FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 22-B

BCC TRANSMITTAL PUBLIC HEARING, MAY 4, 2022

A. Application Summary

I. General

Project Name:	**Brentwood of Wellington (LGA 2022-020)**
Request:	**HR-8, CL/8 & CL/2 to HR-8 and delete conditions in Ordinance 2009-005**
Acres:	10.22 total acres
Location:	West side of State Road 7, approximately 0.5 miles north of Lantana Road
Project Manager:	Francis Forman, Planner I
Applicant:	Charles Scardina, AHC of Lake Worth, LLC (Property Owner)
Owner:	AHC of Lake Worth, LLC
Agent:	Brian Terry, Insite Studio, Inc.
Staff Recommendation:	Staff recommends ***approval with modifications*** based upon the following findings and conclusions found in this report.

II. Assessment & Conclusion

The intent of the amendment is to change the future land use designation on a 10.22 acre site with High Residential, 8 units per acre (HR-8) and Commercial Low with an underlying 2 units per acre (CL/2) and underlying 8 units per acre (CL/8) to HR-8. The applicant is also requesting to delete conditions of approval in Ordinance 2009-005 for portions of the site that were previously approved for the development of a congregate living facility. The proposed amendment results in an increase in residential development potential from 25 to 82 units. In addition, the concurrent zoning application includes a request for a 100% density bonus through the Workforce Housing Program (WHP) and the purchase of 31 Transfer of Development Rights (TDRs) for a total of 194 units (19 units per acre).

The amendment is consistent with the Comprehensive Plan policy that establishes TDRs as the required method of increasing density. By using TDRs, the WHP bonus density and increasing the FLU to HR-8, the proposed development is using the lowest possible FLU and the maximum amount of bonus density available. However, staff is recommending the 80% bonus density based on the point system, resulting in a total 178 units (17 units per acre). Consistent with previous staff recommendations, proposed conditions include requiring the full purchase of available TDR units and requiring 25% on-site workforce housing units. Therefore, the substantive aspects of this amendment are related to the appropriateness of the proposed density. The request for higher density is appropriate considering the site's location and access along an arterial roadway. In addition, the proposed site plan positions the multifamily buildings towards State Road 7, includes a large water management tract to the south and provides a significant separation distance to the adjacent residential. Staff is also proposing additional conditions of approval capping the maximum number of units, a maximum height restriction of three stories, and requiring that the adoption of the future land use amendment and zoning application are held on the same date.

III. Hearing History

Local Planning Agency: ***Denial,*** motion by Barbara Roth, seconded by Marcia Hayden, passed in a 6 to 5 vote (with Lori Vinikoor, Glenn Gromann, Angela Vann, Spencer Siegel and Penny Pompei dissenting), at the April 8, 2022 public hearing. An initial motion by Spencer Siegel, seconded by Glenn Gromann for approval with staff's modifications, failed in a 5 to 6 vote (with Edwin Ferguson, Cara Capp, Rick Stopek, Marcia Hayden, Dagmar Brahs and Barbara Roth dissenting). The Commission discussion included comments and questions regarding the previous condition of approval for the CLF, the traffic impacts to the corridor, the proposed density and surrounding residential density, and layering of density bonuses through the WHP and TDRs programs with the amendment process. Thirteen members of the public spoke in opposition, including representatives of the Thoroughbred Lakes Estates and Fieldstone HOAs. Members of the public stated that the proposed development is not compatible with the area, the proposed building would create visual impacts, property values would decrease, and issues related to drainage and increased traffic.

Board of County Commissioners Transmittal Public Hearing:

State Review Comments:

Board of County Commissioners Adoption Public Hearing:

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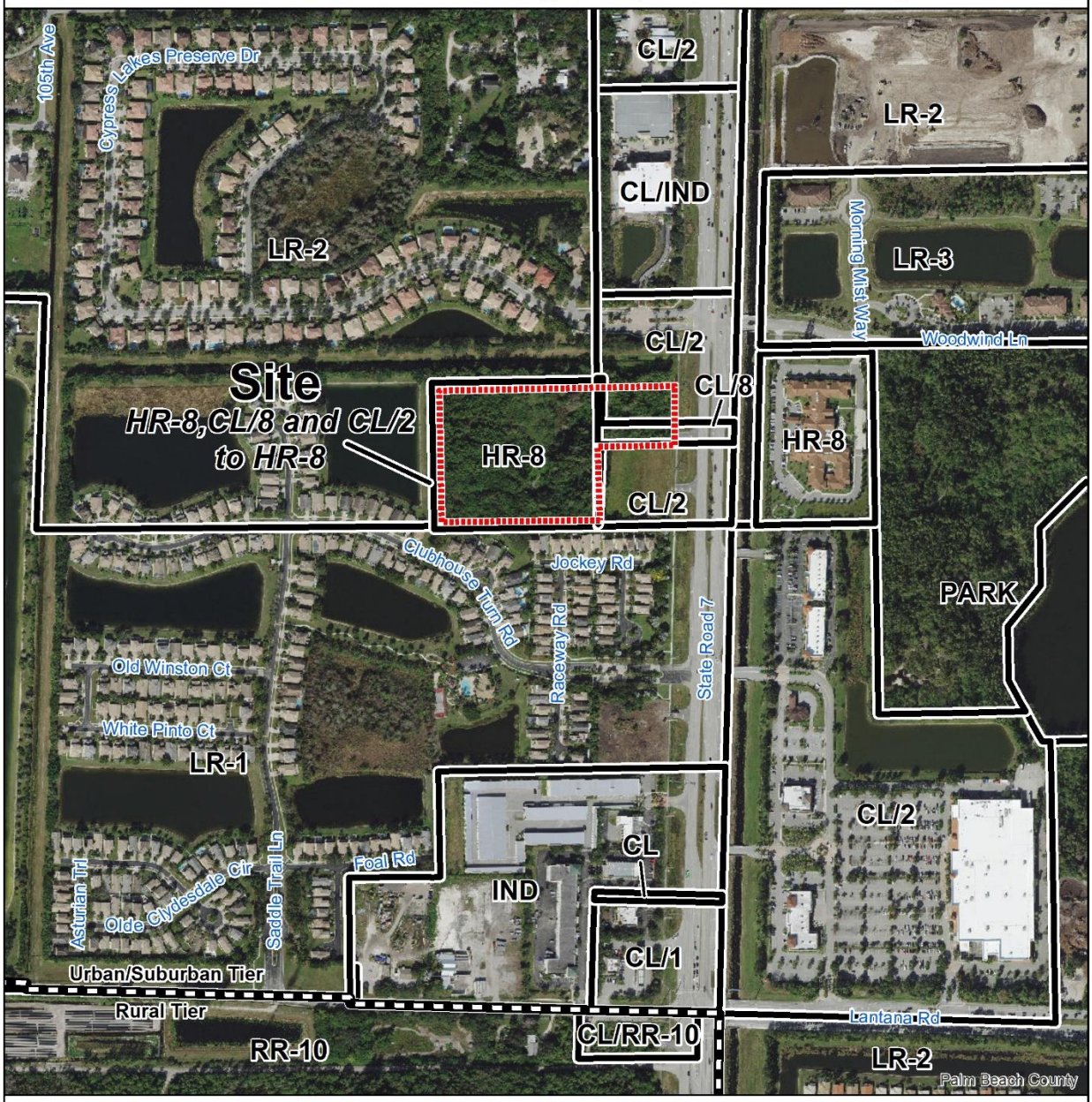
B. Petition Summary

I. Site Data

	Current Future Land Use
Current FLU:	High Residential, 8 units per acre (HR-8) on 8.44 acres, Commercial Low with an underlying 8 units per acre (CL/8) on 0.73 acres, and Commercial Low with an underlying 2 units per acre (CL/2) on 1.05 acres.
Existing Land Use:	Vacant
Current Zoning:	Planned Unit Development (PUD) and Community Commercial (CC)
Current Dev. Potential Max:	Residential, up to 25 units or 175 bed Congregate Living Facility and Commercial uses, up to 22,869 sf (0.50 FAR)
	Proposed Future Land Use Change
Proposed FLU:	High Residential, 8 units per acre (HR-8)
Proposed Use:	Residential
Proposed Zoning:	Planned Unit Development (PUD)
Dev. Potential Max/Conditioned:	Residential, up to 194 units (includes 81.6 WHP Bonus and 31 TDRs)
	General Area Information for Site
Tier/Tier Change:	Urban/Suburban Tier – No Change
Utility Service:	Palm Beach County Water Utilities Department
Overlay/Study:	None
Comm. District:	Commissioner Melissa McKinlay, District 6

Future Land Use Atlas Amendment

Brentwood of Wellington (LGA 2022-020)



Site Data

Size:	10.22 acres
Existing Use:	Vacant
Proposed Use:	Residential
Current FLU:	HR-8, CL/8 and CL/2
Proposed FLU:	HR-8

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-10	Commercial Low, underlying RR-10
LR-1	Low Residential, 1 unit/acre	CL/1	Commercial Low, underlying LR-1
LR-2	Low Residential, 2 units/acre	CL/2	Commercial Low, underlying LR-2
LR-3	Low Residential, 3 units/acre	CL/8	Commercial Low, underlying HR-8
HR-8	High Residential, 8 units/acre	CL/IND	Commercial Low, underlying IND
PARK	Park	IND	Industrial
CL	Commercial Low		

Date: 11/16/2021
Contact: PBC Planning
Filename: T:Planning/Amend/22-B
Note: Map is not official, for presentation purposes only.

Site

160 0 160 320 Feet

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

C. Introduction & Review

I. Intent of the Amendment

This is a privately initiated proposed amendment on a 10.22 acre site. The subject site is located within the Urban Suburban Tier, on the west side of State Road 7 (441/SR-7), approximately a half mile north of Lantana Road.

Proposed Amendment: The intent of the amendment is to change the future land use designation to increase density, with additional density to be obtained through the Workforce Housing Program (WHP) Density Bonuses and Transfer of Development Rights (TDR), through an associated zoning application. One parcel is designated CL/2, and two others are designated CL/8 and HR-8 with a condition limiting the use of the 8 units per acre for the purposes of a CLF, and allowing a density of LR-2 for any other proposed residential project. In total, as conditioned, these parcels currently have a residential density potential of 25 dwelling units, or up to 76 dwelling units with maximum use of TDRs and WHP bonus density. The applicant is proposing the HR-8 designation for all three parcels, and to delete the previous condition of approval. This would allow for a base of 82 dwelling units. The applicant proposes to use the TDR and WHP bonus density to achieve 194 units.

Background. The subject site currently is vacant. Portions of the amendment site were the subject of a previous amendment application in 2009 (SR7/Carlyle CLF; SCA 2009-004) to change the future land use designation from Low Residential, 2 units per acre and Commercial Low, with an underlying 2 units per acre to High Residential, 8 units per acre and Commercial Low with an underlying High Residential, 8 units per acre (CL/8). The amendment application was approved unanimously, with the condition limiting the HR-8 to CLF use, and allowing for LR-2 if developed as residential. The maximum development potential with the current FLU includes 76 units (maximizing WHP and TDR) or 175 bed congregate bed CLF and 22,869 square feet of commercial uses. The approved site plans for the subject site includes a 170 bed, 82,096 square feet congregate living facility and 3,800 sf bank w/drive-through. To date, neither the CLF nor the commercial use has been constructed.

Zoning Application. The concurrent associated zoning application, ABN/Z/CA-2022-218, Brentwood of Wellington, Control Number 2005-454, consists of a request for 194 dwelling units, including 82 WHP bonus density units and 31 TDRs. The project is proposed to consist of four story multifamily buildings. The zoning application also includes Class A conditional use requests to allow a 100% WHP bonus density and TDRs in excess of 2 units per acre.

II. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 provides further detail regarding consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

Overview of the Area. The site is located in the Urban/Suburban Tier, along the State Road 7 corridor, in an area that has a variety of land uses including Commercial Low, Commercial Low-Office, Industrial, Low Residential and High Residential, 8 units per acre. Since 2003, 14 future land use amendments have been adopted within this segment of State Road 7, from Lantana

Road to Lake Worth Road. These were primarily to increase non-residential intensity north of Lantana Road, with three of the amendments for density increases.

Appropriateness of the Amendment. In the assessment of a proposed amendment, staff determines the lowest FLU designation that can be used to achieve the target density, in conjunction with available density bonuses. At the current HR-8, CL/8 AND CL/2 designation, the maximum TDRs and WHP density bonuses available to the proposed project are not sufficient to achieve the target number units. Therefore, the applicant is proposing to attain the target number units for this site through a FLUA amendment to HR-8, in addition to the use of available TDRs and WHP density bonus. The applicant's proposed HR-8 is the lowest FLU which can achieve the target number of units in conjunction with WHP density bonus and TDRs.

