headed to the elementary schools located on Clint Moore and Lyons Roads. Voting in favor of this project would be an action against the interests of your constituents.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced. We already pay a tremendous amount of taxes.

I will look to all of you to protect our neighborhood and will consider your vote on this project at the time of the next election.

Thank you for your consideration of my input on this very important matter.

Very truly yours,

Seth P. Robert

Sir,

Clintmoore West is one of the last roads we have in the South Palm Beach County area that has not been overdeveloped. Please vote against the Assisted living facility and day care being discussed for that area.

Cheryl Weisbrodt
9595 Wyoming Court
Boca Raton, FL 33434
561-483-6601

Dear Ms. Calhoun,

Please forward this email to ALL 7 Commissioners regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

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I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Michael R. Grilli
17232 Northway Circle
Boca Raton, FL 33496

REF: LPA 2017-007 Clint Moore/Turnpike project

Please see the County's policy below.

Long Range Traffic - Policy 3.5-d:*The County shall not approve a change to the Future Land Use Atlas which:*

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):.....

An increase to intensity FAR=0.45 and 3000 trips per day added by this project clearly violates the County's policy 3.5-d of the Land Use Planning

Richard H Salter

8412 Stagecoach Lane
Boca Raton, FL 33496
Rhsalter56@gmail.com
617-721-7860

On behalf of many of the neighbors in the Clint Moore West area, I am writing to you about the proposed 258 bed Congregate Living Facility CLF and 240 child Day care center being proposed at 8183 Clint Moore Road LGA 2017-007 proposed changes to the Future Land Use regulations and AGR Agricultural Reserve zone.

We are against this proposal for many reasons including too dense/intense, traffic and safety concerns and zoning and land use planning issues.

The PBC Planning staff has **recommended denial** in their report (see attached)

It is most important that you understand that the proposal includes a TEXT ADMENDMENT to the Land Use Regulations AGR. The INTENSITY Factor is currently 0.15 in the AGR zone. This proposal is requesting a change to FAR=0.45. This is a tripling of the intensity in the rural AGR Zone

Policy 1.5-s: Congregate Living Facilities shall be allowed in the Agricultural Reserve Tier, located on an arterial or collector roadway, only where contiguous to the Urban Suburban Tier. These uses may be developed utilizing the intensity for Institutional Land Use in the Agricultural Tier per Table III.C.2, Maximum Floor Area Ratios (FAR's) for Non-Residential Future Land Use Categories and Non-Residential Uses.

This precedent will affect the AGR zones in all PBC Districts. The proposed change in INTENSITY is too dense for AGR zones. The AG Reserve is already being over developed and this would set a precedent that will make it much worse.

Our coalition is growing every day. We have made contact with the West Boca Community Council, Alliance of Delray Beach and COWBRA of Boynton Beach. Clearly such a change in the FULA regulations will affect these communities as well.

Richard H Salter

8412 Stagecoach Lane
Boca Raton, FL 33496
Rhsalter56@gmail.com
617-721-7860

Please deny the application for building on Clint Moore road. This will bring undesired traffic to the area that belongs on 441 not a residential street.
Thank you,

Steve Ross
6515 nw 32nd terrace
Boca raton, fl 33496
561.843.7779

Re: 8345 N Clintmore Rd. Boca Raton, FL 33496

Dear Honorable County Commissioner,

This correspondence is regarding the above referenced address. My name is Pravin Nanayakkara and I am a resident of the community Horseshoe Acres in Boca Raton. I am very concerned with the situation unfolding next my home. It has been brought to my attention that there is ongoing discussion about developing an Assisted Living Care Facility (ALF) on the 12 acres adjacent to me. The most disturbing detail about this situation, is that the County Facilities department has offered up to sell the retention pond on the east side of my property. The retention pond is designed to service the surface water runoff retention area of N Clintmore Rd. The pond was designed to handle excess capacity for future road improvement.

It really seems as if the County is supporting the development of this Assisted Living Care Facility (ALF) which is in direct conflict with the wishes of all the residents of Horseshoe Acres, Long Lake Estates, Woodfield Country Club, St. Andrews, and many other communities. The County has setup a meeting in October to discuss the concerns and opinions of both the developer and the residents. I can't help but feel that the County is assisting the Developer, by offering up this retention pond for sale.

What is important to understand is that this Property is in the Agriculture Reserve. Constant encroachment is ruining the quality of life for the residents of Boca Raton. There is already a significant issue regarding the traffic and density in the area. The addition, of an assisted living care facility or day care would greatly increase the amount of traffic on Clintmore Rd.

As a resident of this area I cannot stress how developing an Assisted Living Care Facility (ALF) or daycare will ruin the quality of life for the residents of the area. I feel that the Assisted Living Care Facility will cause the property value of my home to drop significantly, historical data shows that there is a 25% drop off in property value after the development of a facility like this. This will result in my neighbors and I subsequently paying a lower property tax. This will also destroy any reputation that Horseshoe acres has an equestrian community. The proposed facility is set to be four stories high with many industrial bright lights and increased heavy traffic from maintenance vehicles and staff. I am directly under the proposed facility and I know this will ruin the quality of my family's home life.

The County has not properly informed the residents of the area as to what is going on and it appears the County is supporting the unwanted development of the facility. One would question, how the County can hold a fare zoning hearing when another department of the County has already sold the public property to aid the development of the ALF for monetary gain.

County is selling the public assets:

- For monetary gain
- By aiding the commercial development of the site east of my property

Something needs to be done to save my home and the homes of my fellow neighbors. The parcel number of the retention pond to be sold is PCN: 00-42-43-27-05-071-1191

I would respectfully ask you stop the proposed sale of the public property and to not allow commercial development within the equestrian & residential neighborhood.

Looking Forward to Speaking with you,

Pravin L Nanayakkara

Dear Palm Beach County Commissioner,

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Ken Volpp
Resident of Boca Chase

From: Barb B [mailto:bjbroder@gmail.com]
Sent: Friday, September 29, 2017 8:09 AM
To: Anna Calhoun J. <ACalhoun@pbcgov.org>
Subject: Clint Moore & 441 Project

I completely object to the development of this property with this current plan. The traffic in Boca has gotten enormous since i moved here 4 years ago, beginning with the condo and rental buildings on Military and Clint Moore and Congress. I live in St Andrews and it's often already difficult to get home. Trucks, ambulances, employee and visitor traffic will ruin this side of town. Let's keep West Boca residential and the pristine place to live that it is. I vote NO on this issue and I will vote NO on election day if this project goes thru.

B.Broder

Please put a stop to the over development in West Boca.

--

All the best,

Karen Sussman
cell 561.866.6325
ks@BocaHome.com
www.BocaHome.com
www.SouthFloridaAgent.com

Dear Commissioners:

I am a resident of Horseshoe Acres and I oppose the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a hazardous situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense for this area. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

**Ewald Horwath, MD
8234 Stage Coach Lane
Boca Raton, FL 33496-1220**

Dear Palm Beach County Commissioner,

Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road. The AG Reserve needs to be protected and these two facilities are much too large and much too dense.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Howard Goldman
Delray Beach, FL

Dear Palm Beach County Commissioner,
Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.
I am against this development for the following reasons:
The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.
The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road. The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.
I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Bruce Gottlieb MD
561-414-9077

Dear Palm Beach Commissioner,

Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am strongly against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for the AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward. Please do not allow this to happen.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Thank you for your time.

P.S. Please create a public skateboard park in West Delray regional park.

Sincerely,
Thad Miley

Dear Palm Beach Commissioner,

Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am strongly against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for the AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward. Please do not allow this to happen.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Thank you for your time.

Sincerely,
Jessica Miley

Dear Palm Beach County Commissioner,
Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,
Roy Camhi

Roy Camhi
Who Says? Inc.
6678 NW 42nd Way
Boca Raton, FL 33496
561-241-7008
561-241-3095 Fax
roywhosays@aol.com

I currently live in Woodfield Country Club and make use of our Clintmoore entrance on a daily basis. As time has gone by the volume of traffic has increased significantly especially in the morning hours. I am against this development of any commercial project for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Eric Silverman
Chief Operating Officer
212-695-8676 - NY Direct
954-719-6100 – FL Direct

As a resident of St.Andrews Country Club development on Clint Moore Road I strongly protest the proposed future development in the Agricultural Reserve area on Clint Moore Road. The agricultural reserve was initiated to preserve the agricultural nature of Florida. Allowing development contradicts the purpose of the original designation. Clint Moore Road is one of the few remaining open space, semi rural roads in Boca Raton. Bringing thousands of cars and trucks into the area will irrevocably alter the nature of the community to say nothing of increasing the safety hazards on the road. Palm Beach County has hundreds of "senior" facilities Do we really need another one the requires a zoning change to satisfy the desires of the developer at the expense of the entire surrounding community.

William & Naomi Kramer
7234 Ayrshire Lane
Boca Raton, FL 33496

Dear Palm Beach County Commissioner,
Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.
I am against this development for the following reasons:
The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.
The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.
The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.
I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

Sincerely,

Robert Meisel
7311 Ballantrae Court
Boca Raton, FL 33496

Dear Palm Beach County Commissioner,
Regarding the CLINT MOORE TURNPIKE CLF (LGA 2017-007) development.

I am against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR. The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment. The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

I will look to all of you to protect our neighborhood and will remember how you vote on this matter when election time occurs.

PLEASE DO NOT APPROVE THIS

Sincerely,

STEVEN LITINSKY
17052 BROOKWOOD DRIVE
BOCA RATON

Dear Commissioner Berger:

I was dismayed to learn about the proposed Clint Moore Turnpike development. This development would be the antithesis of the agricultural reserve nature of the parcel, resulting in a density and traffic congestion which would totally change the character of the western portion of Clint Moore Road. It is currently a safe and pleasant street serving thousands of us living in communities along side it. The large proposed congregate living and day care facilities would result in serious congestion, more dangerous driving and be a very unwelcome change to a road that has maintained its character for many years. Surely there is a more appropriate location for this project if it is deemed important for the County.

