



## FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 19-A2

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BCC ADOPTION PUBLIC HEARING, APRIL 29, 2019

### A. Application Summary

#### I. General

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<b>Project Name:</b>	<b>PBC WUD Water Treatment Plant 8 (LGA 2019-011)</b>
<b>Request:</b>	<b>HR-8 to UT</b>
<b>Acres:</b>	4.16 acres
<b>Location:</b>	East of Jog Road, east of the Florida Turnpike
<b>Project Manager:</b>	Melissa Michael, Senior Planner
<b>Applicant:</b>	Palm Beach County Water Utilities Department
<b>Owner:</b>	Palm Beach County
<b>Agent:</b>	Palm Beach County
<b>Staff Recommendation:</b>	Staff recommends <i>approval</i> based upon the findings and conclusions contained within this report.

#### II. Assessment & Conclusion

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This is a County initiated amendment for a 4.16 acres of property owned by the County to assign a uniform Transportation and Utilities Facilities (UT) designation at the request of the Water Utilities Department (WUD) to facilitate the Department's use of the property for utility purposes. The subject site consists of a portion of two larger parcels. The majority of the land area has a UT designation, however the eastern most 140 feet (approximately 4.16 acres) of these parcels has a High Residential, 8 units per acre (HR-8) designation. This amendment proposes to assign the UT designation to the entirety of the two parcels. The property is part of Water Treatment Plant 8 (WTP 8), and there will be no change to the current utility use of the site. A concurrent small scale amendment is in process to assign a UT designation to an additional 5.28 acres north of this site.

Based upon the data and analysis contained in this report, the proposed amendment is suitable for the subject site, consistent with the Comprehensive Plan, compatible with surrounding land uses, does not negatively impact public facilities, and consistent with the long term past and future utility use of the property.

### III. Hearing History

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**Local Planning Agency:** *Approval*, motion by Dagmar Brahs, seconded by Barbara Roth, passed in a 7-0 vote at the December 14, 2018 public hearing. There was minimal board discussion and no public comment.

**Board of County Commissioners Transmittal Public Hearing:** *Transmit*, motion by Commissioner Weiss, seconded by Commissioner Berger, passed in a 7 to 0 vote at the January 28, 2019 public hearing. There was minimal Board discussion and no public comment.

**State Review Agency Comments:** The State Land Planning Agency issued a letter dated March 8, 2019 stating that the Agency had no comment on the proposed amendment. There were no other state agency comments received regarding this amendment.

**Board of County Commissioners Adoption Public Hearing:** *Scheduled for April 29, 2019*

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## B. Petition Summary

### I. Site Data

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#### Current Future Land Use

**Current FLU:** High Residential, 8 units per acre (HR-8) and Utilities and Transportation (UT)  
**Existing Land Use:** Water Utilities facilities  
**Current Zoning:** Public Ownership (PO) and Single Family Residential (RS)  
**Current Dev. Potential Max:** Residential and Utility uses