Compatibility. The Comprehensive Plan requires that the proposed future land uses be determined to be compatible with the surrounding area, and that residential uses be protected from encroachment of incompatible future land uses. The subject site is adjacent to Thoroughbred Lakes to the south and west, a single family community with a density of 3 units per acre. Cypress Lakes Preserve PUD, a single-family neighborhood with a density of about 2 units per acre, is located to the north of the site. To the east, the site is adjacent to a property designated Commercial Low with an underlying Low Residential, 2 dwelling unit per acre (CL/2). Further to the east, across State Road 7, is a 137 bed congregate living facility with a High Residential, 8 units per acre (HR-8) future land use. The applicant's request for HR-8 future land use allows a base density of 8 units per acre (82 units), and with the TDR and WHP density bonuses the applicant is seeking to develop multifamily units with a density of 19 units per acre. This figure is significantly higher than the surrounding uses. The proposed massing and scale of the proposed four story buildings is also higher than the surrounding one to two story single family houses surrounding the site. However, the proposed multifamily use shares no connectivity to the surrounding residential sites and is able to provide significant separation of over 200 feet to the closest adjacent residential uses. There is a large water management tract proposed on the south portion of the site, an existing lake to the west and a large buffer owned by Thoroughbred Lakes Estates and Lake Worth Drainage District canal to the north. Providing a significant separation distance, capping the maximum number of units and limiting the structures to three stories reduces the impact on surrounding residential. Finally, in order to ensure that the development of the site is consistent with the proposal as presented, staff is proposing a condition requiring that the adoption of the future land use amendment and zoning application are held on the same date.

Mandatory Use of TDRs: Policy 2.4-b of the Comprehensive Plan Future Land Use Element requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, is using the workforce or affordable housing programs, or proposes density up to, but not exceeding, density proposed and supported by the neighborhood plan formally received by the BCC. This applicant proposes full use of TDRs, and therefore complies with this policy. TDRS are available to this site at a rate of a maximum of 3 units per acre. Per the Unified Land Development Code, a portion of any TDRs used would need to be provided as WHP units, on site.

Workforce Housing: The Workforce Housing implementation uses a point system to calculate density bonuses, with the highest bonuses available to projects that best further the County's Workforce Housing objectives, including on-site, for-sale, single-family workforce units, in areas of low workforce housing concentration. Pursuant to the WHP code, the project is eligible for an 80% density bonus, based on the proposed disposition of the WHP units (on-site rental units, in an area of low workforce housing concentration). The applicant is proposing a 100% density bonus. The staff recommendation reflects the 80% indicated by the WHP point system; however, the Board has the discretion to approve a lesser or greater density bonus, not to exceed 100%.

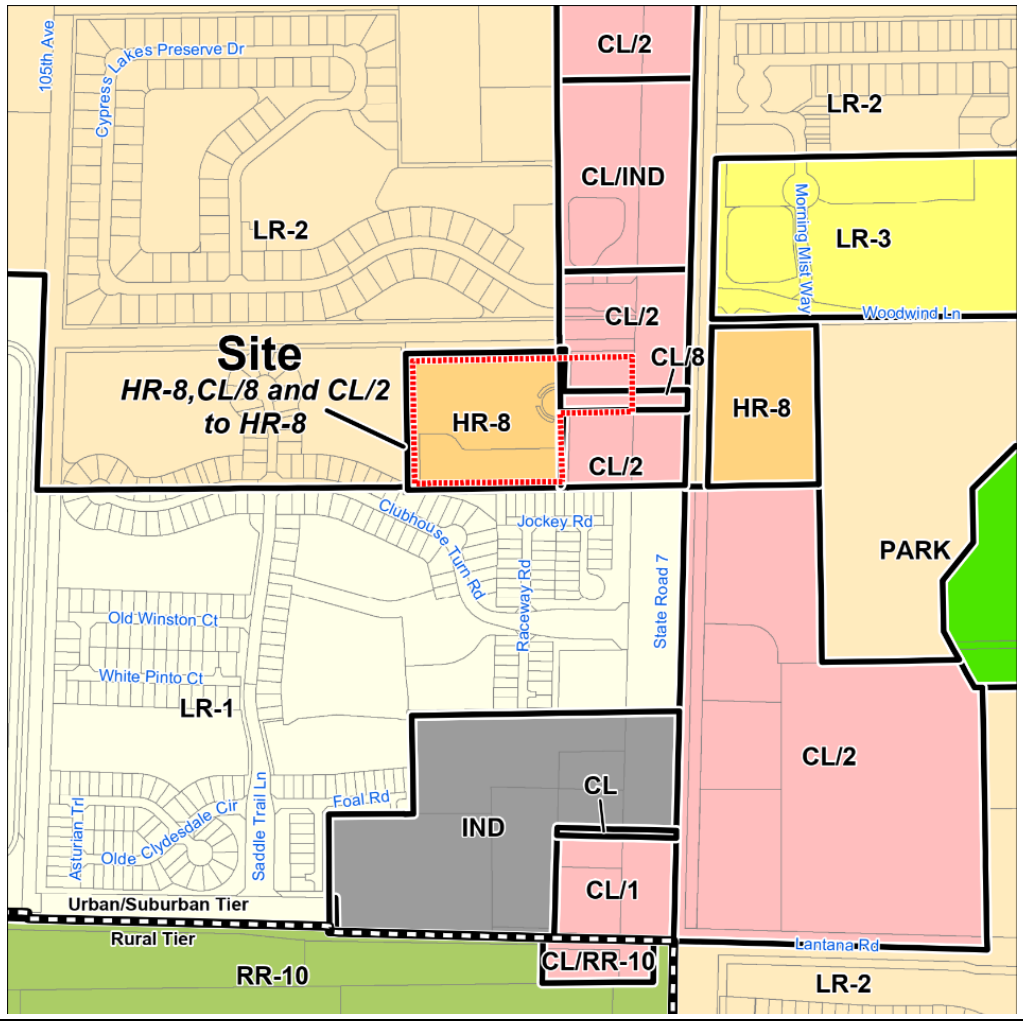
The minimum amount of workforce that would be required by the Code for a project already having a FLU designation of HR-8, with 113 additional units from TDRs and WHP density bonus, would be 45 units, or 23%. However, In recent years, staff sought direction from the Board of County Commissioners on the suitable minimum percentages of workforce housing to be required when density increases are being requested through the future land use amendment process. The Board directed staff to recommend a minimum of 10% for single family projects, 20% for townhomes, and 25% for multifamily developments. These minimums are applied in cases such as this one, where the percentages resulting from the Staff Analysis and application of Code provisions yield a lower percentage than would result from applying these minimums. The proposed condition to require 25% on site results in a workforce obligation of 49 units if approved at the request 194 unit total, or at 45 units if approved at the staff recommended 80% density bonus (178 total units).

Assessment and Recommendation. The amendment is consistent with the Comprehensive Plan policy that establishes TDRs as the required method of increasing density. By using TDRs, the WHP bonus density and increasing the FLU to HR-8, the proposed development is using the lowest possible FLU and the maximum amount of bonus density available. However, staff is recommending the 80% bonus density based on the point system, resulting in a total of 178 units. Consistent with previous staff recommendations, proposed conditions include requiring the full purchase of available TDR units and requiring 25% on-site workforce housing units. Therefore, the substantive aspects of this amendment are related to the appropriateness of the proposed density. The request for higher density is appropriate considering the site's location and access along an arterial roadway. In addition, the proposed site plan positions the multifamily buildings towards State Road 7, includes a large water management tract to the south and provides a significant separation distance to the adjacent residential. Staff is also proposing additional conditions of approval capping the maximum number of units, a maximum height restriction of three stories, and requiring that the adoption of the future land use amendment and zoning application are held on the same date.

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

Exhibit 1

Amendment No:	**Brentwood of Wellington (LGA 2022-020)**
FLUA Page No:	80
Amendment:	High Residential, 8 units per acre (HR-8) on 8.44 acres, Commercial Low with an underlying 8 units per acre (CL/8) on 0.73 acres, and Commercial Low with an underlying 2 units per acre (CL/2) on 1.05 acres to High Residential, 8 units per acre (HR-8) and to delete conditions of approval in Ord 2009-005.
Location:	West side of State Road 7, approximately 0.5 miles north of Lantana Road
Size:	10.22 acres
Property No:	00-41-44-36-11-002-0000 00-41-44-36-11-001-0000 00-41-44-36-11-023-0000 00-41-44-36-11-003-0000 00-41-44-36-11-000-0020
Conditions: See Next Page	



The condition adopted by Ord. 2009-005 is proposed to be deleted with deleted text ~~stricken out~~ below. Added conditions are shown below with text underlined.

~~The density associated with the High Residential, 8 units per acre (HR-8), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to low Residential, two units per acre (LR-2).~~

1. The subject site shall be limited to a maximum of 178 dwelling units.

2. A minimum of 31 Transfer of Development Rights (TDR) units shall be purchased and constructed onsite. No more than 34% of the TDR units purchased at the WHP rate shall apply to the minimum number of workforce housing units required by this ordinance.

3. The zoning development order shall require a minimum of 25% of the total dwelling units to be built as onsite workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of ULDC.

4. Structures on the site shall be limited to a maximum of three stories in height.

5. The proposed future land use amendment and the proposed zoning applications shall be considered for adoption by the Board of County Commissioners at the same public hearing.

Legal Description

PARCEL 1:

BRENTWOOD OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 177 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 445,252 SQUARE FEET/10.2216 ACRES, MORE LESS.
SAID LANDS SITUATE IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND OTHER PURPOSES AS DEFINED IN AND SUBJECT TO THAT CERTAIN DRAINAGE EASEMENT RECORDED APRIL 2, 2003, IN OFFICIAL RECORDS BOOK 15005, PAGE 252; AND RECORDED JANUARY 25, 2006, IN OFFICIAL RECORDS BOOK 19841, PAGE 1703, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Exhibit 2

Consistency with Comprehensive Plan

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 request to increase density for a multifamily development is consistent with the land use pattern in the immediate area. Residential uses with like densities are prominent along the corridor, and the subject site's location on State Road 7 is an ideal location for the proposed multifamily use.
- By condition, the current HR-8 designation only applies to the use of a congregate living facility, and limits the site to residential development at LR-2 otherwise; therefore the site requires a Future Land Use Amendment.
- Due to the increase in growth within the area the demand for further residential increased is needed. The need for congregate living facilities are no longer a feasible or needed use due to the location of one directly across State Road 7.

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 request is to change 10.22 acres of High Residential, 8 units per acre (HR-8), Commercial Low with an underlying 8 units per acre (CL/8), and Commercial Low with an underlying 2 units per acre (CL/2) to High Residential, 8 units per acre (HR-8). The current designations allows for a 175 bed congregate living facility or a residential development of 25 dwelling units or up to 76 units (6.64 units per acre) with maximizing a combination

of Transfer of Development Rights (TDR) and Workforce Housing Program (WHP) bonus density. Through the proposed amendment and the concurrent zoning application that includes WHP density bonus and TDRs, the applicant is requesting a total of 194 dwelling units.

Since the adoption of the 1989 Comprehensive Plan, the State Road 7 corridor in the area near Lantana Road has undergone a transformation to a corridor with commercial, industrial and residential developments. This area has seen several amendments for parcels fronting State Road 7 requesting changes to the future land use designation from low density residential to commercial or industrial, and a few amendments to increase residential density. Regarding the subject site, the access is limited to State Road 7, an urban principal arterial roadway, and the closest single family homes would be separated by over 200 feet of separation to the proposed multifamily. Therefore, the proposed increase in density is appropriate at this location, with the conditions proposed by staff. In addition, development of the site at a higher density would be consistent with the intent of the Comprehensive Plan to focus urban development at appropriate locations within the Urban/Suburban Tier.

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: Increases in density within the Urban Suburban Tier typically make efficient use of facilities and services that are already in place. The Growth Management direction calls for the transfer of development rights as the required method for density increases subject to exceptions. This direction is further implemented by Policy 2.4-b which is discussed in more detail in the Density Increases – Policy 2.4-b Section of this report. The amendment proposes to increase density on the site and the zoning

applications include requests to utilize the WHP and TDR programs to increase the density further, while remaining compatible with surrounding land uses (see Compatibility Section). The application is therefore consistent with the Growth Management Directions 1 and 2. Direction 4. Land Use Compatibility is discussed further in Compatibility Section.

3. Piecemeal Development - 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 the 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: The definition of piecemeal development in the Comprehensive Plan describes *"A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole."* The amendment is being processed for all of the land area in ownership by the applicant, and is not piecemeal development.

4. FLUE 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: The proposed amendment to HR-8 would foster a development that would bring alternative housing options and provide workforce housing units. To ensure compatibility staff proposed conditions of approval limiting the maximum number of units on the site and limiting the height of buildings to three stories maximum. Staff is also recommending that the adoption of the future land use amendment and zoning application are held on the same date.

B. Consistency with Density Provisions of the Comprehensive Plan

The Comprehensive Plan offers several methods to increase density, including the TDR program, and the WHP density bonus program. Per Policy 2.4-b, TDRs are the required method unless using the WHP density bonus to increase density, or an amendment has been justified. Density increases obtained through the TDR program and the WHP density bonus are subject to higher percentages of WHP than density increases through the amendment process, to further certain County objectives. This section addresses consistency with the Comprehensive Plan density policies.