Also, I see that there are two hearings scheduled, both in West Palm Beach. Perhaps I am unaware of other public hearings on this issue, but it would seem that it would be appropriate to have a hearing on a matter of such importance at the South County Civic Center so it would be more easily accessible to those County residents who would be most severely impacted by it.

Frankly, I have not focused much attention on our County government, which has seemed to work quite well on behalf of our residents. I will, however, be paying close attention to the voting on this matter which is so important to my family and my neighbors. We will not forget how it goes when we next have the opportunity to vote for our County officials.

Very truly yours,

Michael R. Nadler, Ph.D.
17337 Northway Circle, Boca Raton, FL 33496-5912

Dear Palm Beach County Commissioner,

I have resided in my home for 20 years and I am very concerned and against this development for the following reasons:

The Developer is attempting to change the Land Use Density Regulations by changing TEXT in the current regulations to allow 0.45 FAR where the current AG Reserve only allows 0.15 FAR.

The 260 bed CLF is too dense for AG Reserve zoning. The 240 child daycare center will cause a dangerous traffic situation on Clint Moore Road just west of the Turnpike bridge abutment.

The line of site here is very dangerous. We already have too much traffic on Clint Moore Road and with the Thomas Farm project coming soon, you will create a nightmare situation on Clint Moore Road.

The AG Reserve needs to be protected and these two facilities are much too large and much too dense. The values of our homes will be reduced and we will expect an abatement on our taxes if this goes forward.

Please do not let this development get approved.
I will hope all of you will protect our neighborhood.

Thank you,
Eilene Nicoll
Woodfield Country Club
6230 NW 42nd Way
Boca Raton, FL 33496

From: Mark Rosenberg M.D. [mailto:bergrad@aol.com]
Sent: Wednesday, January 03, 2018 6:38 PM
To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>
Subject: Re: Allegro Development Company, LLC, Land Use Atlas Amendment

Mark Rosenberg, M.D.
8186 Bridle Path
Boca Raton, Florida 33496

January 4, 2018

Via email to:

SGregor1@pbcgov.org
PZB-PlanPOC@pbcgov.org
LAmara@pbcgov.org

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community. We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Susan & Mark Rosenberg

From: Karen Sussman [mailto:KS@bocahome.com]

Sent: Thursday, January 04, 2018 10:41 AM

To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>

Subject: Allegro Development Company, LLC, Land Use Atlas Amendment

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

--

All the best,

Karen Sussman

cell 561.866.6325

ks@BocaHome.com

www.BocaHome.com

www.SouthFloridaAgent.com

[Click here to search for homes on your phone or ipad](#)

Champagne & Parisi Real Estate 151 N. Ocean Blvd Boca Raton, Florida 33432

From: Mark Gold [<mailto:markgold@theticketclinic.com>]
Sent: Wednesday, January 03, 2018 8:14 PM
To: Stephanie Gregory <SGregor1@pbcgov.org>
Subject:

SGregor1@pbcgov.orgSGregor1@pbcgov.org
PZB-PlanPOC@pbcgov.org
LAmara@pbcgov.org

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community. We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Mark S. Gold, Esq.

CEO/Founder

The Ticket Clinic, a law firm

From: Monique Hunt [mailto:mhunt@ssclawfirm.com]
Sent: Thursday, January 04, 2018 11:39 AM
To: PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>
Cc: Peter Sachs <psachs@ssclawfirm.com>
Subject: Allegro Dev Co, LLC Land Use Atlas Amendment/Clint Moore Coalition

MESSAGE FROM PETER S. SACHS:

Attention: Stephanie Gregory

Dear Ms. Gregory:

Please be advised that on behalf of the Clint Moore Coalition, consisting of residents residing in the Horseshoe Acres, Le Rivage, Long Lakes Estates, St. Andrews and Woodfield Country Club communities, we hereby express our vigorous opposition to the above development application. Our communities consist of over 2,000 homes in closest proximity to the subject site and our opposition is based upon but not limited to the following:

1. The large densities requested by the application are incompatible with the lower density restrictions within the Agricultural Reserve and the request is also incompatible with the surrounding residential neighborhoods;
2. The conceptual site plan provided by the applicant indicates that the height of the proposed congregate living facility will be greater than 53', far exceeding the height of homes within the surrounding communities;
3. County staff has not prepared a study of the implementation of congregate living facilities within the Agricultural Reserve nor provided proposed regulations to reduce the possible negative impacts on residential properties within the Agricultural Reserve; and
4. The proposed congregate living facility will result in negative impacts to the community, including increased traffic and noise associated with the operations of the facility during both the daytime and nighttime hours.

Accordingly, we respectfully request that the Planning Commission and the Board of County Commissioners reject the application for the reasons noted above.

Very truly yours,

Peter S. Sachs

Monique Hunt
Legal Assistant to Peter S. Sachs, Esq.

Sachs Sax Caplan, P.L.

6111 Broken Sound Parkway NW | Suite 200 | Boca Raton, Florida 33487
Direct: (561) 237-6860 | Main: (561) 994-4499
mhunt@ssclawfirm.com | www.ssclawfirm.com

From: Ellen Pollock [mailto:konfetti101@yahoo.com]
Sent: Thursday, January 04, 2018 11:37 AM
To: Stephanie Gregory <SGregor1@pbcgov.org>
Subject: Allegro Development Company , LLC, Land Use Atlas Amendment

Ellen Pollock 17112 Mandylynn Ct., Boca Raton, FL 33496

January 4, 2

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.
Ellen Pollock

From: Jonathan Levy [mailto:Jonathan.levy@theccuk.com]

Sent: Thursday, January 04, 2018 11:26 AM

To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>

Subject: Allegro Development Company, LLC, Land Use Atlas Amendment

Jonathan Levy, 6565 Landings CT, Boca Raton, FL 33496

I am a home owner of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Jonathan Levy



Jonathan Levy
Technology Consultant

T: +44 07812 973 468
M: +44 07812 973 468

E: jonathan.levy@tottenhamhotspur.com

Tottenham Hotspur Football & Athletic Co Ltd
Bill Nicholson Way, 748 High Road, London, N17 0AP

[Twitter / @SpursOfficial](#)
[Facebook / Tottenham Hotspur](#)

From: Ellen Channing [mailto:jchann5081@aol.com]
Sent: Thursday, January 04, 2018 11:46 AM
To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>
Subject: Allegro Development Company, LLC

January 4, 2018

Ellen Channing

**18381 Long Lake Drive
Boca Raton, Florida 33496**

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Thank you,
Ellen Channing

From: Ina Rae Fox [mailto:foxyina@aol.com]

Sent: Thursday, January 04, 2018 1:15 PM

To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAMara@pbcgov.org>

Subject: Friday, January 12th, 2018 at 9:00 AM PUBLIC HEARING of the Palm Beach County Planning Commission on Friday, January 12th, 2018 at 9:00 AM

Ina Rae & Neil A Fox
17843 Foxborough Lane
Boca Raton, FL 33496

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

From: Ron Panna [mailto:ron@panna.com]

Sent: Thursday, January 04, 2018 12:16 PM

To: Stephanie Gregory <SGregor1@pbcgov.org>

Subject: Allegro Development

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of the west Clint Moore Road community and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Clint Moore Allegro

Letters in Support

Received after publication of PLC Report



April 7, 2017

Dear Lisa,

I want to thank you so much for all that you did for me to be able to move into Allegro. It has a wonderful friendly atmosphere, residents, staff, etc. I am getting settled. too many boxes, yes, I brought too much!

Previous appointments, responsibilities at the house have kept me from getting into all activities but I am doing better.

I miss seeing you but I remember you told me you had to let me go to other staff members. When you are passing my way stop by. I am waiting on putting up pictures until Markie gets home.

With love,

Mary Elizabeth Wells

Two letters received verbatim

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

I have lived in Palm Beach County since 2015 and encourage you to approve the application for the Allegro community in Boca Raton. I moved to Allegro because I was by myself and have relatives in Lake Worth and Boca Raton, having a community like Allegro available allowed me to remain close to my family.

I ask you to support this proposal and approve the Boca Raton community, they will enjoy it.

Sincerely

A handwritten signature in black ink, appearing to read 'Henry Stern', with a long horizontal flourish extending to the right.

Henry Stern
Boynton Beach

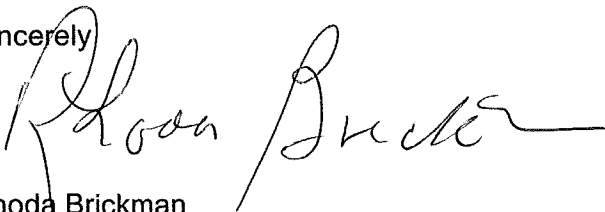
Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

I have lived in Palm Beach County for over 30 years after having moved from New York. For the last two I have been a resident of The Allegro Community in Boynton Beach. Before coming to Allegro I lived at the Grove in Boynton Beach. Having this community by has allowed to keep friends, by banking, my doctors and me entire social life.

This community saved my life, I would have been living alone and isolated if not for Allegro. The people in the community became my family and I would recommend having an Allegro Community in Boca Raton and any Community.

Sincerely



Rhoda Brickman
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

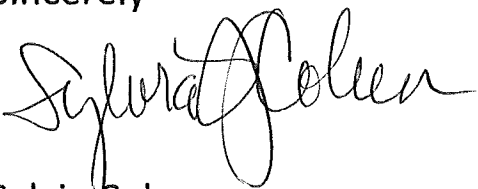
Dear Commissioners,

I have lived in Palm Beach County since 2002, residing in Delray Beach until two years ago when I moved to this Allegro Community in Boynton Beach. It has been very convenient to have this so close to where I lived, I have been able to keep my social network and my daily necessities intact.

My sister lives close by as do my friends and we see each other often. It is a benefit to any city to have this type of care within the community in order to provide a seamless transition when the time comes, which hopefully it will for all of us when we need some assistance as we get older.

Please approve the Allegro in Boca Raton.

Sincerely

A handwritten signature in black ink, appearing to read "Sylvia Cohen". The signature is fluid and cursive, with the first name "Sylvia" and last name "Cohen" clearly distinguishable.

Sylvia Cohen
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

Dear Commissioners,

I moved to Allegro in Boynton Beach two years ago in order to be near my daughter who lives resides in Palm Beach Gardens. She picked out this community because she was impressed with what it offered as am I.