#### Proposed Future Land Use Change

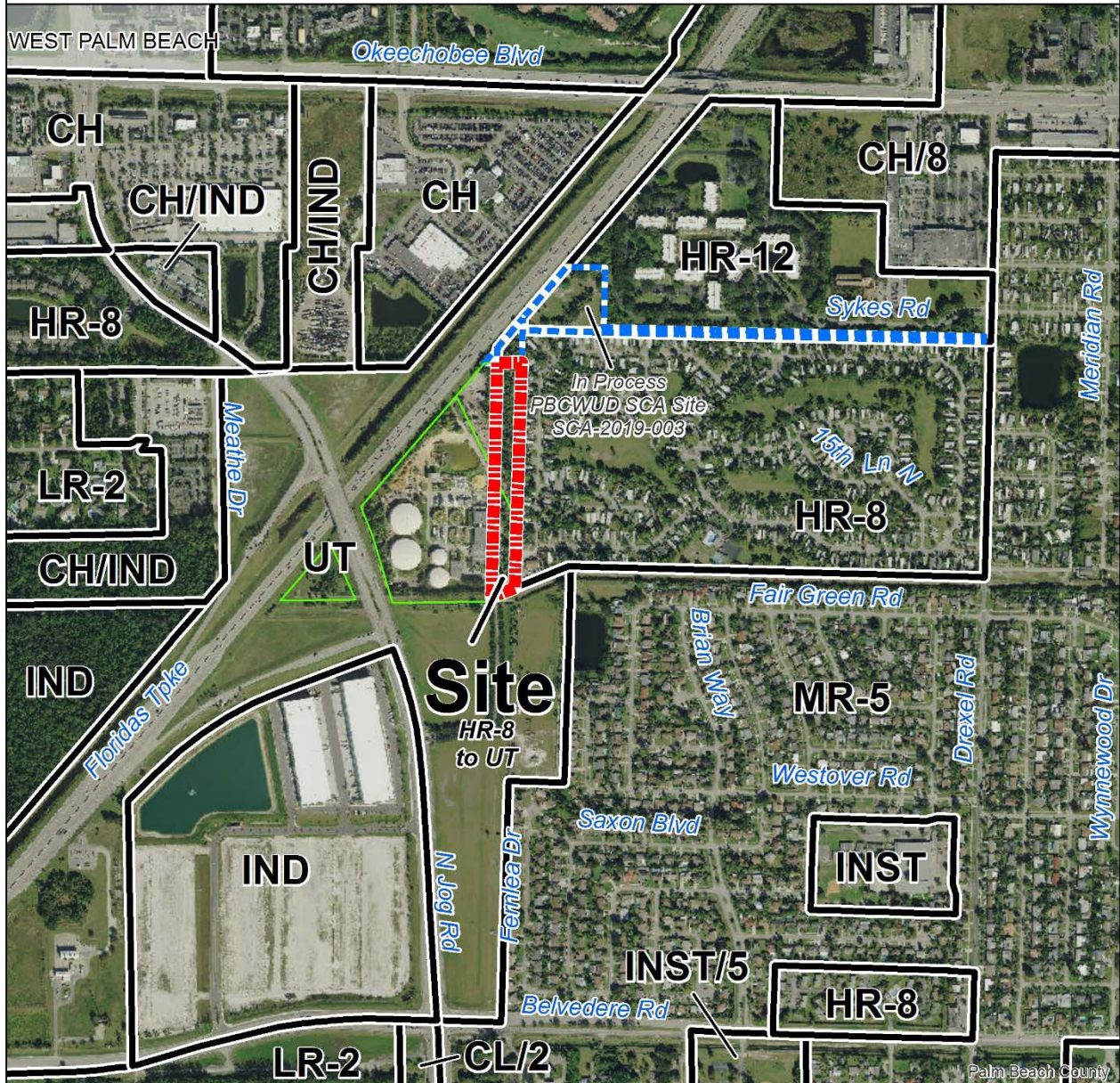
**Proposed FLU:** Transportation and Utilities Facilities (UT)  
**Proposed Use:** Water Utilities facilities  
**Proposed Zoning:** Public Ownership (PO)  
**Dev. Potential Max/Conditioned:** Water Utilities facilities

#### General Area Information for Site

**Tier/Tier Change:** Urban/Suburban Tier - No change  
**Utility Service:** Palm Beach County Water Utilities Department  
**Overlay/Study:** Haverhill Area Neighborhood Plan  
**Annexation Area:** Town of Haverhill, City of West Palm Beach  
**Comm. District:** Gregg K. Weiss, District 2

# Future Land Use Atlas Amendment

## PBC WUD Water Treatment Plant 8 (LGA 2019-011)



### Site Data

Size: 4.16 acres  
 Existing Use: Public Utilities  
 Proposed Use: Public Utilities  
 Current FLU: HR-8, UT  
 Proposed FLU: UT

### Future Land Use Designations

LR-2	Low Residential, 2 units per acre	CH/IND	Commercial High, underlying IND
MR-5	Medium Residential, 5 units per acre	INST	Institutional
HR-8	High Residential, 8 units per acre	INST/5	Institutional, underlying MR-5
HR-12	High Residential, 12 units per acre	IND	Industrial
CL/2	Commercial Low, underlying LR-2	IND/5	Industrial, 5 units per acre
CH	Commercial High	UT	Utilities and Transportation
CH/8	Commercial High, underlying HR-8		

Date: 9/24/2018  
 Contact: Planning  
 Filename: Planning\AMEND\19-SCA\Site\19-03  
 Note: Map is not official, for presentation purposes only.