1. Density Increases - Policy 2.4-b: *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

*1. an applicant can **both justify and demonstrate a need** for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current **FLUA designation is***

***inappropriate**, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*

2. *an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or*

3. *an applicant proposes a **density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan** prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:*

    a. *West Lake Worth Road Neighborhood Plan.*

Staff Analysis. This policy requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, is using the workforce or affordable housing programs, or proposes density up to, but not exceeding, density proposed and supported by a neighborhood plan formally received by the BCC. The applicant is proposing HR-8, which is the lowest FLU possible to achieve the target density in combination with TDRs and WHP density bonus. The applicant is proposing the use of all available TDRs to increase density on this site, as well as the use of the workforce housing program density bonus. The amendment is consistent with this policy. The TDR program also supports the WHP: a minimum of 34% of TDRs used must be provided as workforce housing units, and these WHP units must be provided on-site.

2. Housing Element, Policy 1.1-o: *The County shall preserve affordability of affordable housing units developed through the Workforce Housing Program and the Affordable Housing Program as follows:*

1. *The Workforce Housing Program will target households with incomes ranging from 60%-140% of area median income.*
2. *The Affordable Housing Program will target households at or below 60% of area median income.*

The Workforce Housing Program and Affordable Housing Program units shall be made available at a rate affordable to the specified income groups, and only to income-eligible households for a period of time to be set forth in the Unified Land Development Code (ULDC). All Workforce Housing Program and Affordable Housing Program criteria shall be subject to the review and approval of the Board of County Commissioners.

Staff Analysis: The County has a mandatory workforce housing requirement for all housing developments in the Urban Suburban Tier with 10 units and greater (whether they are increasing density or not), and offers a density bonus in exchange for additional workforce housing units. The density bonus is based on a point system to calculate density bonuses, with the highest bonuses available to projects that best further the County's WHP objectives, including on-site, for-sale, single-family workforce units, in areas of low workforce housing concentration. Pursuant to the WHP code, the project is eligible for an 80% density bonus, based on the proposed disposition of the WHP units (on-site rental units, in an area of low WHP concentration). The Planning Division issued a Pre-Application density bonus determination letter, dated October 26, 2021 (Exhibit 8), which states that the proposed project qualifies to request up to an 80% density bonus. This was

based on information provided by the applicant at the time, that WHP units would be provided on-site as multifamily rental units.

The applicant is proposing an 100% density bonus. The staff recommendation reflects the 80% indicated by the WHP point system; however, the Board has the discretion to approve a lesser or greater density bonus not to exceed 100%.

The minimum amount of workforce that would be required by the Code for a project at HR-8, with 113 units from TDRs and WHP density bonus, would be 45. However, In recent years, staff sought direction from the Board of County Commissioners on the suitable minimum percentages of workforce housing to be required when density increases are being requested through the future land use amendment process. The Board directed staff to recommend a minimum of 10% for single family projects, 20% for townhomes, and 25% for multifamily developments. These minimums are applied in cases such as this one, where the percentages resulting from the Staff Analysis and application of Code provisions yield a lower percentage than would result from applying these minimums. The proposed condition to require 25% on site results in a WHP obligation of 49 units if approved at the request 194 unit total, or at 45 units if approved at the staff recommended 80% density bonus (178 total units).

Table 2 provides a comparison of the density available on the subject site using a combination of the TDR and WHP bonus programs to increase density, at the current FLUs and the proposed FLU, and comparing the density bonuses.

Table 2. Current and Potential Density with TDR and WHP Bonus

	FLU	FLU Units	TDR Bonus	WHP Bonus	Total Units	Density - du/ac	Workforce	
						Gross	Units	%
Current land use	LR-2, CL/8 and CL/2	25	+31	+20 (80%)	76	7.44	9	12%
Staff Proposal	HR-8	81.6	+31	+65 (80%)	178	17.42	45	25%
Proposed by Applicant	HR-8	81.6	+31	+81.6 (100%)	194	18.98	45	22%
Proposed by Applicant with 25% requirement	HR-8	81.6	+31	+81.6 (100%)	194	18.98	49	25%

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.

Surrounding Land Uses: Immediately abutting the site are the following:

- **North** – Bordering the subject site is the Cypress Lakes Preserve PUD which has a LR-2 FLU designation. The PUD consists of 54 acres with a gross density of 2 dwelling unit per acre (Control 2000-00019).

- **East** – Directly to the east of the subject property is a vacant 1.87 acre parcel with a CL/2 land use designation. Across State Road 7 is the Lake Worth Senior Living facility. The parcel is 6.74 acres, has FLU designation of HR-8 and is zoned PUD. The CLF is approved for 134 beds with 1,163 square feet of office space.

- **South & West** – Directly abutting the site to the south and west is the Thoroughbred Lake Estates with a LR-1 and LR-2 land use designation. This is a 94.6 acre single family development with a total of 283 units for an overall 2.99 units per acre gross density (Control 197-00072).

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."*

Applicant's Comments: The applicant states that "In the past 20 years, State Road 7 has evolved into a major corridor, as western communities continue to experience extensive growth. Naturally, the lands directly abutting SR 7 will continue to develop with more intense and dense uses, compared to the agricultural uses that previously existed. The proposed multi-family use is more feasible than the previously approved Congregated Living Facility, as a Senior Living Facility is located directly across from the subject site." Specifically, the applicant states that several factors demonstrate that the amendment is compatible with neighboring uses, including:

- "The SR 7 corridor specifically is experiencing immense development as residents relocate to the new residential communities being constructed along the corridor.
- The site consists of approximately 10.22 acres, allowing adequate capacity for a Multi-Family Residential use. The proposed HR-8 FLU change will allow the multi-family development, which is consistent with the surrounding residential use make-up of the area."

Staff Analysis: The subject site is adjacent to Thoroughbred Lake Estates to the south and west, a single family community with a density of 2.99 unit per acre. Cypress Lakes Preserve PUD, a single-family neighborhood with a density of 2 units per acre, is located to the north of the site. To the south, the site is adjacent to a vacant property designated Commercial Low with an underlying Low Residential, 2 dwelling unit per acre (CL/2). The applicant's request for a HR-8 future land use allows a base density of 8 units per acre (82 units), and with the TDR and WHP density bonuses is seeking a multifamily development with a density of 18 units per acre. Although this figure is significantly higher than the surrounding single family homes, there is no connectivity between the site and the surrounding residential uses, and the multifamily buildings will have over 200 feet of buffers and setbacks separation for the adjacent residential uses. The proposed multifamily adjacent to single family housing with substantial buffering and setbacks,

represents compatible residential uses and is consistent with the mix of uses along the corridor.

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 area.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from Low Residential, 1 unit per acre to Low Residential, 2 units per acre and Low Residential, 3 units per acre. For the purposes of the public facilities impact analysis, the maximum intensity is based on Low Residential, 2 units per acre and Low Residential, 3 units per acre with up to 126 dwelling units. 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 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. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (Seacoast Utilities), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), Land Development (Engineering), 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 County Traffic Division reviewed this amendment at the maximum development potential of 194 units proposed by the amendment. According to the Traffic Division (see letter dated December 22, 2021 in Exhibit 5):

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the proposed potential density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the proposed development potential or equivalent trips. Please note the proposed change will have no significant impact for both long range and Test 2 analyses."*

The Traffic Study was prepared by JFO Group Inc., 6671 W Indiantown Rd, Suite 50-324, Jupiter, FL 33458. 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

3. School District Comments: The School District indicated its comments in the School Capacity Availability Determination letter, or SCAD, dated December 13, 2021 (Exhibit 7).

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 March 16, 2022. To date, no objections through the IPARC process to this amendment 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 March 18, 2022. In addition, on March 18, 2022 interested parties were notified by mail including the Thoroughbred Lakes Estates and the Cypress Lakes Preserve PUD. Letters received are added to Exhibit 9 during the course of the amendment process.

C. Informational Meeting: The Planning Division hosted a meeting for area residents and interested parties to relay information regarding the amendment and development approval process on March 29, 2022. Eleven members of the public attended the meeting. The participants asked questions related to the proposed density, the amendment and the rezoning being considered for adoption concurrently and the previous approval on the subject site.

Exhibit 3
Applicant's Justification

Property Location

The property is located approximately ½ mile north of the intersection of Lantana Rd and SR 7, on the west side of SR 7. The property consists of 10.22 acres and is comprised of five parcels, identified by the Property Control Numbers below.

Parcel 1: 00-41-44-36-11-002-0000
Parcel 2: 00-41-44-36-11-001-0000
Parcel 3: 00-41-44-36-11-023-0000
Parcel 4: 00-41-44-36-11-003-0000
Parcel 5: 00-41-44-36-11-000-0020.

Figure 1: Subject Site, Parcel Designation

Property History

The subject property is under Unincorporated Palm Beach County jurisdiction and does not lie within any overlay district or neighborhood plan. Parcels 1, 2 and 3 have a High Residential, 8 units per acre (HR-8) Future Land Use (FLU) designation and are within the Planned Unit Development Zoning District (PUD). Parcel 4 has a Commercial Low, w/underlying 8 units per acre (CL/8) FLU designation and is also within the Planned Unit Development (PUD) Zoning District. Parcel 5 has a Commercial Low, w/underlying 2 units per acre (CL/2) FLU designation and is within the Community Commercial (CC) Zoning District.

In 2009, the Palm Beach County Board of County Commissioners (BCC) approved Ordinance No. 2009-005 which allowed a Future Land Use Amendment for the property, from Low Residential, 2 units per acre (LR-2) and Commercial Low, with an underling 2 units per acre (CL/2) to High Residential, 8 units per acre (HR-8) and Commercial Low, w/underlying 8 units per acre (CL/8). Notably, a condition within the ordinance referenced above, states that the density associated with the HR-8 FLU designation shall only be utilized for the development of the property with a Congregated Living Facility (CLF). If the property should be development as anything other than as a CLF, the density shall be limited to the LR-2 FLU designation.

In 2011, the final site plan for the property was approved to allow a two-story Type III Congregated Living Facility with 170 beds and a 3,800 sf bank w/drive-through located on the northeast parcel (Parcel 5). Although the site has a previous approval for the uses above, the site remains vacant and undeveloped.

Please see the table below for previous zoning approvals for the site.

HISTORICAL ZONING APPROVALS			
Reso. No.	**App. No.**	**Status**	**Description**
	DRO-2010-654	Approved	Revise FSP to reduce bldg sf and number of stories and add development phases.
R-2009-509	W/PDD/R-2008-1902	Approved	To allow a Type III Congregated Living Facility
R-2009-508	W/PDD/R-2008-1902	Approved	Rezoning from RT to PUD Zoning District
R-2009-507	W/PDD/R-2008-1902	Approved	Reduction in the required frontage for a PDD
R-2008-2219	DOA-2008-1195	Approved w/ Conditions	Reconfigure site plan
	DRO-2008-1350	Approved	To allow subdivision of 10.22 acre property.
	DRO-2008-2219	Approved	To allow a bank w/drive-through
ZR-2007-58	ZV-2007-1503	Approved w/ Conditions	To allow reduction of required frontage for MUPD
R-2007-425	Z-2006-963	Approved w/ Conditions	Rezoning from CG to CC Zoning District
R-2006-1544	Z-2005-1330	Approved w/ Conditions	Rezoning from AR and CG to RT Zoning District

Application Request

The petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of 10.22 acres, comprised of five parcels, from a Palm Beach County FLU designation of HR-8, CL/8 and CL/2 to Palm Beach County HR-8 FLU designation. Although Parcels 1, 2 and 3 currently have a HR-8 FLU designation, the previous Comprehensive Plan amendment of these parcels is tied to Ordinance 2009-005 which limits these parcels to the LR-2 FLU if developed as any residential use, other than a CLF.

Additional applications will be filed concurrent to this request, which include the following:

1) A Rezoning application will be submitted to rezone Parcel 5, from PBC Community Commercial (CC) Zoning District to the Planned Unit Development (PUD) Zoning District.
2) Class A Conditional Use to allow an 80% WHP Bonus Density

Please note, the Applicant has requested a pre-application meeting with the County to review the proposed development and Zoning application requests. Additional application requests may be required upon feedback from County staff.

The applicant is requesting this change in Land Use to accommodate for the development of a mult-family development. The property is located along the State Road 7 corridor, north of Lantana Rd which is composed of primarily commercial and residential uses. The FLU amendment request to High Residential, 8 units per acre is consistent with the residential uses that are both approved or proposed, along State Road 7.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Cypress Lakes Preserve PUD, located in Unincorporated Palm Beach County. The residential development directly north of the subject site consists of 108 single-family units. The property has a LR-2 FLU designation and is within the PUD Zoning District.