Being here has allowed me to stay close to my family and enjoy the community nearby. I see a need for more Allegro's in Palm Beach County and you should approve the one in Boca Raton.

Sincerely



Selma Krasner

Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

Dear Commissioners,

I have resided in Palm Beach County for the last nine years having moved from North Miami. I have found the Allegro Community to be what I was looking for and I have made a lot of friends and developed a social circle where I live.

Having this community where it is and others close by is convenient for my family as my daughter lives in Boca Raton and my sister lives in Boynton Beach. Having a new community where it is needed is important to family life and keeping us together.

Sincerely

A handwritten signature in cursive script, appearing to read "Rita Hames", with a long horizontal flourish extending to the right.

Rita Hames

Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

Dear Commissioners,

I have been a resident of the Allegro Community in Boynton Beach since it first opened over two years ago. This was a great place to come and live due to the closeness of my daughter who lives in Lake Worth. Having my family close by is convenient and helps make my family closer.

This a premier community to live in with great services for residents that need it. As a Palm Beach County resident, I am asking you to approve the new Allegro in Boca Raton.

Sincerely

A handwritten signature in cursive script that reads "Dorothy Kitover".

Dorothy Kitover
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

Dear Commissioners,

I was a resident of Boca Raton for 25 years, living in the Boca Raton Country Club before moving to the Allegro Community in Boynton Beach two years ago. If the proposed Allegro Community in Boca Raton was available at the time, I likely would have gone there instead. It would have allowed me to keep more of my routine and my social network.

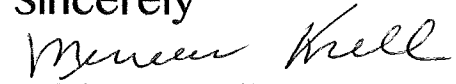
I moved to Florida right after World War II after serving as one of the first women in the United States Marines, having joined in 1940. Following the war, I moved here to Florida where I have remained.

Having been a long-term resident of Boca Raton and now a resident of Boynton Beach, I see no reason why this should not be allowed to be built. This community would fit right in with the Boca Raton Community and would service more seniors as we get older keeping us closer to the homes we had to leave.

Having an Allegro in Boca would allow more visits from friends and families, I could have kept my doctors and other essential needs.

Please be considerate of your neighbors in the Boca Raton area and prepare for their future as we age and need a first-class community to become our home.

Sincerely

A handwritten signature in cursive script, appearing to read "Miriam Krell".

Miriam Krell

Boynton Beach, (formally of Boca Raton)

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

Dear Commissioners,

Having been a Palm Beach County resident for the past 22 years, I have learned the importance of having a community such as Allegro nearby. When the time came for my late husband and I to seek a community to move to, we chose this one.

It is a comfort my children to know that I am in such a nice community and with friendly residents and staff who provide first class care and treat you like a family. They keep my family involved with my daily life.

Having this community close by has allowed me to keep my same doctors as well as my social circle in Boynton Beach. I am able to keep up with local news and local officials who I vote for.

I am asking that you approve the Allegro in Boca Raton as it is needed in most cities and counties to provide quality first class care as we age.

Sincerely

A handwritten signature in cursive script that reads "Barbara Elliot".

Barbara Elliot
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401
December 22, 2017

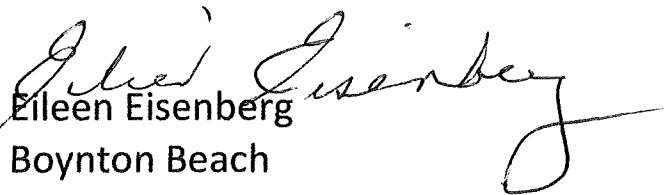
Dear Commissioners,

I have been a resident of the Boynton Beach Community for the past two years. Having a community close to my family is of great benefit, my sons who reside in Wellington and Del Ray. They are able to visit and take me out for shopping and appointments.

Having a community this close to my family circle assists me in living my daily life and find this a nice community.

I ask you to approve the Allegro in Boca Raton.

Sincerely


Eileen Eisenberg
Boynton Beach

PALM BEACH COUNTY COMMISSIONERS
301 N. OLIVE AVENUE
WEST PALM BEACH FLORIDA 33401
DECEMBER 22, 2017

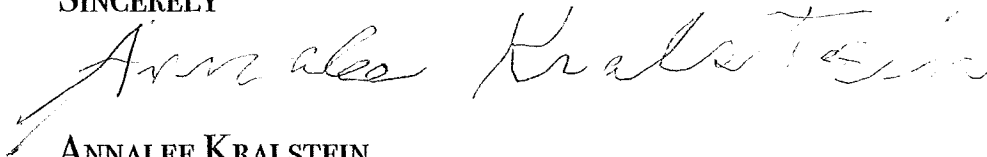
DEAR COMMISSIONERS,

I HAVE BEEN A RESIDENT OF THE ALLEGRO COMMUNITY IN BOYNTON BEACH SINCE THE OPENING. PRIOR TO THAT I HAD A HOME IN HUNTINGTON LAKES. HAVING THIS COMMUNITY CLOSE BY MADE ALL THE DIFFERENCE IN CHOOSING A COMMUNITY TO MOVE INTO WHEN I NEEDED IT. I HAD TRIED A DIFFERENT FACILITY FIRST BUT IT WAS NOT NEARLY AS NICE AS OUR COMMUNITY HERE. THIS IS A WONDERFUL PLACE TO LIVE THAT ALLOWS ME TO KEEP MY SOCIAL LIFE AND DEVELOP NEW FRIENDSHIPS IN OUR COMMUNITY. THE RESIDENTS AND THE STAFF HAVE MAKE ME FEEL LIKE I AM AT HOME.

BOCA RATON WOULD BENEFIT FROM HAVING AN ALLEGRO COMMUNITY, WITH MY FAMILY CLOSE BY, THEY ARE ABLE TO VISIT, ESPECIALLY DURING THE WINTER MONTHS AND THAT IS A GODSEND.

PLEASE APPROVE THE ALLEGRO COMMUNITY IN BOCA RATON, IT WILL BECOME PART OF THE ENTIRE BOCA RATON COMMUNITY.

SINCERELY

A handwritten signature in cursive script that reads "Annalee Kralstein". The signature is written in dark ink and is positioned above the printed name.

ANNALEE KRALSTEIN
BOYNTON BEACH

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners,

I have lived in Palm Beach County for four years, most of the time in Huntington Heights and then moved to the Allegro Community in Boynton Beach. Having this community close by made the transition easier as I was able to keep my doctors, my friends, who are still close by and I have kept my voting rights in Palm Beach County.

Living here also is a benefit as my children, grandchildren and great grandchildren live close by and we can keep in touch and they can visit. There are many residents here that would have stayed in an Allegro Boca Raton Community as that is where their families are and it would have been more convenient.

I, as a resident and voter in Palm Beach County ask you to approve the new Allegro Community on Clint Moore Road.

Sincerely

A handwritten signature in black ink, appearing to read "M. K.", written over the printed name "Martin Korn".

Martin Korn

Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

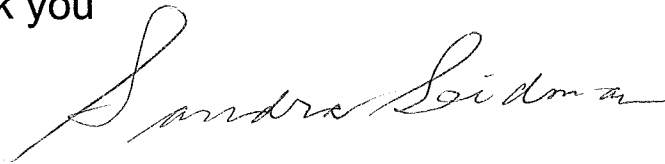
Dear Commissioners,

I moved to the Allegro Community two years ago directly from New Jersey. I chose Allegro because of where it is located and I had numerous subdivisions close by. I enjoy living here and find it pleasurable and enjoyable. I am able to keep in contact with my friends, everything is accessible.

Any community would benefit from having an Allegro in their city.

I urge you to approve this community.

Thank you

A handwritten signature in cursive script that reads "Sandy Seidman". The signature is written in dark ink and is positioned below the "Thank you" text.

Sandy Seidman
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners,

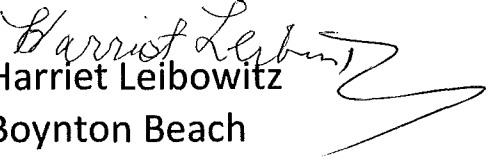
I have lived in Palm Beach County for over thirty years primarily Lake Worth. When I could no longer live by myself I choose to come to Allegro in Boynton Beach. While not everything is perfect, I would recommend approving a new community in Boca Raton.

When I needed a community, it was beneficial for me and my family to have a community like this close by. I was able to maintain my contacts and network while getting the care that I need and maintain my voting status in the county.

When my family come to our family home in Lake Worth, they are able to easily to visit and take me out for the day. When I fell, my son was confident and knew I was getting first class care.

I encourage you to approve this for Boca Raton.

Sincerely


Harriet Leibowitz
Boynton Beach

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners,

I have lived in Palm Beach County for 15 years and the last two in Boynton Beach. I would ask you to approve the new Allegro Community in Boca Raton. I have been able to stay with my partner who is suffering from Parkinson's disease and she needed care.

Allegro has allowed us to stay together and get the care we need. We were able to keep our same social circle, doctors and other essential things for us.

Having this community close by has allowed us to continue as one.

Please approve this for Boca Raton.

Sincerely


David Spiegler

Boynton Beach

Dear Commissioners,

I am asking you to vote YES and approve the Allegro Community in Boca. I have provided services in their communities and the level of care is exceptional, provided by first class, professional staff.

They are welcoming, friendly and always generous with their time and with their smiles. If you have ever visited one, you would have no question as to the quality of the care, the beauty of the property and the warm feeling you get after walking through the front door.

I understand that people are afraid of the unknown, especially when it is near their neighborhood but if they experienced a visit to an Allegro Community, chances are they would not be opposing the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Hall". The signature is fluid and elegant, with a long horizontal stroke at the end.

Dear Commissioners,

You should approve the Allegro Community in Boca Raton. Aside from providing jobs for their employees, there is a multiplying effect given that jobs are added for small businesses within the county.

Allegro is a pleasure to work with, their staff are professionals and the care is as good as you could ever ask for. The grounds are beautifully landscaped and are filled with gardens, it improves any neighborhood where it is located.

The buildings are very nicely built and blend into the neighborhoods they are in. People who are opposing this could not have visited nor experienced an Allegro Community.