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



## C. Introduction & Review

### I. Intent of the Amendment

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This is a County Initiated amendment to assign a uniform future land use designation on a 4.16 acre portion of two parcels totaling 22.24 acres owned by the County from High Residential, 8 units per acre (HR-8) to Transportation and Utilities Facilities (UT). The subject site is located east of Jog Road and east of the Florida Turnpike. The majority of these parcels are already designated UT. The County owns, and the County Water Utilities Department (WUD) operates this property as WTP 8. The two overall parcels are highlighted with green outline on the photo map.

**Background:** The WUD operates Water Treatment Plant 8 (WTP 8) on the 20.12 acres located east of Jog Road and south of Okeechobee Boulevard, contiguous to this site. There is additional land area within the two parcels that is located west of the Turnpike that already has UT future land use and is not part of the WTP 8. This land area received a development order by Resolution 2009-1223. The site is currently utilized by WUD for water production wells with five active wells providing water for the WTP 8 facility. There is no proposed change to the use of the site. The site was not subject to a prior approval or land use change.

The concurrent zoning application proposes to rezone the site from Agriculture Residential (AR) and Single Family Residential (RS) to Public Ownership (PO) with additional parcels, including parcels within a County Initiated amendment (PBC WUD Water Treatment Plant 8, LGA 2019-011). A concurrent small scale amendment is in process to assign a UT designation to an additional 5.28 acres north of this site.

### II. Data and Analysis Summary

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This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. The chapters in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

**Appropriateness of the Amendment.** The proposed future land use designation is appropriate and suitable on the subject site as the WTP 8 facility has been in operation and utilizing adjacent parcels for 20 years. The uses and zoning allowed on the subject site are allowed under the Public Ownership (PO) designation without a future land use amendment. The amendment will assign a uniform designation to facilitate the continuation of the site as a utility use at the request of the Water Utilities Department (WUD).

**Assessment and Recommendation.** This is a County initiated amendment for a 4.16 acres of property owned by the County to assign a uniform Transportation and Utilities Facilities (UT) designation at the request of the Water Utilities Department (WUD) to facilitate the Department's use of the property for utility purposes. The subject site consists of a portion of two larger parcels. The majority of the land area has a UT designation, however the eastern most 140 feet (approximately 4.16 acres) of these parcels has a High Residential, 8 units per acre (HR-8) designation. This amendment proposes to assign the UT designation to the entirety of the two parcels. The property is part of Water Treatment Plant 8 (WTP 8), and there will be no change to the current utility use of the site. A concurrent small scale amendment is in process to assign a UT designation to an additional 5.28 acres north of this site.

Based upon the data and analysis contained in this report, the proposed amendment is suitable for the subject site, consistent with the Comprehensive Plan, compatible with surrounding land uses, does not negatively impact public facilities, and consistent with the long term past and future utility use of the property.