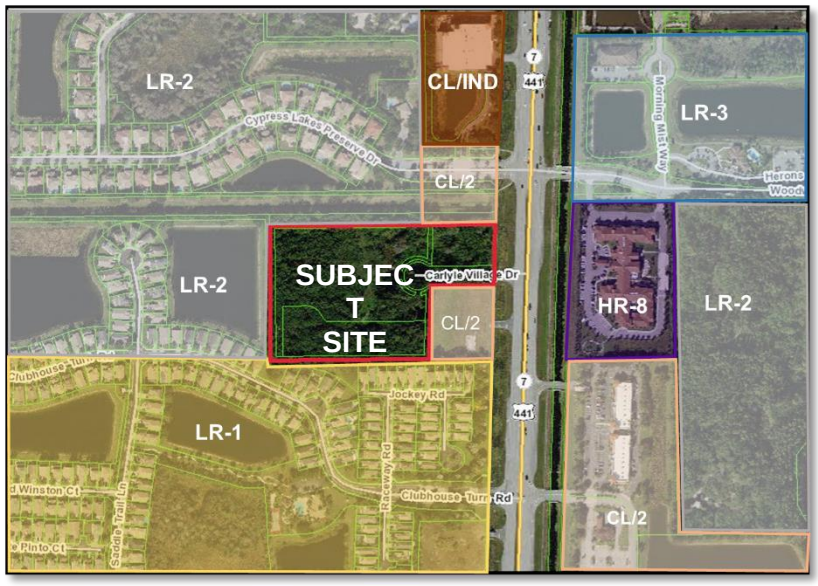


Figure 2: Surrounding FLU Designations

South: Thoroughbred Lake Estates, located in Unincorporated Palm Beach County. The residential development directly south of the subject site consists of 283 single-family units. The property has a LR-1 FLU designation and is within the PUD Zoning District.

East: Identified by PCNs: 00-42-43-27-05-035-0172 & 00-42-44-31-07-001-0000, located in Unincorporated Palm Beach County. The parcel abutting the southeast boundary of the subject property is vacant, has a CL/2 FLU designation and is within the CC Zoning District. The parcel located east of the subject property, across SR 7 is the Lake Worth Senior Living Facility and has a HR-8 FLU designation and is within the PUD Zoning District.

West: Thoroughbred Lake Estates, located in Unincorporated Palm Beach County. The residential development directly west of the subject site consists of 283 single-family units. The property has a LR-1 FLU designation and is within the PUD Zoning District.

FLUA Form - Part 4, A. Consistency

Comprehensive Plan Amendment Review Standards

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

Section G.1 Justification

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

The subject property is currently vacant and undeveloped, in an area composed of moderate to high intensity and density. The SR 7 corridor specifically is experiencing immense development as residents relocate to the new residential communities being constructed along the corridor. Less than a ¼ mile northeast of the subject site, on the east side of SR 7, a new residential community comprised of single-family homes is under construction. Approximately 4 miles north of the subject site, also along SR 7, a new multi-family residential development (Lotis Wellington) comprised of 191 units was approved by the Village of Wellington in December 2020.

In the past 20 years, State Road 7 has evolved into a major corridor, as western communities continue to experience extensive growth. Naturally, the lands directly abutting SR 7 will continue to develop with more intense and dense uses, compared to the agricultural uses that previously existed. The proposed multi-family use is more feasible than the previously approved Congregated Living Facility, as a Senior Living Facility is located directly across from the subject site.

Due to ongoing growth in the surrounding area, there is a demand for residential development in close proximity to neighboring established services. Palm Beach County, specifically areas near SR7/441, have become a major center for large scale medical, residential and commercial uses. The proposed High Residential, 8 units per acre (HR-8) Future Land Use designation is suitable and appropriate for the subject site. The site consists of approximately 10.22 acres, allowing adequate capacity for a Multi-Family Residential use. The proposed HR-8 FLU change will allow the multi-family development, which is consistent with the surrounding residential use make-up of the area.

2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**
- **Changes in the access or characteristics of the general area and associated impacts on the on the subject site;**
- **New information or change in circumstances which affect the subject site;**
- **Inappropriateness of the adopted FLU designation; or**
- **Whether the adopted FLU designation was assigned in error.**

Changes in the access or characteristics of the general area and associated impacts on the subject site;

According to the 2020 US Census, Palm Beach County is the third largest county in the state, with a 13% growth since 2010. However, this data does not accommodate for the influx of residents that the state and county have experienced during the Covid-19 pandemic and currently. A report

from the state's Office of Economic and Demographic Research, revealed that the state gained approximately 330,000 new residents between April 2020 and April 2021. In addition, multiple reports utilizing internal metrics and U.S. Census Bureau data, discovered that Florida was the third most popular place to move in the past year. Specifically, Palm Beach County saw an influx of more than 13,000 new residents. As the County's population continues to grow, the housing demand has drastically risen, causing a need for residential development.

New information or change in circumstances which affect the subject site;
The site was subject to an approval to allow a Congregated Living Facility and Financial Institution. However, there is no longer a demand for the approved uses. A Senior Living Facility is located directly across from the subject site and as the online banking usage has raised significantly in the past ten years, banks are no longer of high demand. Due to this new information and changes within the surrounding market conditions, the Multi-Family Residential use is the most appropriate long-term use of the land.

Inappropriateness of the adopted FLU designation; or
As mentioned above, Ordinance 2009-005 approved the existing FLU designations. The ordinance contains a condition which limits the property to develop solely as a CLF or residential use with a LR-2 FLU designation.

Section G.2 Residential Density Increases
Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

- **Demonstrate a need for the amendment.**
- **Demonstrate that the current FLUA designation is inappropriate.**
- **Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.**

Demonstrate a need for the amendment.
As mentioned, the previous ordinance approving the current FLU designation limits the development of the property to either a CLF or Low-Residential, 2 units per acre use. This limitation in itself, urges a FLUA as the approved use is no longer the most efficient or logical use of the property. In addition, Palm Beach County has experienced an influx of new residents since the Covid-19 pandemic in April 2020. As the population grows, as well as housing market, the demand for affordable housing has catapulted. Naturally, the evolution of SR 7 becoming a major corridor connecting the eastern and western communities, the lands abutting the roadway have experienced tremendous development of commercial and residential uses.

Demonstrate that the current FLUA designation is inappropriate.
The current FLUA designation is inappropriate due to an existing condition within the ordinance which limits the property to a CLF use. This use was approved ten years ago and is no longer consistent with the current market demand or use make-up of the area.

Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

The proposed development will be utilizing the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs. Please refer to the WHP Determination Letter from Michael Howe, included in this application.

Section G.3 Compatibility

Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.

The proposed HR-8 FLU designation is compatible with the surrounding uses, which consists of commercial, single-family and multi-family residential. Additionally, neighboring large-scale developments are composed of residential uses. The property across from the subject site along SR 7, has a HR-8 FLU designation. The subject site which is vacant and surrounded by development, is also located in an area composed of moderate to high intensity and density.

Exhibit 4

Applicant's Public Facility Impacts Table

A. Traffic Information		
	Current	**Proposed**
Max Trip Generator	ITE 820 LU Gen. Commercial: Ln(T)=0.68 Ln(X) + 5.57 ITE 254 Assisted Living Facility: 2.6/DU	ITE 221 LU Multi-family: 5.44/DU
Maximum Trip Generation	1,400	1,055
Net Daily Trips:	-954 (maximum minus current) -345 (proposed minus current)	
Net PH Trips:	30 (8 In / 22 Out AM, 36 (22 In / 14 Out) PM (maximum) 70 (18 In / 52 Out AM, 85 (52 In / 33 Out) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	JFO Group, Inc. – Dr. Juan F. Ortega, PE	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	62, WLN – LKW (Lake Worth Rd)	
Nearest Palm Tran Stop	Bus stop # 5927, at the Northeast corner of the Lake Worth Rd and SR 7 intersection, approximately 1.3 miles north of the subject site.	
Nearest Tri Rail Connection	Lake Worth, 1703 Lake Worth Rd	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	Project is located within Palm Beach County Water Utility Department's service area. Please refer to Attachment I.	
Nearest Water & Wastewater Facility, type/size	Existing 8" water main and existing 8" gravity sewer main are stubbed out to SW corner of property. Please refer to Attachment I.	

D. Drainage Information

Project is within the jurisdictional limits of South Florida Water Management District (SFWMD) and Lake Worth Drainage District (LWDD). Project will be designed to meet the design requirements of the SFWMD C-51 Basin Sub-basin 21B and LWDD. The project will consist of culverts, structures, and a wet detention lake, and will have legal positive outfall through an existing 20' drainage easement into the LWDD L-15W Canal. Please refer to Attachment I.

E. Fire Rescue

Nearest Station	The fire rescue station that provides service to the site is Palm Beach County Station # 48, located at 8560 Hypoluxo Rd, Lake Worth.
Distance to Site	The fire rescue station referenced above is approximately 3.50 miles from the subject site.
Response Time	The response time from the fire rescue station PBC 48 to the subject property is approximately 9.30 minutes.
Effect on Resp. Time	The proposed Future Land Use amendment will have an impact of an extended response time to this property of 9 minutes and 30 seconds. For the fiscal year 2020, the average response time for this stations zone is 7:07. Please refer to Application Attachment K – Fire Rescue Letter.

F. Environmental

Significant habitats or species	There are no surface waters located on the subject property, however, adjacent to the north property line there is a 50' open space tract owned by Thoroughbred Lakes Estates, followed by a 77' L-15W LWDD Canal. No known significant habitats or species on site. The subject site contains some native vegetation scattered throughout the site. The native vegetation consists of Slash Pine, Cypress and Live Oak. Application Attachment L an inventory and map.
Flood Zone*	The subject site is located within Flood Zone AE and X, Zone X is an area of minimal flood hazard and Zone AE is a special flood hazard area, according to the FEMA Flood Map. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
Wellfield Zone*	The subject site is not located in a wellfield protection zone. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.

G. Historic Resources

Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the subject property. Please refer to Application Attachment N - Historic Resource Evaluation Letter.

H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand

Regional	Okeeheelee Park 7715 Forest Hill Blvd West Palm Beach, FL 33413 (approx. 2.90 Miles)	0.00339	240	0.8136
Beach	Ocean Inlet Park 6990 N Ocean Blvd Ocean Ridge, FL 33435 (approx. 11.43 Miles)	0.00035	240	0.084
District	West Boynton Park and Community Center 6000 Northtree Blvd Lake Worth, FL 33463 (approx. 5.91 Miles)	0.00138	240	0.3312

I. Libraries - Residential Only (Including CLF)

Library Name	Wellington Branch Library
Address	1951 Royal Fern Dr
City, State, Zip	Wellington, FL 33414
Distance	Approximately 5 miles

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	240	480
Periodicals	5 subscriptions per 1,000 persons	240	1
Info Technology	$1.00 per person	240	240
Professional staff	1 FTE per 7,500 persons	240	0.032
All other staff	3.35 FTE per professional librarian	240	804
Library facilities	0.34 sf per person	240	81.6

J. Public Schools - Residential Only (Not Including CLF)

	Elementary	Middle	High
Name	Discovery Key Elementary	Polo Park Middle	Palm Beach Central
Address	3550 Lyons Rd	11901 Lake Worth Rd	8499 W Forrest Hill Blvd.
City, State, Zip	Lake Worth, FL 33467	Wellington, FL 33449	Wellington, FL 33414
Distance	Approx. 2.5 miles	Approx. 3.2 miles	Approx. 5 miles

Exhibit 5
Palm Beach County 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

February 9, 2022

Dr. Juan F. Ortega, P.E.
JFO Group, Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: Brentwood of Wellington FKA Carlyle Village - Revised FLUA Amendment Policy 3.5-d Review Round 2021-22-A2

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above referenced project, revised January 31, 2022 , 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:	Approximately ½ mile north of the intersection of SR-7 and Lantana Road, west side of SR-7	
PCN:	Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre) Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres) Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres) Parcel 4: 00-41-44-36-11-003-0000 (0.73 acres) Parcel 5NE: 00-41-44-36-11-000-0020 (1.05 acres)	
Acres:	10.22 acres	
	Current FLU	**Proposed FLU**
FLU:	**Parcels 1-3:** High Residential, 8 units per acre (HR-8) **Parcel 4:** Commercial Low (CL/8)/High Residential, 8 units per acre (HR-8) **Parcel 5:** Commercial Low (CL/2)/Low Residential, 2 units per acre (LR-2)	**Parcels 1-5:** High Residential, 8 units per acre (HR-8)
Zoning:	**Parcels 1-4:** Planned Unit Development (PUD) **Parcel 5:** Community Commercial (CC)	**Parcels 1-5:** Planned Unit Development (PUD)
Density/ Intensity:	**Parcels 1-4:** up to 175 CLF beds **Parcel 5:** 0.50 FAR	**Parcels 1-5:** 8 DUs/acre
Maximum Potential:	Assisted Living Facility = 175 Beds General Commercial = 22,869 SF	Multifamily = 82 DUs

Proposed Potential:	None	Multifamily = 194 DUs (with Bonus Density)
Net Daily Trips:	-954 (maximum – current) -345 (proposed – current)	
Net PH Trips:	30 (8/22) AM, 36 (22/14) PM (maximum) 70 (18/52) AM, 85 (52/33) PM (proposed)	
** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.*		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

Please note the proposed amendment will have a reduce impact for the long-range analysis and an insignificant impact for Test 2 analysis.

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

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:qg
ec:
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\22-A2\Brentwood of Wellington FKA Carlyle Village.docx

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

November 19, 2021

Insite Studio
8144 Okeechobee Blvd. Suite A
West Palm Beach, Fl. 33411

RE: Brentwood of Wellington
PCN: 00-41-44-36-11-002-0000, 00-41-44-36-11-001-0000, 00-41-44-36-11-023-0000, 00-41-44-36-11-003-0000 & 00-41-44-36-11-000-0020
Service Availability Letter

Dear Ms. Swanson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Service capacities are available subject to a Capacity Reservation Agreement with PBCWUD.