Thank you

Mislaine Jean
1-10-18

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

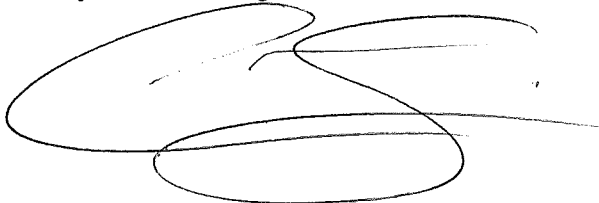
I am a resident of Boca Raton, I live here with my wife. My family, who reside in Boynton Beach have worked for Allegro in the past and so we are familiar with the quality of care, the beauty of the communities and the family atmosphere that exists within Allegro.

This was never more evident than this past September during Hurricane Irma. Allegro in Boynton Beach opened their doors and welcomed me and the seven members of my family to Boynton Beach for secure shelter during the storm.

We stayed from Saturday through the all clear sign on Monday. My sisters were great, they are gymnasts and performed for the residents, we had karaoke and everyone's attention was diverted from what was going on outside.

Allegro housed us, fed us and entertained us without question, and with a smile. We, and everyone felt very welcome. This is an asset to any community. As a voter of Boca Raton, I am asking you to approve the Allegro Community on Clint Moore Road. Despite what I have seen the opponents say, this is a first-class operation and will be a great benefit to Boca Raton.

Thank you for reading

A handwritten signature in black ink, appearing to be 'Cameron Lieber', with a large, stylized 'C' and 'L'.

Cameron Lieber
7731 Villa Nova Drive
Boca Raton, FL 33433

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

I work at the Allegro Boynton Beach Community since it the opening in 2015. Allegro is a great company to work for, they provide good jobs, we are treated and they go out of their way to make us feel part of the family.

This past September during Hurricane Irma, Allegro invited members of the surrounding community to come and shelter at Allegro Boynton Beach. I came with my two children to join the countless others who were sheltering there.

During those two scary days, they fed everyone who was there, gave us places to sleep and worked hard to make everyone feel like part of the Allegro family. There was entertainment dancing and many activities for the children. We were so prepared and organized for such an occasion it seemed like it was a normal occurrence.

We helped with the residents and their families who also came, being with such a group made us feel safe. We stayed there from Saturday morning till Monday. We are very appreciative to Allegro and for being part of their family.

The people of Boca Raton should realize this when considering whether Allegro should become part of the Boca Raton community. They help the entire community when we are located there.

Thank you for your consideration and you should approve the new Allegro in Boca Raton.

Thank you

A handwritten signature in black ink that reads "Carline Pierre-Jules". The signature is fluid and cursive, with a large initial "C" and "P".

Carline Pierre-Jules
19 Chelsea Lane
Boynton Beach, FL 33426

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

I work at the Allegro Boynton Beach Community. I just want to express my appreciation and my confidence in Allegro becoming a welcome part of any community we become part of.

One experience I want to tell you about is how the Allegro Community responded during Hurricane Irma this past September. After we made sure that all of our residents were safe and secure, the company invited everyone to bring their family and loved ones to the Boynton Beach Community to seek shelter.

My family of five was one of countless families of employees and residents who stayed for the two days of the storm. We were all like one big family during the storm. They created activities for the children that came, we all ate together talked together and made every one of us feel safe and secure during the hurricane.

This is what it is like to have Allegro in a community, sheltering over 100 residents from the surrounding community, we become part of a community and are an asset to that community, Allegro would be a great addition to the Boca Raton Community as it has been in Boynton Beach.

Sincerely

A handwritten signature in black ink, appearing to read "Rachelle", with a stylized flourish underneath.

Rachelle Chevalier
5030 NW 6th Court
Del Ray Beach, FL 33445

Attention Planning Board,

Cartridge World

1777 N. Congress Avenue
Boynton Beach, FL 33426

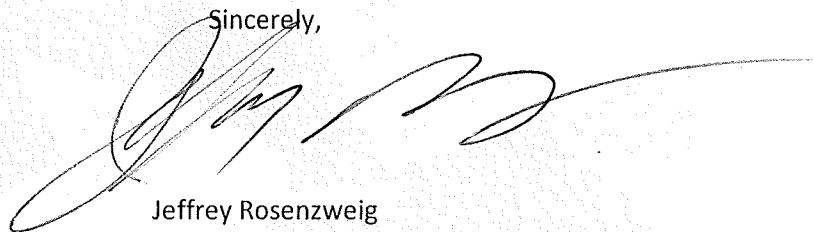
P 561 732 0016
F 561 732 4002
E cwboyntonbeach@aol.com

Cartridge World Boynton Beach is in full support of the proposed Allegro site to be located in Boca Raton. We have been a member of the Boca Chamber for many years and they have been excellent supporter for our business.

Allegro's Boynton facility is an extremely beautiful and well-run facility that is a welcomed addition to the community. We know the proposed Boca site will use local business just as the Boynton facility does, which will bring more jobs and continued business to Boca Raton for years to come.

Thank you for your time and have a great day.

Sincerely,



Jeffrey Rosenzweig

Owner of Cartridge World Boynton Beach

Well Care Rehabilitation Center

11450 Hagen Ranch Road
Boynton Beach, FL 33437

Good morning:

I am, Gary Miller, of Well Care Rehabilitation Center with 6 locations in Florida. We partner with Allegro Senior living providing Physical, Occupational and Speech Therapy and exercise programs, educational lectures, computerized balance testing and home safety assessments that enrich the lives of the residents and allows them to age in place with dignity in Boynton Beach. I fully support this proposal by Allegro. This is well thought out taking the recommendations of neighbors and creating something everyone can support. The creation of quality jobs, traffic concerns identified and rectified, and the promise to be a great partner with the city. As of 2015 23% percent of the population in Palm Beach is over the age of 65. Millennials will be looking for these type facilities that can enrich the lives of their parents and provide peace of mind to the families. What better place then Allegro, a well-respected company in the world of Senior Living with 12 locations in Florida and 17 locations total in the southeast. As a partner with Allegro providing therapy services

Respectfully,

Gary Miller, PT

954 440-2696 phone
954 533-4841 fax

PALM BEACH COUNTY COMMISSIONERS
301 N. OLIVE AVENUE
WEST PALM BEACH FLORIDA 33401
DECEMBER 22, 2017

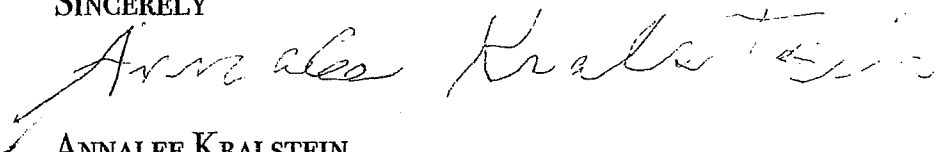
DEAR COMMISSIONERS,

I HAVE BEEN A RESIDENT OF THE ALLEGRO COMMUNITY IN BOYNTON BEACH SINCE THE OPENING. PRIOR TO THAT I HAD A HOME IN HUNTINGTON LAKES. HAVING THIS COMMUNITY CLOSE BY MADE ALL THE DIFFERENCE IN CHOOSING A COMMUNITY TO MOVE INTO WHEN I NEEDED IT. I HAD TRIED A DIFFERENT FACILITY FIRST BUT IT WAS NOT NEARLY AS NICE AS OUR COMMUNITY HERE. THIS IS A WONDERFUL PLACE TO LIVE THAT ALLOWS ME TO KEEP MY SOCIAL LIFE AND DEVELOP NEW FRIENDSHIPS IN OUR COMMUNITY. THE RESIDENTS AND THE STAFF HAVE MAKE ME FEEL LIKE I AM AT HOME.

BOCA RATON WOULD BENEFIT FROM HAVING AN ALLEGRO COMMUNITY, WITH MY FAMILY CLOSE BY, THEY ARE ABLE TO VISIT, ESPECIALLY DURING THE WINTER MONTHS AND THAT IS A GODSEND.

PLEASE APPROVE THE ALLEGRO COMMUNITY IN BOCA RATON, IT WILL BECOME PART OF THE ENTIRE BOCA RATON COMMUNITY.

SINCERELY

A handwritten signature in cursive script, reading "Annalee Kralstein". The signature is written in dark ink and is positioned above the printed name.

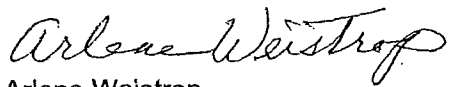
ANNALEE KRALSTEIN
BOYNTON BEACH

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach Florida 33401

Dear Commissioners

I support the Boca Raton Allegro community that is being proposed. I have lived in Palm Beach County and Boynton Beach for twenty one years. Having such a first -class community my neighborhood has allowed me to keep my friends, and support services.

I would like you to support the new Allegro.

A handwritten signature in cursive script that reads "Arlene Weistrop". The signature is fluid and elegant, with the first name "Arlene" and last name "Weistrop" clearly distinguishable.

Arlene Weistrop
Boynton Beach

Clint Moore Allegro

Letters in Opposition

Received after publication of PLC Report

RESOLUTION OF THE BOARD OF DIRECTORS
OF ST. ANDREWS COUNTRY CLUB
PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the Board represents the members/lot owners of the St. Andrews Country Club residential community (the "Community") located on Clint Moore Road in Boca Raton, Florida; and

WHEREAS, the Board has reviewed the Land Use Atlas Amendment Application (the "Application") submitted to Palm Beach County by Allegro Development Company, LLC ("Applicant"), requesting an amendment to the land use designation of the property located at the Northwest corner of Clint Moore Road and the Florida Turnpike, from Agricultural Reserve to Congregate Living Residential (the "Amendment"); and

WHEREAS, the Board believes the requested amendment permits density which is incompatible with the surrounding neighborhood's characteristics and will adversely impact the quality of life within the Community; and

WHEREAS, the Community opposes the Application and the proposed development of the Applicant's proposed Congregate Living Facility on the subject property.