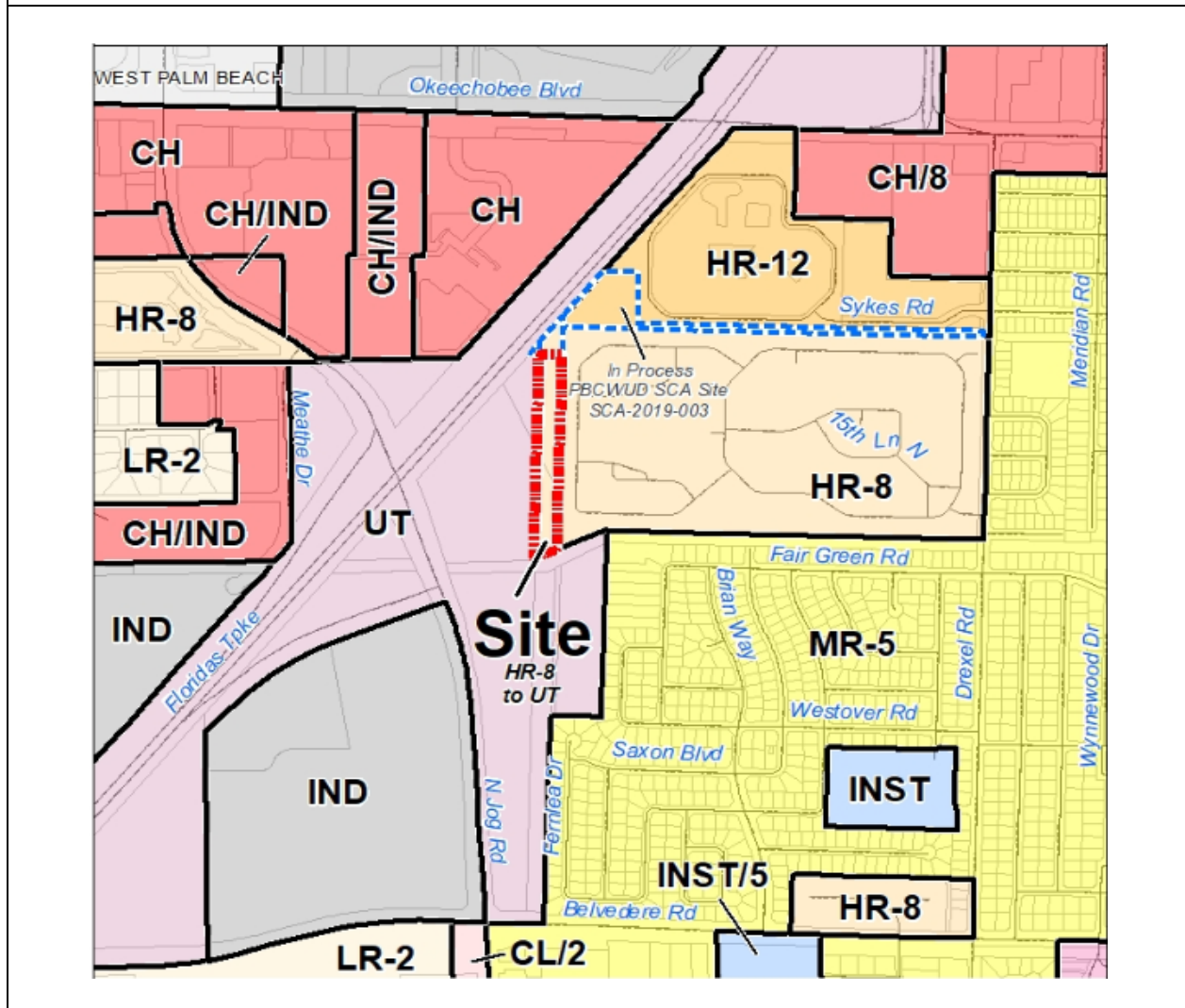
Staff recommends **approval** based upon the findings within this report.

<b>Exhibits</b>	<b>Page</b>
1. Future Land Use Map & Legal Description	E-1
2. Consistency with the Comprehensive Plan	E-3
3. Public Facilities Impacts Table	E-8
4. Traffic Study	E-10
5. Water & Wastewater Provider LOS Letter	E-15
6. Correspondence	E-16

## Exhibit 1

<b>Amendment No:</b>	<b>PBC WUD Water Treatment Plant (LGA 2019-011)</b>
<b>FLUA Page No:</b>	57
<b>Amendment:</b>	High Residential, 8 units per acres (HR-8) to Transportation and Utilities Facilities (UT)
<b>Location:</b>	East of Jog Road, east of Florida's Turnpike
<b>Size:</b>	4.16 acres approximately
<b>Property No:</b>	Easternmost 140 feet approximately of PCNs 00-42-43-27-05-004-0052 (approx. 2.48 acres of a 4.35 acre parcel) 00-42-43-27-05-004-0053 (approx. 1.68 acres of a 17.89 acre parcel)

**Conditions:** None



## Legal Description

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00-42-43-27-05-004-0052 (approx. 2.48 acres of a 4.35 acre parcel)

00-42-43-27-05-004-0053 (approx. 1.68 acres of a 17.89 acre parcel)

**The entire boundary of Water Treatment Plant 8 as identified from Resolution 2009-1223 shown below will have UT with this amendment.**