The nearest available potable water and sanitary sewer connections are a 16" watermain and a 4" forcemain located within State Road 7 right of way adjacent to the subject property. In addition there is an 8" watermain and an 8" gravity sanitary sewer stub out at the southwest corner of the property. Capacity will need to be confirmed by the engineer prior to connecting to the gravity sewer system.

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

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

Sincerely,

Jackie Michels, P.E,
Project Manager

Exhibit 7
School District Letter

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH SANCHES, MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	02/07/2022		
	SCAD No.	**22012701F/FLU; 22012701Z/Re-Zoning; 22012701D/D. O.**		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control Numbers	00-41-44-36-11-002-0000; 001-0000; 023-0000; 003-0000; 000-0020		
	Development Name	**Brentwood of Wellington**		
	Owner / Agent Name	**PB Recovery 2016, LLC & HRS PB, LLC / Brian Terry**		
	SAC No.	206B		
	Proposed FLU **Proposed RE-ZONING** **Proposed D. O.**	**Max. 194 Residential Units** **Max. 194 Residential Units** **194 High-Rise Units**		
Impact Review		**Discovery Key** Elementary School	Polo Park Middle School	Palm Beach Central High School
	New Students Generated	3	2	2
	Capacity Available	-78	22	-365
	Utilization Percentage	107%	98%	113%
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.** In order to address the school capacity deficiency generated by this proposed development at the District **elementary**, and **high school level,** the property owner shall contribute a total of **$46,324.00** to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from **02/07/2022** to **02/06/2023** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to **02/06/2023** or this determination will expire automatically on **02/06/2023**.			
Notice	1) The SCAD letter under 21120601F(Z&D) issued on 12/13/21 is replaced by this letter. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

February 7, 2022

Date

Joyce C. Cai, Senior Planner

Print Name & Title

joyce.cai@palmbeachschools.org

Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

Exhibit 8
Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION FORM # 9

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 Charles Scardina, JR, 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 [x] Manager *[position - e.g., president, partner, trustee]* of AHC of Lake Worth, 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: 2000 Glades Rd, Suite 410
Boca Raton, FL 33431

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.

Disclosure of Beneficial Interest – Property form Form # 9 *Page 1 of 4* *Revised 12/27/2019 Web Format 2011*

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.

Charles Scardina, Jr. Manager
Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 8th day of February, 20 22 by Charles Scardina, Jr. MGR *(name of person acknowledging)*. He/she is personally known to me or has produced _____ *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

Debbie Van Schaick
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 7-31-25

NOTARY SEAL OR STAMP

DEBBIE VAN SCHAICK NOTARY PUBLIC My Comm. Expires 07/31/2025 No. HH 146896 STATE OF FLORIDA

EXHIBIT "A"

PROPERTY

BEGINNING AT THE NORTHEAST CORNER OF BRENTWOOD OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 177 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N.8900' 51"E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 947.43 FEET TO THE NORTHEAST CORNER OF SAID PLAT, THENCE S.0128'20"W., ALONG THE EAST LINE OF PARCELS B AND C, A DISTANCE OF 253.98 FEET TO THE SOUTHEAST CORNER OF PARCEL C, THENCE S.8903'41"W., ALONG THE SOUTH LINE OF PARCEL C, A DISTANCE OF 263.48 FEET TO THE EAST LINE OF A 20 FOOT BUFFER TRACT AS DEPCITED IN SAID PLAT, THENCE S.0128'20"W., ALONG THE EAST LINE OF SAID BUFFER TRACT A DISTANCE OF 310.27 FEET TO THE SOUTHEAST CORNER OF SAID PLAT, THENCE S.8903'41"W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 659.70 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, THENCE N.0059'28"W., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 562.98 FEET TO THE POINT OF BEGINNING.

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**
Charles Scardina, Jr	7593 Boynton Beach Blvd, Suite 220, Boynton Beach, FL 33437

Exhibit 9
Correspondence

Francis Forman

From: Debby Januschewski <tbldebby@gmail.com>
Sent: Tuesday, March 22, 2022 3:19 PM
To: Stephanie Gregory; Francis Forman
Subject: Fwd: Against proposed development - Brentwood of Wellington

Begin forwarded message:

From: "Debby J." <tbldebby@gmail.com>
Date: March 22, 2022 at 3:08:01 PM EDT
To: bcc-allcommissioners@pbcgov.org
Cc: KBurke@pbcgov.org, SGregor1@pbc.gov, FForman@pbc.gov
Subject: Against proposed development - Brentwood of Wellington

To whom it may concern,

My name is Debby Januschewski and I'm a board member on the Thoroughbred Lake Estates HOA.

Our board has met twice now with the developer for the Brentwood of Wellington project and have many concerns. We have received feedback from residents as well and our community strongly opposes this project.

A few of the concerns are:

- Privacy:
  The builder is proposing a 4-story apartment complex. This will most certainly affect the privacy and view of our residents adjacent to and across from the project site. At night, our residents will see a lit parking lot and apartment lights as opposed to the private views they enjoy now. Additionally, the sound transfer from 194 apartment balconies will only be amplified by Thoroughbred's lakes, which isn't something our homeowners will be able to mitigate.

- Traffic:
  While we understand recent studies have not supported an additional traffic light, this is still a concern of Thoroughbred residents due to the existing high volume of traffic when trying to cross 441 to enter the community. The increased traffic from this project only adds to our safety concerns. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports. We would hope the commissioners would be open to hearing about our residents' factual, near-miss events and include them in their decision-making.

- Density:
  We understand the need for workforce housing but feel placing a development with 194 units in that small plot of land in the middle of two well-established SFH communities will have a negative impact on us, given that the current allowable density is 82 units.

- Rezoning:
  The request to rezone the project site is for the builder's benefit only. It brings no benefit to the area.

- Property values:
  Residents are concerned the addition of a highly visible apartment complex next to our private / gated community will have an adverse effect on home values. While the developer presented studies to dispute this, these studies are not local and look at community averages vs. the impact on individual homeowners.
  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many Thoroughbred residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.
  Furthermore, this 2019 South Florida study by Florida State Univerisity's Department of Economics [jblanfeldt.com] clearly states that *"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."* This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.
  As the study concludes: "This conclusion has an important bearing on local land use planning and regulation and sets the stage for further research to identify the exact pathways whereby rentals produce their negative effects."

The Thoroughbred Lake Estates residents would like to make sure our concerns are heard.

Sincerely,

Debby Januschewski

Correspondence provided at the Planning Commission Hearing

Agenda Item: III.A.1

Francis Forman

From:	Shawn Abinet <fsabinet@gmail.com>
Sent:	Thursday, April 7, 2022 5:49 PM
To:	Francis Forman
Cc:	Melissa McKinlay
Subject:	Concerns over proposed Brentwood Apartment Complex

To whom it may concern,

I have some major concerns with this new Brentwood project on 441. I am a homeowner in the Fieldstone community. Please find below my main concerns.

1)Rezoning: Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

2)**High density:** Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

3)**Community Character:** The proposed apartment complex is four stories high, which doesn't reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

Nearby apartments are set far back from the street on 37 acres—a site that's nearly four times larger than Ansca's 10.22-acre site.

Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

4)**Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate—and these issues will only get worse when Windsong Estates opens across the street.

Many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. Our residents have had countless near-misses at this intersection as drivers crowd the median crossover and jockey for position to make U-turns or turns into Fieldstone, The Landing of Lake Worth Senior Living, and Wellington Club Apartments.

Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

These are major concerns I have as a resident of Fieldstone. I hope you keep this in consideration of any decisions to be made.

Concerned resident,

Frederick S Abinet
10631 Cypress Lakes Preserve Drive Lake Worth, FL 33449
810-820-0058

Kind regards,

Shawn Abinet
fsabinet@gmail.com

Agenda Item: III.A.1

Francis Forman

From:	Jason Biro <jasonbiro@me.com>
Sent:	Thursday, April 7, 2022 8:19 AM
To:	Francis Forman; Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; atjottey@pbcgov.org
Subject:	Brentwood of Wellington (LGA 2022-020) and Ordinance 2009-005

Dear Commissioners and Staff:

My name is Jason Biro. I'm a board member of Fieldstone's HOA and am writing on behalf of myself—and our residents—to oppose Brentwood of Wellington (LGA 2022-020).

I'm sure you've received many emails on this subject, so I'll get right to the point.

I strongly oppose this project and land-use change for several critical reasons:

1. The massive increase in density. Many of our homeowners researched zoning and planning before buying—and investing their hard-earned savings—in Fieldstone. We've anticipated that a one- and two-story CLF (with minimal traffic impacts) or an LR-2 residential community would one day be built on the property next door, in accordance with Ordinance 2009-005:

> *"The density associated with the High Residential, 8 units per acre (HR-8), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to low Residential, two units per acre (LR-2)."*

But we never would have imagined that **194 dwellings—an astounding 19 units an acre—would be built on this property,** an unthinkable number compared to the 25 to 76 dwellings a developer could potentially secure through current zoning, WHP, and TDRs. The staff's recommendation of 178 dwellings (17 units per acre), utilizing an 80% WHP bonus density, is no better.

As commissioners, you understand the importance of this issue, having voted against a similar high-density project in favor of Legend Lake Estates last year [palmbeachpost.com].

2. Incompatibility. Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will harm our communities, which is not what the WHP was intended for.

We purchased homes next to Agricultural-Residential, low residential, and acreage homes for a reason. Though county planners must weigh many things, they should also respect our lifestyle choices. As the county's own comprehensive plan states:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County [and] implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents [...]"

3. Community character. The proposed apartment complex is four stories high, which doesn't reflect or preserve the quality and character of our community. The nearest four-story apartments are along The Mall at Wellington Green's perimeter and abutting the turnpike near Lake Worth Road.

Unlike the proposed apartment complex, apartments near our community aren't pushed up against 441; their buildings are set far back from the street on 37 acres—rather than cramming them into a small 10.22-acre lot, as Ansca intends to do.

4. Existing WHP housing. The developer claims that the Congregate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. Yet the same can be said for the proposed apartment complex: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

5. WHP program abuse. It's disingenuous for a developer to tout the lucrative, luxury apartments they'll be building and then downplay the WHP density bonus, telling Fieldstone residents in their presentations "that the county required it." The developer isn't building WHP apartments to better our community; they're using the program to increase the number of apartments and collect rents of up to $3,500, an amount higher than many mortgages.

6. Traffic. Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. This is already a dangerous intersection. Fieldstone residents have had countless near-misses in front of our development as cars crowd the median crossover and jockey for position to make U-turns or turns into Fieldstone, The Landing of Lake Worth Senior Living, Wellington Club Apartments, and, soon, Windsong Estates.

We understand that recent traffic studies don't support a traffic light. But this safety issue remains. If we can't put in a traffic light, why are we increasing the density in our immediate area?

7. Property values: The developer will present studies to assure you that our home values will remain stable. But local studies say otherwise. This 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

8. Conflicting staff recommendations. In the staff report, PBC staff states that the developer's requested density of 19 units per acre **"is significantly higher than the surrounding [land] uses"**—which clearly supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem. How is this possible?

9. Developer pushback. The developer has not been transparent in its plans and, to date, has not offered any concessions.

As a 17-year resident of Fieldstone and a 43-year resident of South Florida, this is my home. This is my community. I hope you will take my concerns seriously.

Thank you,
Jason Biro
10639 Cypress Lakes Preserve Drive
Lake Worth, FL 33449

Agenda Item: III.A.1

Francis Forman

From: tljcb@aol.com
Sent: Wednesday, April 6, 2022 10:33 PM
To: Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Francis Forman; Sussan Gash; Robert Kraus; Hanane Akif; atjottey@pbcgov.org; sdtaylor1031@yahoo.com
Subject: Rezoning of parcel of land for proposed Windwood project between Fieldstone and Thoroughbred Lakes on State Road 7 North of Lantana Road
Attachments: rescue scan.pdf

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. ********

To all staff,

I am sending this email to each of you to plead with you to not approve the rezoning of this 10 acre piece of property. The developer for the Windwood prcject has proposed to rezone this small parcel of land to place 4 - 4 story apt buildings with proposed 190 apts. I have requested a small sample of records from Palm beach county Fire Rescue to just show you a small snippet of information on how this will affect the infrastructure just for the sake of example. I requested just 2 items to show the impact that allowing this prcject to go forward will have. The request was for the roadway from Lake Worth Road to Lantana Road just along State road 7. The dates requested were from 4/1/2020 -3/31/2021 to compare to the dates of 4/1/2021 - 3/31/2022. Again this is just a small sample and I have attached the email for you to see. Medical calls went from 87 calls to 105 calls, and traffic accident went from 38 to 59. These numbers reflect a 31.2% increase in the number of calls for just these 2 simple requests, and I'm sure if you researched the call volume for all types of calls handled by just fire rescue not including the law enforcement aspect or school districting impacts that the increase would have on our area. This is a direct impact on the level of service to our area as it will add another 380 more vehicles to our already overcrowded roadway based on an increase of at the very least 2 vehicles per apt. There is no mention of building a new fire rescue station or sheriff substation to the area. The developer told us in his townhall meeting on 04/05/2022 that there was a shortage of this type of development when fact is there has been a very large increase of this type of building in our area alone such as Mariposa Apt Hypoluxo and Lyons rd., Town Commons town homes Lyons Road and just north Hypoluxo Rd, Andalucía 2 story apt Lyons Rd and 42nd, Apts in front of Gulfstream Preserve on Lyons Rd just south of Lake Worth Road, Saddlewood east of Lyons on the south side of Lake Worth Rd, The Fields south of Lake Worth Road just west of the turnpike, Wellington Club formally Woodwind, and the new development called Windsong single family homes being built on the east side of State Rd 7 across from Fieldstone. As you can see there is lots going on and I don't see a need for 4 story Appt complex being crammed into a 10 acre plot of land. Other thing that impact our living is the loss of abundant wildlife. We have otters, many types of birds including hummingbirds that just started to appear in our back yard this past year. This will eliminate the wildlife in our area. Safety is another issue you are adding another 190 Apts in a 10 acre site. They say they are going to place a 20ft tree barrier and wall around the proposed development, however they don't say how they are going to reduce the bright lights that will surround their appt buildings for the parking and safety of the residents. My home is in the point of the southwest side of the proposed prcject so I will have the pleasure of looking at street lighting provided to them. My suggestion would be to approve a new fire station or sheriff substation to better serve the residents instead of approving more people jammed into a 10 acre parcel. Please think hard about what is being proposed and ask the questions before approving this proposed rezoning and proposed prcject. Thank You for you support and consideration and put a stop to over development.