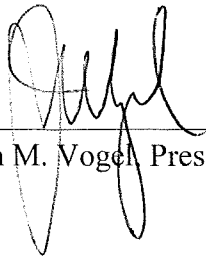
NOW, THEREFORE, be it resolved that:

1. The Board, on behalf of the Community, objects to the Application and respectfully requests that the Palm Beach County Planning Commission recommend against the proposed change, and the Palm Beach Board of County Commissioners deny the Application, for the following reasons:
 - A. The significantly increased density requested by the Applicant is incompatible with the lower density restrictions within the Agricultural Reserve, and the request is incompatible with the surrounding residential neighborhoods.
 - B. The conceptual site plan provided by the Applicant indicates that the height of the proposed buildings will be greater than 53', far exceeding the height of any other building within the surrounding communities.
 - C. The County staff has not yet prepared a study of the implementation of congregate living facilities within the Agricultural Reserve, or provided proposed regulations to reduce the possible negative impacts to residential properties within the Agricultural Reserve.

- D. The proposed congregate living facility will adversely affect the Community by reason of the increase in traffic and noise resulting from the operation of the facility during both the daytime and nighttime hours.

Adopted: January, 9, 2018

The undersigned, Jon M. Vogel, as President of the St. Andrews Country Club Property Owners Association, Inc. (the "Association"), hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the Association on January 9, 2018, has not been modified or amended and is in full force and effect as of this 9th day of JANUARY, 2018.

A handwritten signature in black ink, appearing to read 'Jon M. Vogel', is written over a horizontal line.

Jon M. Vogel, President

BOARD RESOLUTION
FOR
LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the Board of Le Rivage Property Owners Association, Inc. ("Le Rivage") is duly authorized to represent the position of the Le Rivage residential community before the Palm Beach County Planning Commission and Palm Beach County Board of County Commissioners at all governmental hearings; and

WHEREAS, Le Rivage has reviewed the Land Use Atlas Amendment application submitted by Allegro Development Company, LLC ("Applicant") to amend the land use of the property located at the Northwest corner of Clint Moore Road and the Florida Turnpike from Agricultural Reserve to Congregate Living Residential; and

WHEREAS, the requested densities within the application are wholly incompatible with the Le Rivage residential community and the surrounding neighborhood's agricultural characteristics and will negatively impact the quality of life within the community; and

WHEREAS, Le Rivage strongly opposes the application for Land Use Atlas Amendment and the proposed development of the Applicant's Congregate Living Facility.

NOW, THEREFORE, be it resolved as follows:

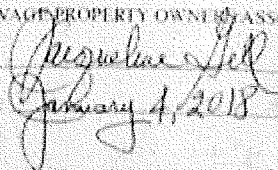
- Le Rivage submits its strong objections to the requested application to the Palm Beach Board of County Commissioners and the Palm Beach Planning Commission and respectfully requests the Planning Commission and Board of County Commissioners to reject the application due to the following reasons:
- The large densities requested by the application are incompatible with the lower density restrictions within the Agricultural Reserve and the request is incompatible with the surrounding residential estate neighborhoods.
- The conceptual site plan provided by the Applicant indicates that the height of the proposed buildings will be greater than 53', far exceeding the height of any other building within the surrounding communities.
- The County staff has not prepared a study of the implementation of congregate living facilities within the Agricultural Reserve or provided proposed regulations to reduce the possible negative impacts to residential properties within the Agricultural Reserve.
- The proposed congregate living facility will result in negative impacts to the community, including increased traffic and noise associated with the operations of the facility during both the daytime and nighttime hours.

Board of Directors

LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC.

BY

DATE

 President

Don't text and drive It can wait

Long Lake Estates Property Owners Assn. Inc.
Board of Directors Meeting
May 16, 2017
Guard House

Meeting called to order by President Andrew Mosberg at 8:35 am

Board Members Present:

Andrew Mosberg
June Gelb
Cathy Baker
Lou Caplan
Michael Zammiello

Management:

Sherry Judd
United Community Management Corp.

Motion by June Gelb

Second by Lou Caplan

To approve minutes of November 28, 2016 meeting
All Approved

Motion by Lou Caplan

Second by June Gelb

To keep the officers of the association the same

President	Andrew Mosberg
Vice- President	June Gelb
Treasurer	June Gelb
Secretary	Cathy Baker

All Approved

Motion by Andrew Mosberg

Second by Lou Caplan

To approve a resolution that Long Lake is opposed to the proposed project on the west side of Clint Moore Road, across from the community, of an Assisted Living Facility and a Day Care Center

All Approved

Motion by Andrew Mosberg

To adjourn at 9:27am

All approved

Opinion

Protect public's investment in Palm Beach farm belt



Randy Schultz

Bad development proposals may change, but they rarely change enough to get better. The latest example is a project in Palm Beach County's Agricultural Reserve Area.

On Friday, the county's planning commission will consider the application for Allegro at Boca Raton. It would be a nursing home of as many as 244 beds on the southeast corner of the reserve, which lies between Clint Moore and Hypoluxo roads west of Florida's Turnpike.

The commission had been scheduled to hear the proposal in October. After opposition from neighborhoods that surround the roughly 13-acre site and advance media coverage, Allegro asked for a postponement. A letter said the developer would "continue to work with the neighbors" and "evaluate site design and uses proposed for the site."

Attorney Alan Ciklin represents Allegro. In an interview, he said the project now has "improved buffering" to shield it from neighborhoods to the south, west and north. More important, Ciklin said, Allegro has dropped a proposed day-care center for 240 children designed to make the project "intergenerational."

Peter Sachs is an attorney who lives in Horseshoe Acres, a community of estate homes north of the site. Horseshoe Acres and four other communities call themselves the Clint Moore Coalition.

In an interview, Sachs acknowledged that Allegro has "moved things around." A three-story building that Sachs called "incompatible" with the area, however, remains. And Allegro, Sachs said, "has been unwilling to change on the density." That point matters most in terms of public policy.

Allegro wants the county to change the rules. Though the company could build a 30-bed nursing home, Ciklin, admitted that Allegro couldn't make money at that size. The company would buy the land from Ronald Simon, who paid \$1.75 million for it in 2004.

But those development restrictions exist for a good reason. Two decades ago, county voters approved \$100 million in bonds for land sales designed to maintain as much agriculture as possible in the Agricultural Reserve Area, which is South Florida's coastal farm belt. With that bond came

limits on suburban-type development that could crowd out farming.

Ciklin said the Allegro project would be a "policy decision" by the county commission to allow adult congregate living facilities in the reserve. In fact, such facilities are allowed now. The staff report, which recommends denial, notes that Allegro wants eight times the density available under current rules.

The report sums it up: Changing the rules for Allegro "would allow development that is significantly higher" than anything around it and higher than "any other permitted use allowed" in the reserve.

Though the reserve is 20,000 acres, changing the rules for this small site could set a precedent for the entire reserve. Ciklin said, "There is a significant need in the area for nursing homes." Perhaps, but there is no significant need on that piece of land.

Ciklin makes the same argument as supporters of two other proposals that would undermine the Agricultural Reserve Area. One, proposed for a site west of Delray Beach, would weaken rules for open space in development projects, eliminate the rule that commercial development be related to needs of the reserve and weaken rules on traffic.

To justify these bad precedents, the developer would include workforce housing. Palm Beach County does have too little such housing. As with the nursing home, however, the Agricultural Reserve is not the place to fill that need.

GL Homes takes the same approach in his effort to build 2,500 more homes in the reserve than rules permit. In this case, GL dangles the carrot of open space.

The company persuaded the county commission to change the rules on land farther north by approving nearly 10 times more houses than GL otherwise could have built. So GL would preserve some of that land in exchange for permission to overbuild in the reserve. It would be a poor trade-off for the public.

Ciklin noted that the owner of the nursing home site could build a 500-student school and that day care center if the county rejected Allegro's application. So be it. That project would not set a precedent that could jeopardize what county planners call nearly 20 years of success in the Agricultural Reserve Area. Public support of that goal hasn't changed.

Email Randy Schultz: randy@bocamag.com

SAVE AG RESERVE LAND

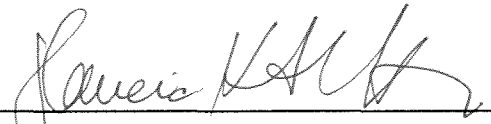
The residents of and visitors to South Florida signing this petition would like to go on record as being vehemently opposed to the proposed land use change for the north side of Clint Moore Road, just west of the Turnpike.

A proposal to change the Ag Reserve density/zoning of this parcel to accommodate a 258 bed assisted living facility, which will operate around the clock, would be a disaster for the surrounding communities, both in maintaining property values and overall quiet enjoyment. The fact that the turnpike is practically in our “backyards” does not mean that continued development of Ag Reserve land would somehow “seem not so bad considering”. The increased traffic since the Bridges has been developed has been awful, despite Clint Moore Road now being four lanes and eventually Lyons Road becoming four lanes.

Overdevelopment of green spaces hurts animal populations in the wild...those living in communities with animals know this firsthand as countless kills of sheep and other animals has occurred in the past few years due to the development of vacant and wooded Agricultural Reserve land.

Is it so awful to maintain what little green space is left?