### LEGAL DESCRIPTION

A PORTION OF TRACT 5 AND TRACT 6, BLOCK 4, AND A PORTION OF THE 30 FOOT AND 25 FOOT ROAD RIGHT-OF-WAYS ADJOINING THERETO AND A PORTION OF THE AREA LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF THE 25 FOOT RIGHT-OF-WAY OF BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST ALL LYING SOUTHEAST OF FLORIDA'S TURNPIKE, EAST OF JOG ROAD, NORTH OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER (S1/4) CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND RUN N01°47'03"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR 2559.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2 AND THE POINT OF BEGINNING; THENCE S64°32'28"W ALONG SAID NORTH RIGHT OF WAY LINE FOR 82.88 FEET; THENCE S89°14'36"W ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF TRACT 6, BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR A DISTANCE OF 637.76 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FPID NO. 406112-1, SHEET 4 OF 9; THENCE N16°46'37"W ALONG SAID EAST LINE OF JOG ROAD FOR A DISTANCE OF 373.34 FEET; THENCE N21°32'29"W CONTINUING ALONG SAID EAST LINE OF JOG ROAD FOR A DISTANCE OF 178.03 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N40°38'55"E ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID FLORIDA'S TURNPIKE FOR A DISTANCE OF 1091.26 FEET TO A POINT ON THE SOUTH LINE OF TRACT 1, BLOCK 4, OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE N89°10'01"E ALONG THE SOUTH LINE OF SAID TRACT 1, BLOCK 4 AND THE EASTERLY PROLONGATION THEREOF FOR A DISTANCE OF 215.63 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27; THENCE S01°47'03"W ALONG THE SAID NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR A DISTANCE OF 1310.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA

CONTAINING 20.12 ACRES MORE OR LESS

## Exhibit 2

### Consistency with the Comprehensive Plan

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This Exhibit 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, and 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.;*
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 has prepared a Justification Statement (Exhibit 3) which is summarized as follows:

- The current use is suitable and appropriate for the subject site.
- The existing designation on portions of the site are inappropriate for the use.

**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.

The subject site consists of one parcel with three future land use designations: High Residential with 12 units per acre (HR-12) on 4.6 acres, High Residential with 8 units to the acre (HR-8) on 0.6 acres, and Transportation and Utilities Facilities (0.075 acre).

The subject site was purchased by the County from AT&T in 2002. The site does have existing AT&T equipment along the wet portion of the site, as well as water production well sites and other infrastructure owned and operated by the County's Water Utilities Department (WUD) for the Water Treatment Plant 8 (WTP 8) Facility. The site also has supported the existing 22 plus acre WTP 8 facility for 20 years with no viable potential for any future residential or non-residential development due to its land configuration. There is no proposed change to the use of the site. Therefore, an amendment to the UT designation for the site is justified.

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 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.*

**Staff Analysis:** This County initiated proposal will allow for consistent future land use designations to accommodate the existing utility use. The site has been utilized by WUD for water production wells for WTP 8 for over 20 years.

## **B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU**

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.....”

1. **Future Land Use Element, Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

**Staff Analysis:** This County initiated proposal will allow for consistent future land use designations to accommodate the existing utility use. The site has been utilized by WUD for water production wells for WTP 8 for over 20 years. There is no proposed change to the use and no viable development potential other than utility services.

2. **Future Land Use Element, Policy 3.1-c:** *The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater service to all unincorporated areas of the County except those unincorporated areas where the Palm Beach County Board of County Commissioners has entered or enters into a written agreement that provides utility service area rights to a public or privately owned potable water, reclaimed water, and/or wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law. Palm Beach County Water Utilities Department shall continue to provide utility*

services to incorporated areas where service is already being provided by the County, or as provided for under utility service area agreements or as allowed for by law.

**Staff Analysis:** The site, located in the Urban/Suburban Tier, has been utilized by WUD for water production wells for the WTP 8 for over 20 years. The water treatment plant services residents and businesses in unincorporated Palm Beach County and is consistent with this policy.

2. **Future Land Use Element, Utilities and Transportation Facilities Future Land Use Designation. Utility Uses.** *Utility Facilities include a full range of utility uses such as water and sewage treatment plants, solid waste transfer stations and facilities, and electrical transmission facilities, towers, sub-stations and power plants. Communication Facilities include such facilities as television and radio station, towers and relay structures and telephone facilities. Animal Shelters and co-located Veterinary Clinics are allowed within the UT designation subject to the limitations of the ULDC.*

**Staff Analysis:** Water Treatment Plant 8 is considered a Water or Wastewater Treatment Plant use. The use is part of the Utility Use Classification of the Unified Land Development Code (ULDC). The subject site will continue to be utilized by the WTP 8 facility and the UT designation is appropriate for this use.

### 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.

**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.”*

The surrounding land uses immediately abutting the site are the following:

**North:** To the north of the site are two (2) parcels. The most western of the two developments is known as Brookdale, a 30+ acre senior living community owned by Classic at West Palm Beach, and the most eastern is known as Drexel House Apartments, a 7+ acre multifamily apartment complex owned and operated by the PBC Housing Authority. Both developments were originally approved as The Meads Classic Retirement Housing facility (Control No. 1982-0073).