Thank you in advance,

John C. Boike
10159 Clubhouse Turn Road

From: LegalLiaison@pbcgov.org,
To: ffjcb@aol.com,
Subject: RE: Request for records
Date: Wed, Apr 6, 2022 1:30 pm
Attachments:

Good afternoon John,

Please see the information below. I hope it helps.

"Along State Rd 7 or locations addressed to State Rd 7, from Lantana Rd to Lake Worth Rd:

PBCFR calls only

4/1/2021 – 3/31/2022

# of car accidents (400/401/413/460/494W)	59 calls
Medical Calls	105 calls

4/1/2020 – 3/31/2021

# of car accidents (400/401/413/460/494W)	38 calls
Medical Calls	87 calls"

Sincerely,

Melissa Behn

Melissa Behn

Palm Beach County Fire Rescue

Records and Information Coordinator

561-616-7025

legalliaison@pbcgov.org

EXCELLENCE TODAY IMPROVING TOMORROW

Integrity • Unity • Compassion • Accountability • Dedication

From: ffjcb@aol.com <ffjcb@aol.com>
Sent: Monday, April 4, 2022 9:01 AM
To: LegalLiaison <LegalLiaison@pbcgov.org>
Subject: Request for records

Good morning Melissa, it was a pleasure speaking with you today. I have a request for records. First I would like to know from April 2022 to April 2021 and April 2020 to April 2021 the number of traffic accidents that happened along State Road 7 between Lake Worth Road and Lantana Road. Also the number of medical calls for the same areas for the same time frames. My contact information is John Boike email is ffjcb@aol.com and phone number is 561-906-6861. I am in need of this information as soon as possible due to an upcoming public meeting on April 8th, and need to send out an email prior to that date. Thank you in advance, John Boike

Sent from the all new AOL app for Android [play.google.com]

Stephanie Gregory

From: Sussan Gash
Sent: Monday, April 4, 2022 1:23 PM
To: Francis Forman; Jerome Ottey; Stephanie Gregory; Kevin Fischer; Bryan Davis; Lisa Amara A; Wendy Hernandez N.; Jeff Gagnon
Subject: FW: Brentwood of Wellington Apartment Complex

From: Michelle Boltz <Michelle.Boltz@publix.com>
Sent: Monday, April 4, 2022 1:10 PM
To: Michelle Boltz <mvboltz@yahoo.com>
Subject: Brentwood of Wellington Apartment Complex

My family and I are current residents of Fieldstone community in Lake Worth and we are greatly concerned about the prospect of building an apartment complex in the middle of two established SFH neighborhoods, respectively Fieldstone and Thoroughbred Lakes Estates. There are several reasons for opposing this project at the location proposed:

- Safety
  The security and entry gates for both these neighborhood are not adequate for such a high-density rental complex next door, especially since the clubhouse and amenities are at the front of our properties.

- Privacy
  Residents who live adjacent to and across from the project site will lose their privacy and views. At night, we will see a lit parking lot and apartment lights instead of the private views we enjoy now and for which we paid a premium. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something we would be able to mitigate.

- High density
  Fieldstone and Thoroughbred Lake Estates are two established, SFH communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact and this is not what the WHP program was intended for. *"The [Workforce Housing Program Density Bonus] enhanced review is intended to balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."* [nam12.safelinks.protection.outlook.com]

- Traffic
  The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. Once it's completed, the apartment complex will add 1,055 peak-hour trips that will directly impact our residents. Though a recent traffic study

[nam12.safelinks.protection.outlook.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [nam12.safelinks.protection.outlook.com] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

- Community character
  The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike. Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. As mentioned elsewhere, the Palm Beach County WHP program, is meant to preserve community character, not change it.

- Rezoning
  The request to rezone the project site is for the developer's benefit at the cost to our communities.

- Property values
  The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners. Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value. Additionally, thi [nam12.safelinks.protection.outlook.com]s 2019 South Florida study by Florida State University's Department of Economics [nam12.safelinks.protection.outlook.com] clearly states that "regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values." This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

Respectfully
Michelle Boltz
10328 Cypress Lakes Preserve Drive
FIELDSTONE

Stephanie Gregory

From: Francis Forman
Sent: Wednesday, April 6, 2022 3:52 PM
To: Stephanie Gregory
Subject: FW: Opposition to Project--Brentwood of Wellington (LGA 2022-020)

Importance: High

FYI

From: monica cardona-matthews <smiles1331@msn.com>
Sent: Wednesday, April 6, 2022 3:02 PM
To: BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>
Subject: Opposition to Project--Brentwood of Wellington (LGA 2022-020)
Importance: High

Good afternoon.

My name is Monica Cardona-Matthews and I live in Fieldstone @10368 Cypress Lakes Preserve Drive, Wellington, FL 33449 for 5 years and prior to that I lived in Thoroughbred Lakes for 13 years. When we moved from Thoroughbred Lakes we bought in Fieldstone because it was a small family neighborhood, the schools are A Rated and the area is quiet. We like that the surrounding area is a Low residential / agricultural area. Now this developer wants to build an apartment complex with 178 dwellings, well I need to make sure you know that I strongly oppose this project and have listed my reasons for opposition below.

RE: Project Name: Brentwood of Wellington (LGA 2022-020)
Location: West side of State Road 7, approximately 0.5 miles north of Lantana Road
Project Manager: Francis Forman, Planner I
Applicant: Charles Scardina, AHC of Lake Worth, LLC (Property Owner)
Owner: AHC of Lake Worth, LLC
Agent: Brian Terry, Insite Studio, Inc.

OPPOSITION BULLET POINTS

- **Safety**: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.
- **Rezoning**: Our residents researched local zoning and future planning before purchasing—and investing—in our communities. Per Ordinance 2009-005, this land should revert back to LR-2 if not used for a Congregate Living Facility:

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

According to the county's staff report, these parcels "currently have a residential density potential of 25 dwelling units." Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre). This density is outrageous.

Just one year ago, Palm Beach County's commissioners recognized [palmbeachpost.com] that there are limits to how far developers can go when using workforce housing bonuses to dramatically increase the density of their projects. **On May 5, 2021, commissioners voted against an 80% increase in density—the same density staff is recommending for the Brentwood of Wellington project.**

- **Lifestyle choices**: These proposed changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

  "It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

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- **High density**: Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character**: The proposed apartment complex is four stories high, which doesn't reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. The existing apartment complex, Wellington Club Apartments, is set far back from the street on 37 acres—a site that's nearly four times larger than Ansca's 10.22 acres.

  Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **WHP saturation**: The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. The same can be said for the proposed apartment complex: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views

they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate—and these issues will only get worse when Windsong Estates opens across the street.

  Many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. This area already has had countless near-misses as drivers crowd the center lane and jockey for position to make U-turns or turns into Fieldstone, The Landing of Lake Worth Senior Living, and Wellington Club Apartments.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [arnagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Additionally, this 2019 South Florida study by Florida State University's Department of Economics [jhlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance, and appearance (which our residents have no control over), and crime.

- **Conflicting staff recommendations:** Palm Beach County's staff states that the developer's requested density (19 units per acre) **"is significantly higher than the surrounding [land] uses"**—which clearly supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

  The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Our children and schools:** Local schools will have to absorb hundreds of new students and provide additional buses. Already-crowded classrooms will be stretched beyond capacity as

more children are squeezed in, and the strain will be felt by students and teachers alike. This will negatively impact residents of many local neighborhoods who are zoned for our public schools. Is this fair to the existing student body, their parents, and the teachers?

- **Developer pushback**: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions. The plans do not address our community's concerns and are motivated by profit.

Thank you for your attention to this matter.

Monica Cardona-Matthews

Agenda Item: III.A.1

Francis Forman

From:	F C <fiamacox@gmail.com>
Sent:	Thursday, April 7, 2022 11:00 AM
To:	BCC-All Commissioners; Francis Forman; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject:	Stop the land use change!

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. ********

I live on Thoroughbred Lakes Estate; I am completely against changing the vacant property current zoning to anything more than it currently is. Taking an area that is currently zoned for only 25-76 dwellings to 194 dwellings is unacceptable, the request to rezone the project site is for the developer's benefit at the cost to our communities. In addition, it also contributes to other issues such as:

- Traffic: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.
- Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood).
- Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.
- Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Francis Forman

From: The Boss Karl Forde <djkbf2221@gmail.com>
Sent: Wednesday, April 6, 2022 9:05 PM
To: Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; Francis Forman; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; atjottey@pbcgov.org
Subject: We DO NOT Support The Brentwood Of Wellington Development!

To Whom It May Concern,

I am emailing about the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact my community's quality of life.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

My concerns are as follows:

- **Safety:** Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.
- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- **Community character:** The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

*"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities.**"*

- **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to surrounding communities.
- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.
- **Infrastructure:** Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex.

We DO NOT support this development!

Agenda Item: III.A.1

Francis Forman

From:	Dyanne Forde <dstgo0205@gmail.com>
Sent:	Wednesday, April 6, 2022 10:16 PM
To:	Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard
Cc:	Tia Johns; Francis Forman; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; atjottey@pbcgov.org
Subject:	Against The Brentwood of Wellington Development

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To Whom It May Concern,

I am emailing in hopes that my voice will be heard. I'm strongly opposed to the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact our community's quality of life.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

Below are my concerns:

Safety: Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.
Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established

SFH communities will have a negative impact on us, which is not what the WHP program was intended for.
Community character: The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- *"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."***
    - **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

      Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.

    - **Infrastructure:** Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex. Our schools are overcrowded, our buses are packed and running over 40 minutes late due to this current status of our population.
    - **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to surrounding home owners.
- In conclusion, please do not proceed with this development. For many of us this is all we have and value what we have built here.

Respectfully,
Dyanne Forde
Thoroughbred Lakes Estates

- communities.

Stephanie Gregory

From: Francis Forman
Sent: Wednesday, April 6, 2022 8:23 AM
To: Stephanie Gregory
Subject: FW: Proposed 4-Story Apartment Complex_Brentwood of Wellington

FYI

From: Maria Forero <mariaforero7@gmail.com>
Sent: Tuesday, April 5, 2022 8:46 PM
To: Tia Johns <TJohns@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Sussan Gash <SGash@pbcgov.org>; Robert Kraus <BKraus@pbcgov.org>; Michael Owens <michael.owens.1@palmbeachschools.org>; Hanane Akif <HAkif@pbcgov.org>; atjottey@pbcgov.org
Subject: Re: Proposed 4-Story Apartment Complex__Brentwood of Wellington

Dear PBC Staff Member,

I have owned my home on Lantana Road, Lake Worth FL. for a little over 20 years now. We are located in the Thoroughbred Lakes Estates community off of Rt. 441/SR 7 just north of Lantana Road.

I have been sadly informed that Ansca has submitted plans to build a 194-unit, four story apartment complex on the small piece of land between my community of Thoroughbred Lakes Estates and Fieldstone. In order to do this they have asked the county to combine and rezone properties, taking an area that's currently zoned for ± 75 dwellings to 194 dwellings (a 2.6x increase). ***Please know that I am completely opposed to this project*** and to the county allowing such a rezoning change for the following reasons:

1. **Safety**: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

2. **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

3. **High Density**: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family

communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

4. **Traffic**: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents. Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses convey traffic safety more than crash reports do.

Though commissioners ten to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our factual, near-miss traffic events and include them in their decision-making.

5. **Community Character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near the Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to ***presser community character, not change it.***

6. **Rezoning**: The request to rezone the project site is for the developer's benefit at the cost to our communities.

7. **Property Values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages as the impact on individual homeowners.