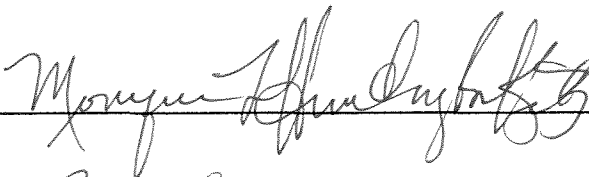
Village of Horseshoe Acres
Boca Raton, FL 33496

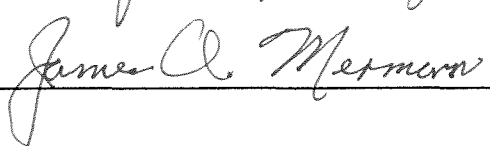
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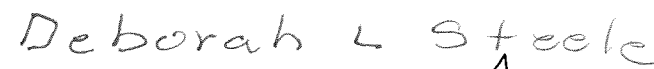
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LAURA SANTOS  "

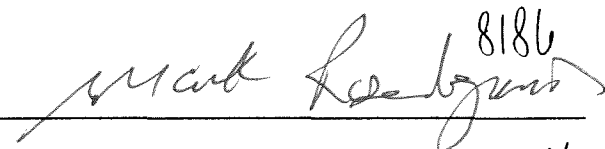
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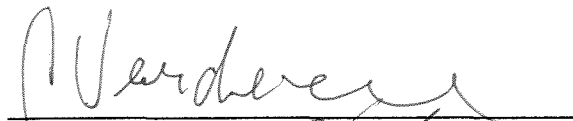
 Monique Huntington Keitz "

James A. Merman  JAMES A. MERMAN 8232 BRIDLE

Deborah L Steele  Deborah L Steele
8348 BRIDLE ↑

Susan Steele  Susan Steele K

Mark Rosenberg  8186 BRIDLE

 Christina Verderame 17526 WAGON
WHEEL

 Marc Verderame "

Zach Channing -

Michael Levy



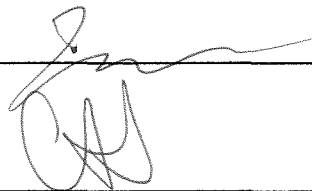
8143 HORSESHOE

Alan Sacks

Alan Sacks

Jarrett Levy

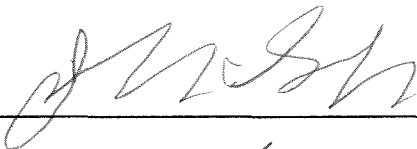
Corey Shadowitz



8643 HORSESHOE

Ben Schechter

Brook





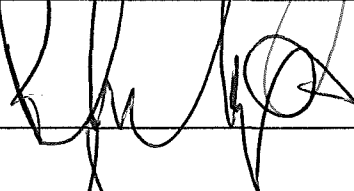
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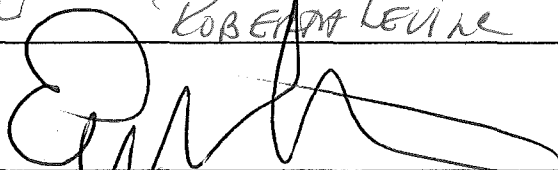
11

WOODFIELD



ROBERT LEVINE

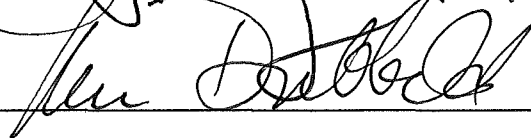




7 Bridges



7 Bridges



Misha Dubbed

~~Donna Kozlowski~~
~~Donna Kozlowski~~

DONNA KOZLOWSKI
Robert Burger

~~Andy Denton~~
~~Andy Denton~~

ANDY DENTON
Michael Blair

~~Amber Tutwiler~~
~~Amber Tutwiler~~

Amber Tutwiler
MARK WALNOCK

~~Aya Bendat~~
~~Aya Bendat~~

AYA BENDAT
Ron Shaw

~~Matthew Rector~~
~~Matthew Rector~~

Matthew Rector

We, the residents of Horseshoe Acres in Boca Raton, FL, petition officials in the Palm Beach County Zoning, Site Planning, Building Departments and any other relevant agencies to carefully review the plans submitted under Permit #2015-010679-0000.

We pay our fair share of property taxes to the County of Palm Beach and feel strongly that our properties are in jeopardy of being greatly devalued if the building plans presented under this Permit # are approved.

[illegible]

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We pay our fair share of property taxes to the County of Palm Beach and feel strongly that our properties are in jeopardy of being greatly devalued if the building plans presented under this Permit # are approved.

[illegible]

Name	City	State	Postal Code	Country	Signed On
Lynne Kramer	""	""	""	US	2017-01-20
Linda Castaneda	Boca Raton	FL	33496	US	2017-01-20
Roberta Levine	Boca Raton	FL	33496	US	2017-01-20
Philip Epstein	Boca Raton	FL	33495	US	2017-01-20
Alex Castaneda	Boca Raton	FL	33496	US	2017-01-20
Jennifer Mayea	Boca Raton	FL	33496	US	2017-01-20
Mike A.	Boca Raton	FL	33496	US	2017-01-20
Monique Keitz	Boca Raton	FL	33496	US	2017-01-20
Scott Levin	Boca Raton	FL	33498	US	2017-01-20
Lori Millingen	Coral Springs	FL	34071	US	2017-01-20
Marc Verderame	Boca Raton	FL	33396	US	2017-01-20
Michael Sobotka	Delray Beach	FL	33446	US	2017-01-20
Suela Hysenaj	Boynton Beach	FL	33473	US	2017-01-20
Amy Rector	Boca Raton	FL	33496	US	2017-01-20
Iisa Thibodeau	Boca Raton	FL	33496	US	2017-01-20
Giuliana gaudette	Boca Raton	FL	33486	US	2017-01-20
Dan Ziebk	Boca raton	FL	33486-5451	US	2017-01-20
Lisa Keith	Boca Raton	FL	33486	US	2017-01-20
Barbara Kushner	Boca Raton	FL	33496	US	2017-01-20
Paola Luptak	Boca Raton	FL	33496	US	2017-01-21
Mary Szelinski	Boca Raton	FL	33496	US	2017-01-21
Nina Luptak	Boca Raton	FL	33431	US	2017-01-21
Chloe Sizer	Delray Beach	FL	33446	US	2017-01-21
Carolyn Lepler	Boca Raton	FL	33496	US	2017-01-21
Joseph Mayerchak	Boca Raton	FL	33496	US	2017-01-21
negda rodriguez	Boca Raton	FL	33498	US	2017-01-21
Ken Volpp	Boca Raton	FL	33498	US	2017-01-21
Jose Augustin	Boca Raton	FL	33498	US	2017-01-21
Hanna Lipman	Boca Raton	FL	33498	US	2017-01-21
Laura Baum	Boca Raton	FL	33496	US	2017-01-21
Susan Hadet	Delray Beach	FL	33446	US	2017-01-21
Karen Sussman	Boca Raton	FL	33498	US	2017-01-21
Alena Saiz	Covina	CA	91724	US	2017-01-21
Elizabeth Spiegl	Brooklyn	NY	11209	US	2017-01-21

Esther Kemperle	Berg	""	""	Austria	2017-03-01
marilena zubani	Brescia	""	25080	Italy	2017-03-01
michon emmanuelle	longes	FL	69420	US	2017-03-01
Lydia Zink	Hanover	""	30627	Germany	2017-03-01
gantois liliane	Namur	""	""	Belgium	2017-03-01
Diane Dickinson	Neptune City	NJ	07753	US	2017-03-01
Renate Ebrecht	""	""	68259	Germany	2017-03-01
Manuela Eggermann	""	""	59192	Germany	2017-03-01
Christelle McKie	Cuarnens	""	""	Switzerland	2017-03-01
kathy stoddard	napanee	""	kr3l2	Canada	2017-03-01
carolin comanescu	""	""	54470	Germany	2017-03-01
Mark Donnelly	Paisley	SCT	PA28AF	UK	2017-03-01
Silvia Steinbrecher	""	""	53881	Germany	2017-03-01
Andreas Thiel	Munich	""	81545	Germany	2017-03-01
Silja Alter	Weßling	""	82234	Germany	2017-03-01
grouci djamila	nanteuil les meaux	""	77100	France	2017-03-01
Ellen Gurtner	Mönchengladbach	""	41189	Germany	2017-03-01
Ruth Gregg	Ballyclare	NIR	Bt39 9uz	UK	2017-03-01
Marie - Louise Galliker	Basel	""	""	Switzerland	2017-03-01
celine duburg	anchen	montevideo	""	Uruguay	2017-03-01
robert burdon	Manchester	ENG	M8 4QW	UK	2017-03-01
Gerlinde Holzer	Guntersdorf	""	2042	Austria	2017-03-01
CARVIN MIREILLE	ST MANDRIER	""	83430	France	2017-03-01
SILVESTRE BEATRICE	LIEGE	""	4000	Belgium	2017-03-01
Nina Hagen	""	""	68219	Germany	2017-03-01
christine bereault	1262 Eysins	""	Vaud	Switzerland	2017-03-01
tomescu alexandra cristina	dr tr severin	""	220026	Romania	2017-03-02
Brent Morrissey	Queen Creek	AZ	85142	US	2017-03-02
Marion Schiffers	Brussels	""	4720	Belgium	2017-03-02
brice madho	BONDY	""	93140	France	2017-03-02
Nadja Leijonros	Gothenburg	""	""	Sweden	2017-03-02
annelie moser	idar-oberstein	""	55743	Germany	2017-03-02
Inge Stadler	""	""	91161	Germany	2017-03-02
mauro torelli	luzzara	""	42045	Italy	2017-03-02
Meike Heckel	""	""	49088	Germany	2017-03-02