**South:** To the south of the site is the Meadowbrook Mobile Home Park community. According to the Property Appraisers Office, Meadowbrook is a 435 unit/lot mobile home community on 83+ acres of land that is owned by Meadowbrook MHP LLC. There are no approved site plans on file with the County for this project which was originally built in 1971. To the south of the very western “triangle” is WUD WTP 8 facility. The WTP 8 site is 20.12 acre utility site that is owned by the County, and operated by WUD and contiguous to the subject site. The WTP 8 site is comprised of two parcels and has a Final Site Plan of record most recently approved by the County Development Review Officer (DRO) on June 10, 2015. It is the ultimate desire

WUD to amend the Final Site Plan of record to incorporate the subject site, and others to be identified as part of the Rezoning request, into the WTP 8 Final Site Plan and provide for consistent zoning of PO.

**West:** To the west of the subject property is Florida's Turnpike. West of the Florida's Turnpike is the Arrigo vehicle dealership (aka Autonation of Palm Beach subdivision). This 30+ acre site incorporates multiple parcels that make up the dealership (Control No. 1995-00022).

**East:** To the east of the subject site is the Plantation Mobile Homes Estates, established around 1978. There were no approvals found for the community on record with the County.

**Applicant's Comments:** Based on this definition, accepted growth management ideals, and desire of the County to provide for consistent and consolidated future land use designation and Zoning districts for County owned properties consistent with their use, the proposed amendment to change two of the three existing designations from HR-12 and HR-8 to UT is consistent and in compliance with those directives. Additionally, the site will be consistent with the existing UT designation for the 0.075 acre portion of the site and the existing use of the site by WUD.

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

**Staff Analysis:** The site has been utilized by WUD for water production wells for the WTP 8 for over 20 years. The water treatment plant services residents and businesses within the WUD service area.

#### **D. Consistency with County Overlays, Plans, and Studies**

- 1. 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 southwest portion of the overall site is located in the Haverhill Neighborhood Plan area which is the location of the Water Treatment Plant 8 (WTP 8) operated and owned by the WUD. The WTP 8 is identified as a utility use in the neighborhood plan and therefore consistent with the plan's objectives.

#### **E. Public Facilities and Services Impacts**

The proposed amendment will change the Future Land Use designation from HR-12 and HR-8 to UT for consistency. Public facilities impacts are detailed in the table in Exhibit 3.

- 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 was distributed to the County service departments for review. There are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Staff sent a request for departmental review of the proposed amendment to various County departments and external agencies for review of public facility impacts. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (Palm Beach County Water Utilities Department), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), Land Development (Engineering), School Board, Health (PBC Dept. of Health), Fire Rescue, Lake Worth Drainage 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 Analysis (see Exhibit 5) was prepared by Pinder Troutman Consulting, INC., 2005 Vista Parkway, Suite 111, West Palm Beach, FL 33411. The analysis demonstrates that the proposed amendment would generate less trip generation than the maximum development potential under the existing future land use designations, and is therefore consistent with the County's long range traffic requirements. In addition, the analysis demonstrates that the proposed amendment is consistent with the peak hour requirements for Test 2. Therefore, the proposed amendment is consistent with Policy 3.5-d.

**F. 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.....*"

1. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on November 21, 2018.
2. **Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on November 29, 2018. To date, no letters or phone calls have been received.

**Exhibit 4**  
**Applicant's Public Facility Impacts Table**

**Part 5. Public Facilities Information**

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Multi-family Residential – Apartment, ITE Code 220, Daily Rate – 6.65 Trips/ DU	Utility, ITE Code 170, Daily Rate – 24.9 Trips / Acre.
<b>Maximum Trip Generation</b>	The trip generation for the maximum potential is 399 daily trips.	The trip generation for the maximum potential AND the proposed potential is 129 daily trips for the maximum and proposed.
<b>Net Daily Trips:</b>	$\frac{-270}{-270}$ (maximum minus current) $\frac{-270}{-270}$ (proposed minus current)	
<b>Net PH Trips:</b>	$\frac{13}{13}$ AM, $\frac{7}{7}$ PM (maximum) $\frac{13}{13}$ AM, $\frac{7}{7}$ PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Andrea M. Troutman, P.E. – Pinder Troutman Consulting, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	The Palm Tran Bus Route that services this property is Route 44 – WPB X-Town via Belvedere Road. The Route runs predominately north and south along Drexel Road.	
<b>Nearest Palm Tran Stop</b>	There is an existing bus stop located on the west side of Drexel Road, approximately .07 miles (355') to the north, and a second bus stop with cover on the west side of Drexel Road, approximately .21 miles to the south of the subject site.	
<b>Nearest Tri Rail Connection</b>	Tri-Rail Shuttle Route WPB-1 connecting at the WPB Airport on Belvedere Road.	