Real Estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their homes' value.

Additionally, this 2019 South Florida study by Florida State Unviersity Department of Economics clearly state that "**regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied**

homes lowers home values." This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

8. **Developer Pushback**: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

My understanding is that the GOAL of Palm Beach County is to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents (such as myself), future generations and visitors, and to promote the enhancement of areas in need of assistance.

The Workforce Housing Program Density Bonus enhanced review is intended to balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities.

Once again, I am ***completely against changing the vacant property current zoning to anything more than it currently is and what it was intended for.*** Please consider that overdevelopment of this area will continue to make this area the new West Palm Beach city or worse yet, an urban area as what Ft. Lauderdale and Miami have become.

Frankly, I am wondering when the Palm Beach County government officials will finally stand up and say ENOUGH building already. Please be our voice and stand up to these developers and consider the negative impact and disruption that these new constructions cause to our lives.

Respectfully yours,

Maria E. Forero

Stephanie Gregory

From: Brett Frantz <brettfrantz89@gmail.com>
Sent: Tuesday, April 5, 2022 12:11 PM
To: Stephanie Gregory
Subject: Concern About Brentwood of Wellington Project

Commissioner Gregor,

My name is Brett Frantz and I am a homeowner in Thoroughbred Lake Estates with a property that will be directly next to the proposed Brentwood of Wellington project.

I have several concerns about the proposed development:

- Privacy: The builder is proposing a 4-story apartment complex. This will most certainly affect the privacy and view from my back yard. At night, I will see a lit parking lot and apartment lights as opposed to the private views they enjoy now. Additionally, the sound transfer from 194 apartment balconies will only be amplified by Thoroughbred's lakes, which isn't something I can mitigate.

- Traffic: The existing high volume of traffic when trying to cross 441 to enter the community is already a significant challenge. The increased traffic from this project will only add to the volume and create additional safety issues.

- Density: Placing a development with 194 units in that small plot of land in the middle of two well-established single family home communities will have a negative impact on my community, given that the current allowable density is 82 units.

- Rezoning: The request to rezone the project site is for the builder's benefit only. It brings no benefit to the area.

- Property values: I am concerned about the addition of a highly visible apartment complex next to our private / gated community and how it will have an adverse effect on home values. While the developer presented studies to dispute this, these studies are not local and look at community averages vs. the impact on individual homeowners. Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%.

I urge you to please vote against the land-use and zoning changes that will allow this development.

Sincerely,

Brett Frantz

Agenda Item: III.A.1

Francis Forman

From:	Joycelyn Gary <joycelyng@icloud.com>
Sent:	Thursday, April 7, 2022 8:50 AM
To:	Francis Forman; Melissa McKinlay; BCC-All Commissioners
Subject:	URGENT: Opposed to Ansca Development Plans on SR 441

County Commissioners,

I am a resident of Thoroughbred Lake Estates. My husband and I purchased property in this neighborhood for a better quality of life. I am writing this email to inform you that I oppose the Ansca development plans for SR 441. Below is a summary of the reasons why I am in opposition to this development. I trust you will carefully consider the reasons outlined and support the concerns of your constituent.

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Rezoning:** Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: "If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."

These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

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- **Property values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

Additionally, this 2019 South Florida study by Florida State University's Department of Economics clearly states that "regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values." This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **High density**: Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **WHP saturation:** The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. The same can be said for the proposed apartment complex: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Community character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike. The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Conflicting staff recommendations**: Palm Beach County's staff states that the developer's requested density (19 units per acre) "is significantly higher than the surrounding [land] uses"—which supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be

a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

Once it's completed, the apartment complex will add 1,055 peak-hour trips that will directly impact our residents.

Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

Thank you for your attention and support in this matter.

Sincerely,

Joycelyn Gary
Thoroughbred Lake Estates Resident

Agenda Item: III.A.1

Francis Forman

From:	Timothy Gary <lindon728@icloud.com>
Sent:	Thursday, April 7, 2022 9:06 AM
To:	Francis Forman; Melissa McKinlay; BCC-All Commissioners
Subject:	URGENT: Opposed to Ansca Development Plans on SR 441 Next to Thoroughbred Lake Estates

County Commissioners,

I am a resident of Thoroughbred Lake Estates. My wife and I purchased property in this neighborhood for a better quality of life. I am writing this email to inform you that I oppose the Ansca development plans for SR 441. Below is a summary of the reasons why I am in opposition to this development. I trust you will carefully consider the reasons outlined and support the concerns of your constituent.

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Rezoning:** Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: "If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."

These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable

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communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance."

- **Property values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

Additionally, this 2019 South Florida study by Florida State University's Department of Economics clearly states that "regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values." This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **High density**: Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **WHP saturation:** The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. The same can be said for the proposed apartment complex: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Community character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike. The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Conflicting staff recommendations**: Palm Beach County's staff states that the developer's requested density (19 units per acre) "is significantly higher than the surrounding [land] uses"—which supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

  The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

  Once it's completed, the apartment complex will add 1,055 peak-hour trips that will directly impact our residents.

  Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

Thank you for your attention and support in this matter.

Sincerely,

3

Timothy Gary
Thoroughbred Lake Estates Resident

Sent from my iPad

Stephanie Gregory

From: Francis Forman
Sent: Wednesday, April 6, 2022 8:21 AM
To: Stephanie Gregory
Subject: FW: Brentwood of Wellington Opposition

FYI

From: teresa garzon <teregarzon@hotmail.com>
Sent: Tuesday, April 5, 2022 6:05 PM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Cc: Francis Forman <FForman@pbcgov.org>
Subject: Brentwood of Wellington Opposition

Good afternoon,

As a mother of 2 school age kids, I am deeply concerned about the large apartment complex that is planned to be built by my community. This will impact our families greatly. Our school system is already over crowded. The buses are already packed in the mornings and in many occasions my kids do not get a ride back from school due to the lack of school drivers. The traffic in 441 is hectic as it is and I cannot imagine what it would look like if 194 apartments are added in such a small lot which is meant to be approved for only 76 units or less. There will be no privacy around our homes any more and our home values will decrease.

Please keep our families in mind when making decisions about this development. We cannot allow the the greed of developers impact so many families in the area.
Our community main opposition points are stated below. Thank you.

OPPOSITION BULLET POINTS

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Rezoning:** Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

  These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194

apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character:** The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **WHP saturation:** The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. **The same can be said for the proposed apartment complex:** Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners

to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Additionally, this 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **Conflicting staff recommendations:** Palm Beach County's staff states that the developer's requested density (19 units per acre) "is significantly higher than the surrounding [land] uses"—which supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

  The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Schools:** Local schools will have to absorb hundreds of new students, and provide additional buses. Already-crowded classrooms will be stretched beyond capacity as more children are squeezed in, and the strain will be felt by students and teachers alike. This will negatively impact residents of many, many local neighborhoods who are zoned for our public schools. How is this fair to the existing student body, their parents, and the teachers?

- **Water Management:** Adding a thousand people to this small area will vastly increase local water usage, while putting a strain on our nearby canals, which will have to absorb additional runoff that could cause flooding during wet season, not to mention more pollution year-round. The mission statement of the South Florida Water Management District is "To safeguard and restore South Florida's water resources and ecosystems, protect our communities from flooding, and meet the region's water needs while connecting with the public and stakeholders." We are the public, we are the stakeholders, and we reside in these communities.

- **Developer Pushback:** The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

Sincerely,

Teresa Pedicino

Francis Forman

From:	Ian Goldberg <ian.goldberg@gmail.com>
Sent:	Wednesday, April 6, 2022 7:18 PM
To:	Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Francis Forman; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; atjottey@pbcgov.org; cmeads@sfwmd.gov; jsteinle@sfwmd.gov; jthurlowlippisch@sfwmd.gov; tonilynn.bilotta@palmbeachschools.org
Subject:	Ordinance 2009-005

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. ********

Dear Commissioners and Elected Officials,

I write to express my dismay at the proposed overturning of Ordinance 2009-005 for the benefit of property developer Ansca Homes and Communities, L.L.C. ("Ansca"), at the expense of hundreds of local homeowners and their household members. Should Ansca be allowed to build a high-density rental community in this area, they will destroy the very nature of an established local community.

The intent of the amendment is to change the future land use designation on a 10.22 acre site with High Residential, 8 units per acre (HR-8) and Commercial Low with an underlying 2 units per acre (CL/2) and underlying 8 units per acre (CL/8) to HR-8. The applicant is also requesting to delete conditions of approval in Ordinance 2009-005 for portions of the site that were previously approved for the development of a congregate living facility. The proposed amendment results in an increase in residential development potential from 25 to 82 units. In addition, the concurrent zoning application includes a request for a 100% density bonus through the Workforce Housing Program (WHP) and the purchase of 31 Transfer of Development Rights (TDRs) for a total of 194 units (19 units per acre).

- The two adjacent neighborhoods, Fieldstone and Thoroughbred Lake Estates, have a density of approximately two to three dwellings per acre. Squeezing in high-density buildings with 194 apartments (19 units per acre), or even the county commissioner staff's recommendation of 178 apartments (17 units per acre), far exceeds the maximum use of TDRs and WHP bonus density, under which only 76 units are allowed.

- Rental communities are transient, with people moving in and out all the time. Renters have no ownership stake or vested interest, and are therefore significantly less likely to care about the area, nor what will happen to it a month, a year, or five years from now. Adjacent homeowners will live under constant fear of trespassers, property damage, and personal safety concerns. We will also be trapped, unable to relocate due to a significant decrease in the value of our homes.

- In my 15 years as a resident here, I have seen a notable uptick in traffic on US 441, the main thoroughfare. There are already countless near-misses every week on this busy highway, and the addition of a high-density neighborhood will further exacerbate this, with an estimated 1,055 extra peak-hour trips that will directly impact our residents as well as other motorists commuting to and from work. Increasing the traffic by this volume will significantly reduce road safety for all.

- Anyone travelling north who wishes to turn into the proposed apartment complex will need to make a U-turn directly in front of the Fieldstone neighborhood. It will only be a matter of time before someone gets hurt or, even worse, killed on this section of the road, simply by trying to enter or exit their own community.

- In addition, residents will lose their views, privacy and sense of safety. There will be noise pollution and light pollution from all of these tightly-packed residences and the many people the developer intends to cram into a small plot of land. Had the existing local residents wanted a lifestyle like that, we would all have chosen to settle in big cities, not an area with a distinctive rural character. Ansca is relying on the county's Workforce Housing Program, which is intended to preserve community character, not change it.

- Local schools will have to absorb hundreds of new students, and provide additional buses. Already-crowded classrooms will be stretched beyond capacity as more children are squeezed in, and the strain will be felt by students and teachers alike. This will negatively impact residents of many, many local neighborhoods who are zoned for our public schools. How is this fair to the existing student body, their parents, and the teachers?

If this plan moves forward, a single property developer will profit while countless residents in the existing local communities will suffer. We are the ones who live here, not the owner of Ansca. We faithfully pay our taxes and maintain the diverse character of this low-residential / agricultural-residential area, which is a lifestyle that we chose for ourselves and for our families.

Thank you for listening to the residents; your constituents.

Ian M. Goldberg
10231 Clubhouse Turn Road
Lake Worth, FL 33449

Agenda Item: III.A.1

Francis Forman

From: Allison Goldstein <allison.tischler@gmail.com>
Sent: Thursday, April 7, 2022 10:02 AM
To: Allison Goldstein
Cc: Robert Kraus; Dave Kerner M.; Francis Forman; Hanane Akif; Mack Bernard; Maria Marino G.; Melissa McKinlay; Maria Sachs; Robert Weinroth S.; Tia Johns; atjottey@pbcgov.org; Gregg Weiss; Michael Owens; Sussan Gash
Subject: Against the Development Brentwood of Wellington

To Whom It May Concern,

I am emailing to express my concerns about the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact my community's quality of life.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

My concerns are as follows:

- **Safety:** Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.
- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.
- **Community character:** The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

*"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."***

- **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to surrounding communities.
- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.
- **Infrastructure:** Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex.

Thank you for your time and attention to this matter.

Sincerely,
Allison T. Goldstein, M.A. CCC-SLP
Thoroughbred Lakes Resident

Agenda Item: III.A.1

Francis Forman

From:	Brad Goldstein <brad.goldstein@gmail.com>
Sent:	Thursday, April 7, 2022 10:12 AM
To:	Dave Kerner M.; Mack Bernard; Maria Marino G.; Melissa McKinlay; Maria Sachs; Robert Weinroth S.; Gregg Weiss
Cc:	Robert Kraus; Francis Forman; Hanane Akif; Tia Johns; atjottey@pbcgov.org; Michael Owens; Sussan Gash
Subject:	Against the development Brentwood of Wellington

To Whom It May Concern,

I am emailing to express my concerns about the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact my community's quality of life.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

My concerns are as follows:

- **Safety:** Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.
- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.
- **Community character:** The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

*"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."***

- **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to surrounding communities.
- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.
- Infrastructure: Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex.

Thank you for your time and attention to this matter.