Rolf Mense	Puerto Lumbreras	"	30891	Spain	2017-03-02
sylvia lobinger	austria AL	1200 wien	US	2017-03-02	
danielle jacquesbruxelles	"	1000	Belgium	2017-03-02	
Colette Stalder	buckten	"	Switzerland	2017-03-02	
Michelle Restoin	SaintJunien	"	87200	France	2017-03-02
Chantal Lherminez	"	"	59800	France	2017-03-02
cornelia Heppner	"	"	27572	Germany	2017-03-02
İ Ä È Ä Ê ! Ě ě É Ä Ê É Ê Ë	tokyo	"	1540002	Japan	2017-03-02
Sabine Möhler	sabine.stiker@web.de	"	87839	Germany	2017-03-02
Claudia Tuechler	8082 Kirchbach	"	"	Austria	2017-03-02
UTE CHRISTNER	Fletcher	OH	45326	US	2017-03-02
LUIGI MARIA CASTELLAZZI	ilFattoQuotidiano.it	"	20081	Italy	2017-03-02
jocelyne lapointe	Terrebonne	CA	j6w0b5	US	2017-03-02
brigitte hoin	Aachen	"	52134	Germany	2017-03-02
Christine Potnik	St.Stefan i.Rosental	"	"	Austria	2017-03-02
consuelo cresco carrasco	saint-imier	"	"	Switzerland	2017-03-02
Analisa Luedtke	Houston	TX	77057	US	2017-03-02
myriam vanden abbeelen	St Katelijne waver	"	"	Belgium	2017
Renchen N-e	Hamburg	"	22089	Germany	2017-03-02
donatella saiani rezzato	"	25086	Italy	2017-03-02	
Bianca Brader	Herne	"	44653	Germany	2017-03-02
Claudia Neuhaufen	"	"	53117	Germany	2017-03-02
Theresia Pointner	Hlg.Kreuz a/W	"	"	Austria	2017-03-02
Christine Stolz	Studenzen	"	"	Austria	2017-03-02
Andrea Ritter	8091 jagerberg	"	"	Austria	2017-03-02
Baerbel Guengoer	Deutschland	"	13407	Germany	2017-03-02
irena kleiner	SCHWEIZ	SC	8867	US	2017-03-02
Akemi fukuyoshi	hong kong	"	kowloon	Hong Kong	2017-03-02
Claudia Maas	"	"	49134	Germany	2017-03-02
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Andrea Knöpfler	"	"	30625	Germany	2017-03-02
catherine cheneval	LYON	"	73000	France	2017-03-02
Gity Grupe	"	"	37643	Germany	2017-03-02
Sigrid Dr. Neef	37688 Beverungen	"	Buddha	Germany	2017-03-02
Roberto Meritoni	Asso	"	22033	Italy	2017-03-02

Nena Woelk	olmué	"	32	Chile	2017-03-02
nathalie dubuy	Sannois	"	95110	France	2017-03-02
Fernande Fournier	Luxembourg	"	"	Luxembourg	2017-03-02
Mariana Lukáčová	Moldava nad Bodvou	"	"	Slovakia	2017-03-02
Roswitha Hanowski	Wedel	"	22880	Germany	2017-03-02
Petra Jakubzik	Grevenbroich	"	41515	Germany	2017-03-02
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Sabine Mayr	Innsbruck	"	6020	Austria	2017-03-02
souad choumane	alger	"	"	Algeria	2017-03-02
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niaussat martine	masseret	"	19510	France	2017-03-02
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Virginie Mondon	Saint-Quentin	"	02100	France	2017-03-02
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Tania Roza	Miami	FL	33155	US	2017-03-03
joelle millot dubreuil	"	"	26270	France	2017-03-03

Nan Newall	BrightsGrove	"	N0N 1C0	Canada	2017-03-03
Gabrielle Chalmin	"	"	63260	France	2017-03-03
Stanislav Aksyonov	Тюмень	"	"	Russia	2017-03-03
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Harriet Friedman	Boca Raton	FL	33433	US	2017-04-06
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Anita Filippi-D'Anca	"	"	"	US	2017-11-29
Mary Heath	"	"	"	US	2017-11-29
J H	"	"	"	US	2017-11-30
jennifer juengst	"	"	"	US	2017-11-30

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Angelika Kohwagner	Neuhausen	"	80634	Germany	2017-03-02
BONDONI Véronique	sigean FL	arretez le	US	2017-03-02	
anita erhard götzis	"	"	Austria	2017-03-02	
Manuela Hameter	Hollabrunn	"	2873	Austria	2017-03-02
An v. Brussel R'veer	MI	4941JT	Netherlands	2017-03-02	
PETER WALDER	8127 FORCH	"	"	Switzerland	2017-03-02
christa lohrig	"	"	41352	Germany	2017-03-02
valerie bocourt	"	"	02100	France	2017-03-02
angelika+ thomas wegner	"	"	51399	Germany	2017-03-02
Chantal Martin Nouméa	"	98807	New Caledonia	2017-03-02	
pascal federgrun	ugine	"	7	France	2017-03-02
Wilma Lagrand Goes	AL	4451	Netherlands	2017-03-02	
Michele Trapasso	"	"	02200	France	2017-03-02
Siegrid Roedel	"	"	91074	Germany	2017-03-02
Gama Leong Petaling Jaya	"	11060	Malaysia	2017-03-02	
Athina Peter	"	"	22303	Germany	2017-03-02
Antonella Nielsen	Copenhagen	"	2400	Denmark	2017-03-02
Bobbi Parsley Atwood	IL	61913	US	2017-03-02	
diana lupart	"	"	95270	France	2017-03-02
Margot Bock Remlingen	"	38319	Germany	2017-03-02	
Cynthia Franke Kassel	"	34127	Germany	2017-03-02	
gina de minelli gina de minelli	"	"	41000. blois	France	2017-03-02
adele urbanek M?dling	"	"	Austria	2017-03-02	
Maria Tüchler 8082 Kirchbach	"	"	Austria	2017-03-02	
Marites Reimann Oslo	"	"	Norway	2017-03-02	
daniela plüschau	"	"	22280	Germany	2017-03-02
Marina Kotelnikova Moscow	"	121359	Russia	2017-03-02	
Lorraine Cracknell Seillans	"	83440	France	2017-03-02	
magali mauffreywittisheim	"	67820	France	2017-03-02	
christine Bouteloup	"	"	22340	France	2017-03-02
Anke O. Schaller	"	"	36433	Germany	2017-03-02
Kathy Efthymiakopoulos	Longueuil	"	j4k5g7	Canada	2017-03-02
rosa blanckaerts antwerpen	"	2040	Belgium	2017-03-02	
Anna Luneau liège	"	"	Belgium	2017-03-02	

Susan Dispenziere	Oak Ridge	NJ	07438	US	2017-01-27
Ruby Pressl	Oak Ridge	NJ	07438	US	2017-01-27
Josh Abrams	Boca Raton	FL	33496	US	2017-01-28
Tracy Fontao	Montclair	NJ	07042	US	2017-01-28
Rosa Gallastegui	Boca Raton	FL	33496	US	2017-01-29
Kathy Seal	Boca Raton	FL	33498	US	2017-01-29
Laurel Wills	Wellington	FL	33414	US	2017-02-01
Sue Bloom	West Palm Beach	FL	33411	US	2017-02-02
Melissa Votteler	Boynton Beach	FL	33473-7837	US	2017-02-02
Lawrence Fiedler	Boca Raton	FL	33496	US	2017-02-03
Lisette de Waard	Lelystad	FL	8226	LJNetherlands	2017-03-01
yolanda schultes	Wittenbach	"	9300	Switzerland	2017-03-01
laborgrupo armer teufel c/ o Dieter Reger			Nürnberg	"	90443 Germany
manuela wolter st-cruiz	"	50309		Costa Rica	2017-03-01
aurelia girardi	gioia del colle	"	70023	Italy	2017-03-01
Petra Hegenscheidt	Essen	"	45131	Germany	2017-03-01
bos claudine	poligny	"	39800	France	2017-03-01
Regine LOEUIL Hamoir	"	"		Belgium	2017-03-01
Janina Grage	"	"	44649	Germany	2017-03-01
Rita Wolff	Hannover	"	30173	Germany	2017-03-01
Lise Vandal	Alma	"	G8B 5V3	Canada	2017-03-01
AnnMarie Hodgson	Barrie		Ontario"	L4N 2T8	Canada2017-03-01
Stadtmueller Petra	Erlensee	"	63526	Germany	2017-03-01
H Mol Poortvliet	NE	4693	EGUS		2017-03-01
Maria Van Geel Zdroisko	"	"		Poland	2017-03-01
joyce alexander	edinburgh	SCT	eh15 1le	UK	2017-03-01
Vanna Pagnozzigoddelau	"	"	64560	Germany	2017-03-01
rosette putzeys Riemst	"	3500		Belgium	2017-03-01
Alexandr Yantselovskiy Vyshneve	"	"	08132	Ukraine	2017-03-01
Tiziana Dordoni via xx settembre	Corsico milano	"		20094 Italy	2017-03-01
susan devereaux	new castle	DE	19720	US	2017-03-01
Eva-Maria HaakSalzgitter	"	"	67346	Germany	2017-03-01
Angela Fricke	"	"	37441	Germany	2017-03-01
Karin Guenther	"	"	27474	Germany	2017-03-01
frieda lisens	merksem	"	"	Belgium	2017-03-01

david Martin	Boca Raton	FL	33496	US	2017-01-23
Elizabeth Brumback	Boca Raton	FL	33498	US	2017-01-23
Harold Blum	Boca Raton	FL	33496	US	2017-01-23
KAREN REINHARD	Boca Raton	FL	33496	US	2017-01-23
Suzy Scheck	Boca Raton	FL	33496	US	2017-01-23
John Kim	Boca Raton	FL	33496	US	2017-01-24
Brenda Levbarg	Boca Raton	FL	33496	US	2017-01-24
Marjorie Steele	Boca Raton	FL	33496	US	2017-01-24
Linda Ditsky	Boca Raton	FL	33496	US	2017-01-24
Barbara Pezzlo	Boca Raton	FL	33496	US	2017-01-24
Elaine Abecassis	Boca Raton	FL	33496	US	2017-01-24
Maria Kolins	Boca Raton	FL	33496	US	2017-01-24
Shannon Molzan	Pompano Beach	FL	33063	US	2017-01-25
Lynne Kramer	Boca Raton	FL	33496	US	2017-01-25
Jason Solodkin	Boca Raton	FL	33496	US	2017-01-25
Lora Duemig	Boca Raton	FL	33433	US	2017-01-26
Jamie Joseph	Wellington	FL	33414	US	2017-01-26
Jamie Platt	Boca Raton	FL	33431	US	2017-01-26
Vivian King	Boca Raton	FL	33433	US	2017-01-26
Michael Marcus	Boynton Beach	FL	33473	US	2017-01-26
Susan Coleman	Lake Worth	FL	33467	US	2017-01-26
Phyllis Toon	Boca Raton	FL	33496	US	2017-01-26
Sophie Kyriacou	Beacon NY		12508	US	2017-01-26
Alyssa Fanning	Dumont NJ		07628	US	2017-01-26
Teralyn Siller	Arlington	TX	76018	US	2017-01-26
Marcel Martinez	Miami	FL	33130	US	2017-01-26
Stacy Higginbotham	Hillsboro	OR	97123	US	2017-01-26
Alisyn Marcus	Boynton Beach	FL	33473	US	2017-01-26
MICHAEL FLEISCHER	Boca Raton	FL	33496	US	2017-01-26
Michael Formica	Palm Beach	FL	33480	US	2017-01-26
Enid Rogow	West Palm Beach	FL	33411	US	2017-01-26
Timothy Lawler	Boca Raton	FL	33498	US	2017-01-27
Ribert Kramer	Montclair	NJ	07042	US	2017-01-27
Sarah Kramer	Montclair	NJ	07042	US	2017-01-27
Nicky Le Roux	Delray Beach	FL	33445	US	2017-01-27