<b>C. Portable Water &amp; Wastewater Information</b>	
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. See Application Attachment I for confirmation of LOS.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	<p>The nearest PBC WUD potable water facility is an 16" watermain located along the western boundary of the subject property. The nearest connection to sanitary sewer is an 8" gravity main located within Sykes Road and a 12" forcemain located approximately 850' south of the subject property.</p> <p>These connections would require the construction of a lift station and forcemain. The nearest connection to reclaimed water is a 12" reclaimed watermain located along the western boundary of the subject property.</p>
<b>D. Drainage Information</b>	
<p>The site is located within the boundaries of the South Florida Water Management District (SFWMD) and will have allowable discharge rates based upon South Florida Water Management Standards for the C-51 basin, however the ultimate combination of properties by WUD through the rezoning process, that includes this site, will be accomplished through platting with ultimate legal positive outfall to Lake Worth Drainage District Canal L-2. See Application Attachment J for additional information on the standards proposed.</p>	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Fire House Station #23 (5477 Okeechobee Blvd.)
<b>Distance to Site</b>	Station #23 is located approximately 1.5 miles from the subject site.
<b>Response Time</b>	Average response time is 6.21 minutes.
<b>Effect on Resp. Time</b>	Estimated response time is 5 minutes and 30 seconds.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	There are no significant habitats or species on the site. The majority of the site is maintained grass for access to existing utility infrastructure. (See Application Attachment L.)
<b>Flood Zone*</b>	Property lies within Flood Zones 'X' and 'AE' (Base Flood Elevation = 15.7 NAVD 88) per Flood Insurance Rate Map No. 12099C0559F, Map Effective Date: October 5, 2017. Zone 'X' represents Areas of 0.2% annual chance flood: areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Zone AE represents areas where base flood is determined.
<b>Wellfield Zone*</b>	The subject site is located in PBC Wellfields 1 and 2 and is currently used by PBC Water Utilities Department to monitor existing well sites. See Application Attachment M for wellfield map.
<b>G. Historic Resources</b>	
<p>Please see Application Attachment N for Historic Resource Evaluation Letter from the County Historic Preservation Officer/Archeologist that identified no historic or architecturally significant resources on or within 500 feet of the subject property.</p>	

# Exhibit 5 Traffic Study

**PTC**

**Transportation Consultants**



June 28, 2018

Mr. Quazi Bari, P.E.  
Palm Beach County Traffic Division  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, FL 33411-3745

2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

**Re: PBCWUD WTP 8 Future Land Use Amendment - #PTC17-085B**

Dear Mr. Bari:

A Future Land Use Amendment application is being submitted for a 5.3 acre parcel located in unincorporated Palm Beach County. It is proposed to change the future land use designation on a majority of the site, totaling 5.2 acres, from HR-8 and HR-12 to Transportation and Utilities. The site is located on the east side of the Turnpike south of Okeechobee Boulevard. The purpose of this letter is to determine if the proposed future land use designation is consistent with the Transportation Element of the County's Comprehensive Plan. The analysis includes examination of traffic conditions at long range (2040) and in five years (Test 2). The PCN for the site is 00-42-43-27-05-004-0015.

The existing and proposed land use scenarios are:

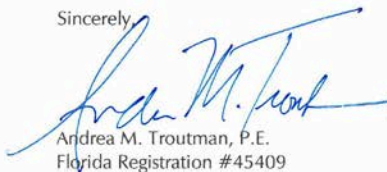
Existing Land Use Designation HR 8 and HR 12	Proposed Land Use Designation Transportation and Utilities
Maximum Intensity	Maximum Intensity
60 Multi-Family DUs	5.2 Acres of Utility Use

Attachment 1 provides the daily trip generation potential of the Existing Land Use Designation as compared to the Proposed Land Use Designation. The Proposed Land Use Designation is projected to generate fewer daily trips than the Existing Land Use Designation. Therefore, this land use amendment does not have an impact on the long range (2040) traffic conditions.

Attachment 2 provides the corresponding peak hour trip generation, which results in 13 AM and 7 PM peak hour trips. Based on this peak hour trip generation, the directly accessed link of Jog Road is required to be analyzed for Test 2. Attachments 3A and 3B show that the Proposed Land Use Designation does not significantly impact Jog Road; therefore, the requirements of Test 2 are met.

Based on the findings of this analysis, no significant additional traffic impacts are projected and the proposed Future Land Use Designation is in compliance with the County's Comprehensive Plan.

Sincerely,



Andrea M. Troutman, P.E.  
Florida Registration #45409



**Andrea M  
Troutman**

Digitally signed by  
Andrea M  
Troutman  
Date: 2018.06.28  
08:58:49 -04'00'

Attachments

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 6/28/18 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic.

**Attachment 1**  
**PBCWUD WTP 8**  
**Comprehensive Plan Amendment Trip Generation Comparison**

DAILY  
Existing Land Use Designation (HR 8 and HR 12)

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips	Pass-by Trips	New Trips
Multi-Family Residential	220	60 DUs (1)	6.65 /DU	399	-	399
<b>TOTALS</b>				399	-	399

Proposed Land Use Designation (Transportation and Utilities)

Land Use	ITE Code	Intensity	Trip Generation Rate (3)	Total Trips	Pass-by Trips	New Trips
Utility	170	5.20 Acre	24.9 /Acre	129	-	129
<b>TOTALS</b>				129	-	129

**Net New Trips (270)**

(1) Based on 8 DUs per acre for 0.6 acres and 12 DUs per acre for 4.6 acres.  
 (2) Source: Palm Beach County  
 (3) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Based on ITE AM peak hour rate with 10% peak hour to daily ratio.

**Attachment 2  
 PBCWUD WTP 8  
 Comprehensive Plan Amendment Trip Generation**

**AM PEAK HOUR  
 Proposed Land Use Designation (Transportation and Utilities)**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Pass-by Trips	New Trips	
				In	Out		In	Out
Utility	170	5.20 Acres	2.49 / Acre (63/37)	8	5	-	8	5
<b>TOTALS</b>				8	5	-	8	5

**PM PEAK HOUR  
 Proposed Land Use Designation (Transportation and Utilities)**

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips		Pass-by Trips	New Trips	
				In	Out		In	Out
Utility	170	5.20 Acres	1.32 / Acre (45/55)	3	4	-	3	4
<b>TOTALS</b>				3	4	-	3	4

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.  
 (2) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Estimated PM peak hour directional split based on the per 1,000 SF trip generation rate.

**Attachment 3A  
PBCWUD WTP 8  
Project Traffic Assignment - Test 2**

**AM Peak Hour**

Roadway	Link	Lanes	Class	Dir	Project Traffic		LOS E Service Volume	Total Project Impact	Significant Impact?
					% Dist.	Pk Hour Trips			
Jog Road	Belvedere Rd to Site Access	6LD	II	NB	50%	4	2,830	0.14%	No
				SB	50%	3	2,830	0.09%	No
	Site Access to Turnpike	6LD	II	NB	50%	3	2,830	0.09%	No
				SB	50%	4	2,830	0.14%	No

**Attachment 3B  
PBCWUD WTP 8  
Project Traffic Assignment - Test 2**

**PM Peak Hour**

Roadway	Link	Lanes	Class	Dir	Project Traffic		LOS E Service Volume	Total Project Impact	Significant Impact?
					% Dist.	Pk Hour Trips			
Jog Road	Belvedere Rd to Site Access	6LD	II	NB	50%	2	2,830	0.05%	No
				SB	50%	2	2,830	0.07%	No
	Site Access to Turnpike	6LD	II	NB	50%	2	2,830	0.07%	No
				SB	50%	2	2,830	0.05%	No

**Exhibit 6**  
**Water & Wastewater Provider LOS Letter**



**Water Utilities Department  
Engineering**

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



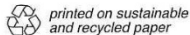
**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



July 30, 2018

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

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

Dear Ms. Megrue,

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Jackie Michels".

Jackie Michels, P.E,  
Plan Review Manager

**Exhibit 3  
Correspondence**

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