Edwina Torla	Boca Raton	FL	33498	US	2017-01-21
Edith Rotenberg	Boca Raton	FL	33496	US	2017-01-21
stephan elk	Boca Raton	FL	33496	US	2017-01-21
Julie Wolff	Delray Beach	FL	33446	US	2017-01-21
Eric Koltun	Boca Raton	FL	33498	US	2017-01-22
Amy Shaouy	Boca Raton	FL	33496	US	2017-01-22
Jennifer Clowe	Delray Beach	FL	33446	US	2017-01-22
Heather Dolgetta	Delray Beach	FL	33446	US	2017-01-22
Robin Shapiro	Boca Raton	FL	33496	US	2017-01-22
Lauren Rothstein	Delray Beach	FL	33446	US	2017-01-22
Maria Di Pasquale	Boca Raton	FL	33496	US	2017-01-22
Lewis Duberman	Boca Raton	FL	33496	US	2017-01-22
Paul Eisenberg	Boca Raton	FL	33496	US	2017-01-22
greg rispler	Boca Raton	FL	33496	US	2017-01-22
Herman Kurzweil	Boca Raton	FL	33496	US	2017-01-22
Craig Aronberg	Boca Raton	FL	33496	US	2017-01-22
Hermaine Raimi	Boca Raton	FL	33496	US	2017-01-22
Richard Perel	Boca Raton	FL	33496	US	2017-01-22
Mindi Steinberg	Placida FL	33946	US	2017-01-22	
joanne applebaum	Boca Raton	FL	33496	US	2017-01-22
debra neiterman	Boca Raton	FL	33496	US	2017-01-22
Barry Matza	Boca Raton	FL	33496	US	2017-01-22
Marc Granet	Boca Raton	FL	33496	US	2017-01-22
Alejandro Markman	Boca Raton	FL	33496	US	2017-01-22
silvia markman	boca raton	FL	33496	US	2017-01-23
Gail S Weinbrum	Boca Raton	FL	33496	US	2017-01-23
Judith Geneen	Boca Raton	FL	33496	US	2017-01-23
John Girard	Jupiter FL	33469	US	2017-01-23	
Scott Berger	Boca Raton	FL	33496	US	2017-01-23
Matthew Rector	Boca Raton	FL	33496	US	2017-01-23
Keith Youngswick	Boca Raton	FL	33496	US	2017-01-23
Alexis Radeke	Boca Raton	FL	33496	US	2017-01-23
Joel Goldsmith	Boca Raton	FL	33496	US	2017-01-23
Marianne Valerio	Boca Raton	FL	33431	US	2017-01-23
Trish Hodge	Boca Raton	FL	33486	US	2017-01-23

Tara Taylor	"	"	"	US	2017-11-30
C B	"	"	"	US	2017-11-30
Jack Heintz	"	"	"	US	2017-11-30
Christopher Bland	"	"	"	"	US 2017-11-30
Keep Northern Dane County Rural	"	"	"	US	2017-12-01
Stacey Altruda	"	"	"	US	2017-12-02
Linda Swick	"	"	"	US	2017-12-03
Shiloh D	"	"	"	US	2017-12-03
Karen Kohn	"	"	"	US	2017-12-19
Ashley Leung	"	"	"	US	2017-12-22
ANTHONY GRIMALDI	"	"	"	"	US 2017-12-22
kathryn cooper	"	"	"	US	2017-12-27
Britany Daniel	"	"	"	US	2017-12-27

From: Kenneth Schaeffer [mailto:escha82@gmail.com]

Sent: Saturday, January 13, 2018 3:30 PM

To: Stephanie Gregory <SGregor1@pbcgov.org>; PZB Planning POC <PZB-PlanPOC@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>

Subject: Allegro Development Co Proposed Project

Dear Government Representative,

We are residents of Long Lake Estates, located in very close proximity to the proposed Allegro Development Congregate Living facility, which has been discussed being located on Clint Moore Road, next to the Turnpike

My family **STRONGLY** opposes the building application and would urge the County Commission and Planning Commission to deny this application. The proposed usage of this land for this type of commercial development represents voluminous activity that is simply **not compatible with the existing neighborhoods which surround this proposed large development.**

This type of high activity, commercial establishment, with imposing physical structure that will dwarf the surrounding communities, simply is foreign to the immediate area, especially in light of the fact, that I assume this land is in, or near the Agricultural reserve area.

We moved to the area years ago specifically because it was a relatively quiet, fully residential area. We all pay substantial taxes to help support and maintain the values of the neighborhoods that surround this proposed development. Never, in my wildest dreams, did we think the county would approve a huge commercial enterprise in this lovely, quiet region of Boca Raton.

Please consider our strong request that the Planning Commission, and County Commission **DENY THIS APPLICATION**, based on our feelings above, as well as the obvious size, noise level, additional traffic that this development will impose. Please don't change the beautiful nature of our residential area!

Sincerely,
Ellen and Kenneth Schaeffer

From: "Marty Lacoff" <ml2626@aol.com>

Date: January 11, 2018 at 11:20:36 PM EST

To: <PZB-PlanPOC@pbcgov.org>, <SGregor1@pbcgov.org>, <LAmara@pbcgov.org>

Subject: Allegro Development Company, LLC Land Use Atlas Amendment

Dear Sirs;

I am a resident of Long lake Estates, located in proximity to the Allegro Development proposed community living facility development. I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to several reasons.

- 1) This is part of Agricultural Reserve, and once it is gone it will never be replaced.
- 2) My wife and I bought our house in Long Lake fourteen years ago because Clint Moore was one of the few streets in Boca on which there was no commercial development. In fact we lived on Jog Road just north of Clint Moore, and could stand the sight of the McDonalds, etc. when we left our development. We relied on the fact that it was Agricultural Reserve, and would remain such.
- 3) It is wrong for the current landowner, Ronald Simon, to profit at our expense. He knew what he was buying when he bought the property in 2004.
- 4) The large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics. In fact this would be the highest density by far that was ever applied for in the Agricultural Reserve. If you grant this request, others will use it as a basis for other applications and the Agricultural Reserve will disappear.
- 5) The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.
- 6) There will be a huge increase in the amount of traffic including three shifts of workers, garbage trucks, food & supply trucks at all times of the day and night. In addition ambulances and their sirens will be heard coming and going all hours of the day and night.
- 7) We are informed that having congregate living facilities in the agricultural reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near residential neighborhoods.
- 8) This project is incompatible with the existing neighborhood characteristics.

Accordingly, it is my request that the Planning Commission and County Commission deny this application based upon my reasons above, including the size, height, density, and associated traffic and noise that will accompany the development of this project.

Granted that there is a need for this type of development. However any reasonable person would agree a project like this belongs on 441 or a similar street.

Please deny this application.

Thank you for your attention to this matter.

Cheryl Lacoff

Resident and voter in Palm Beach County for the past 20 plus years.

From: I <jacquelinegill@aol.com>
To: SGregor1 <SGregor1@pbcgov.org>; LAmara <LAmara@pbcgov.org>
Cc: PZB-PlantPoc <PZB-PlantPoc@pbcgov.org>
Sent: Thu, Jan 11, 2018 12:30 pm
Subject: Allegro development

Ladies and Gentlemen,

My husband and I are residents of Le Rivage, we are opposed to the proposed development by Allegro in the Agricultural Reserve. This development far exceeds the current density guidelines and is out of character with the close by communities in the Agricultural Reserve. The conceptual site plan indicates that the proposed buildings will be more than 50 feet tall exceeding the height of any other building in the surrounding communities. Finally, the Proposed congregate living facility will have negative impacts on the communities including increased traffic and noise.

The proponents continue to insist that the increased density is required to make the Adult Congregate Living Facility (ACLFs) economically viable. However, they have not provided any evidence to substantiate their claims. We should challenge these assertions and demand that ACLFs have much lower density guidelines when located in the Agricultural Reserve.

In our opinion, such a facility should be limited to one story in height to match the surrounding residential communities.

Thank you in advance for your support. Let's preserve the Agricultural Reserve!

Robert & Jacqueline Gill
17170 Avenue le Rivage
Boca Raton, Florida 33496

Ronny and Hanna Alcalay
8801 Twin Lake Drive
Boca Raton, FL 33496

January 11, 2018

Re: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of Long Lake Estates and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Sincerely,
Ronny and Hanna Alcalay
Long Lake Estates residents

**Over 100 form letters were received from different people
verbatim, or nearly verbatim, to the one below.**

via email to:

sgregor1@pbcgov.org

PZB-PLANPOC@pbcgov.org

lamara@pbcgov.org

Greetings:

RE: Allegro Development Company, LLC, Land Use Atlas Amendment

I am a resident of Long Lake Estates and I am located in proximity to the Allegro Development proposed Congregate Living facility development being proposed at the Clint Moore Road/Turnpike location.

I strongly oppose this application and would ask the Planning Commission and County Commission to deny the application due to the large densities in this project and the fact that this project is incompatible with the existing neighborhood characteristics.

The plan indicates a large, imposing building that will exceed 53 feet in height. The building will be visible from the neighboring communities and will tower over all other homes in the community.

We are informed that having congregate living facilities in the Agricultural Reserve is a new concept that has not been studied by county staff nor have any safeguards been imposed on the construction of these facilities near our residential neighborhoods.

Accordingly, it is my request that the Planning Commission and County Commission **deny this application** based upon the size, height, density, and associated traffic and noise that will accompany the development of this project.

Please deny this application.

Sincerely,

Sharon Roth
8348 Twin Lake Dr
Boca Raton, FL 33496
sroth@castawaykey.com
561-756-1235