Sincerely,
Bradley Goldstein
Thoroughbred Lakes Estates homeowner

Stephanie Gregory

From: Francis Forman
Sent: Tuesday, April 5, 2022 7:38 AM
To: Stephanie Gregory
Subject: FW: Feedback Regarding Brentwood of Wellington

FYI.

From: Yara Gonsalves <ymg_pbi@icloud.com>
Sent: Monday, April 4, 2022 9:01 PM
To: Francis Forman <FForman@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>
Subject: Feedback Regarding Brentwood of Wellington

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

Good morning, I have been a resident of Thoroughbred Lakes since 2006 and live in a home with a private lake view. I have enjoyed my home and the privacy it offers along with the many sitings of wildlife coming through the community, birds, ducks, turtles and of course alligators. I would appreciate your consideration of the following items of concern regarding the development of Brentwood of Wellington.

- ***" [r20.rs6.net]It is the GOAL of Palm Beach County to [r20.rs6.net] recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, [r20.rs6.net] future generations, and visitors, and to promote the enhancement of areas in need of assistance." [r20.rs6.net]***

- ***"The [Workforce Housing Program Density Bonus] enhanced review is intended to [r20.rs6.net]balance the county's objectives of promoting the production of workforce housing [r20.rs6.net]while preserving the quality and character of existing communities [r20.rs6.net]." [r20.rs6.net]***

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Privacy:** Residents who live adjacent to and across from the prcject site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate. *The developer is offering a 20% buffer, I do not believe this buffer would resolve the concerns regarding lighting and noise.*

- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. *Entering and exiting Thoroughbred Lake community is already a challenge, adding more homes and vehicles will*

cause additional challenges, the exit in the back of the community is a 2 lane road which would then cause significant impediments to enter and exit the communities of Thoroughbred and Homeland.

- Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.
- Though a **recent traffic study [r20.rs6.net]** doesn't support adding a traffic light, the high traffic volume is still a safety concern. **Recent reports [r20.rs6.net]** suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.
- Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.
- **Community character:** The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.
- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.
    - *This development will change the makeup of the community, I am a homeowner who will have direct visibility of these buildings and lose the privacy I bought the home for, from my perspective this will change my quality of life and enjoyment of my backyard.*
- **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to our communities. Per ordinance 2009-005: if a CF is not built, the land reverts back to Low Residential, two units per acre (LR-2) The front lot is zoned an HR8 to almost 18 per acre. The developer is looking to increase the density well above what is currently allowed, 200 feet of separation and reducing the units by 16 units will not address the homeowner concerns.
- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners. *The private lake views add 30-50% to the value of my home, this development will impact the value appreciation of my home moving forward. We had lost value since 2008 and are just now returning to values that have allowed me to receive a positive gain on the home should I decide to sell.*
    - Please refer to https://ihlanfeldt.com/wp-content/uploads/2019/07/Not-In-My-Neighborhood-The-Effects-of-Residential-Rentals-on-Single-Family-Home-Values.pdf [ihlanfeldt.com]
        - Real estate AVM models reveal that private backyard views add up to 10% to a home's value while *private lake views add 30% to 50%*. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.
- Additionally, **thi [r20.rs6.net]**s 2019 South Florida study by Florida State University's Department of Economics [r20.rs6.net] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.
- **Developer pushback:** Our community does not believe the developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

My address is 10177 Clubhouse Turn Road, I have highlighted my location with the red arrow on the picture below.
Thank you for taking the time to consider the feedback provided.
Regards, Yara Gonsalves

Stephanie Gregory

From: Francis Forman
Sent: Wednesday, April 6, 2022 8:24 AM
To: Stephanie Gregory
Subject: FW: Opposition to Brentwood of Wellington proposal

FYI

From: Elias Guadalupe <elias_guadalupe@icloud.com>
Sent: Tuesday, April 5, 2022 10:22 PM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Subject: Opposition to Brentwood of Wellington proposal

Commissioner McKinlay,

I have owned my home in the Thoroughbred Lakes Community, adjacent to State Road 441 and just north of Lantana Road. For the last 6 years. To my dismay, I have been informed of the plans that have been submitted by ANSCA to cram 194 units, in 4 4 story apartment buildings on 10 acres of land in between the communities of Thoroughbred Lakes and Fieldstone.

In order to do this they have asked the county to combine and rezone properties, taking an area that's currently zoned for ±75 dwellings to 194 dwellings (a 2.6x increase). ***Please know that I am completely opposed to this project*** and to the county allowing such a rezoning change for the following reasons:

1. **Safety**: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

2. **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

3. **High Density**: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

4. **Traffic**: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

Once it's completed, the apartment complex will add **1,055 peak-hour trips**that will directly impact our residents. Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses convey traffic safety more than crash reports do.

Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our factual, near-miss traffic events and include them in their decision-making.

5. **Community Character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near the Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to ***preserve community character, not change it.***

6. **Rezoning**: The request to rezone the project site is for the developer's benefit at the cost to our communities.

7. **Property Values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages as the impact on individual homeowners.

Real Estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their homes' value.

Additionally, this 2019 South Florida study by Florida State Unviersity Department of Economics clearly state that "**regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values.**" This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

8. **Developer Pushback**: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

My understanding is that the GOAL of Palm Beach County is to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents (such as myself), future generations and visitors, and to promote the enhancement of areas in need of assistance.

The Workforce Housing Program Density Bonus enhanced review is intended to balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities.

Once again, I am ***completely against changing the vacant property current zoning to anything more than it currently is and what it was intended for***. I'm a Deputy Sheriff in Broward County, My decision to leave Broward County and move to the Wellington/Lake Worth are was to escape what was becoming of it. I've been here 6 years and my family has been happy with the move, please don't let this SFH community be ruined in the name of corporate greed and profit. Please consider that overdevelopment of this area will continue to make this area the new Broward County

Please be our voice and stand up to these developers and consider the negative impact and disruption that these new constructions cause to our lives.

Respectfully yours,

Elias Guadalupe

Sent from my iPad

Agenda Item: III.A.1

Francis Forman

From: STEPHANIE HILL <sadejean@bellsouth.net>
Sent: Wednesday, April 6, 2022 10:04 PM
To: Francis Forman
Subject: Brentwood of Wellington
Attachments: OPPOSITION BULLET POINTS.pdf

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

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Dear Forman,

As a nurse in a local hospital, I cannot in good conscience abandon my patients in order to attend the rezoning meeting tomorrow. Yet as a homeowner in Thoroughbred Lakes Estates, I want my voice heard. Please note the attached list of numerous valid reasons in opposition of this rezoning.

Thank you,
Stephanie Hill
10214 Clubhouse Turn Road

https://urldefense.com/v3/__https://files.constantcontact.com/2228bd92701/1a79ec0e-18e8-4167-9df5-59800f3ef960.pdf__;!!COIdcu9TKnUF_QTdrw!JLiysqDLJSQzE1xttNtJxan-zqSVpzpaj8dP8gzZFZan5GV-WMxJl4eFmNtslcpW$

Sent from my iPhone

Agenda Item: III.A.1

Francis Forman

From:	Kristi Jones <appstate06@aol.com>
Sent:	Wednesday, April 6, 2022 5:40 PM
To:	Francis Forman; BCC-All Commissioners; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; MBernsrd@pbcgov.org
Subject:	Conerned Resident of Thoroughbred Lakes regarding Brentwood of Wellington Apartments

Date: April 6, 2022

Dear Palm Beach County Commissioners,

I am writing to you as a concerned Palm Beach County resident living in the community of Thoroughbred Lakes. I have many concerns as the builder Ansca is proposing to build Brentwood of Wellington on a small piece of land between my development and Fieldstone. The current land is not zoned for this type of property and the rezoning should not be changed. Many residents including myself researched local zoning and future plans of the area before we purchased our home in 2008. Per ordinance 2009-005" If developed residential, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)." The property they are proposing does not meet this criteria and should not be changed for a number of reasons.

One of the reasons we purchased out home in 2008 in Thoroughbred Lakes was because it was isolated from all the other developments and there wasn't much around. Squeezing an apartment complex in-between our community and Fieldstone raises safety concerns. Our communities' security and entry gates aren't sufficient for a high-density 194- unit rental complex next door. The builder is very misleading and "claims" it is going to be a high-end community with high qualifications to become a resident yet 25% will be workforce housing. It was stated workforce housing was meant for teachers, law enforcement, and firefighters to allow for affordable housing. Workforce housing is not for a specific group, as long as a person meets the criteria they can qualify which can bring in the less than ideal resident which is not uncommon in apartment living.

Secondly, we have experienced so many issues this year with the Palm Beach County Schools bus system. There are not enough bus drivers, the kids are late being picked up for school and dropped off late to the community after school. The bus routes are being doubled up and kids are being crammed onto the buses, some kids even sitting in the aisles. Adding another development to this bus route would make the current unfavorable conditions worse and even more of a safety concern when we are supposed to be keeping our kids safe. With the building of the development and the others around this area it will cause rezoning of schools. We wanted to live in our community as the schools we wanted our children to attend are zoned for our neighborhood. This could force us to send our kids to schools we didn't choose.

Thirdly, traffic is horrific on 441 between Lantana and 50th Street already and even up to Lake Worth Road. The issue will only get worse when Winsong Estates opens across the street. Worse, if Brentwood of Wellington is developed and the residents will need to U-Turn directly in front of Fieldstone to enter the apartment complex. There are so many accidents already at 441 and Lantana and at the U-Turn intersections in front of both communities. If you come out of the strip mall where Sal's Restaurant is or the road where New Bridge Prep Preschool is and want to get across the road to head south on 441 it is nearly impossible especially in rush hour traffic. There is too much congestion in this area already and putting this new apartment complex there will make driving in this condensed area even more of a nightmare if that is even possible.

Thank you for taking the time to read my concerns surrounding the proposed building of Brentwood of Wellington Apartment Complex. Building the complex raises safety concerns, will decrease property values, worsen the already horrific traffic conditions, and affect and impact issues relating to Palm Beach Schools (buses and rezoning). For safety reasons and to keep the character of our neighborhood (many reasons we bought in here) I am asking to please turn down the proposal for rezoning and the building of Brentwood of Wellington. Building this community would impart a lot of stress and concern for the resident .

Sincerely,

Kristi Jones

1

Francis Forman

From:	Sravan Kumar Katta <skatta692@gmail.com>
Sent:	Wednesday, April 6, 2022 10:44 PM
To:	Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; tonilynn.bilotta@palmbeachschools.org; cmeads@sfwmd.gov; steinle@sfwmd.gov; thurlowlippisch@sfwmd.gov; Tia Johns; Francis Forman; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject:	Opposition To Proposed Zoning Change And Development - on 441, Throughbred Lakes & FieldStone

Hello,
I am writing this email as a formal complaint about the proposed high density development that's being proposed to be built on 441 between Thoroughbred Lakes and Fieldstone.

I recently bought my home last August at 10434 White Pinto Court, which is in Thoroughbred Lakes. I purchased this home as an investment where my family lives because of various reasons, one being that it is a low density community.
I was shocked to find out last night that the developers are trying to change the zoning for the small empty lot that is just north of our development. I am concerned for several reasons including congested traffic, safety of the neighborhood, property value as well. From my previous research, the lot is zoned for a low density community which can only have 2 lots per acre. We chose to buy in a low density area. It is unacceptable for a vote to be held within less than 9 months of me buying my property.

I would like to request that this vote be delayed or ideally cancelled. We feel that we deserve a reasonable amount of time to communicate with other homeowners and hire someone to represent us. I am hoping that a reasonable compromise can be reached.

I sincerely hope that the voices of everyone that has signed the petition and emailed you will be heard and that adjustments will be made to the schedule to give everyone proper notice.

Feel free to contact me directly at 203-822-4442 with any questions.

Sravan Katta
10434 White Pinto Ct,
Lake Worth FL
33449

Agenda Item: III.A.1

Francis Forman

From: cary lipson <carylipson@yahoo.com>
Sent: Wednesday, April 6, 2022 9:58 PM
To: Francis Forman
Subject: Brentwood of Wellington

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

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To whom it may concern,

I am contacting in regards to the attempts by Ansca Homes to change the land use designation for a parcel of land off of **441,** just north of Lantana Road.

The plans are to build **194** apartments in 3 four story buildings.

I wholeheartedly disagree with this proposal for the following reasons:

1. There are no other **4.** story buildings anywhere is this corridor of the county along **441.** It does not fit in with the current setup of many single family homes with intermittent commercial businesses.

2. Increased traffic in what is already a high volume area.

3. Security concerns for my neighborhood , Thoroughbred Lakes and also Fieldstone.

4. Why would the county change its previous approval of 76 dwellings to **194.**

Thank you for your time ,

Cary Lipson
Thoroughbred Lakes resident since 2005
Sent from my iPhone

Sent from my iPhone

Francis Forman

From:	Derek Matthews <derek.matthews@sailpoint.com>
Sent:	Wednesday, April 6, 2022 6:05 PM
To:	BCC-All Commissioners; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Maria Sachs; Mack Bernard; Melissa McKinlay; Francis Forman; Dave Kerner M.
Subject:	Opposition to Project--Brentwood of Wellington (LGA 2022-020)

To whom it may concern;

I am written this letter today to the All of Palm Beach County's commissioners listed below:

- District 4, Robert Weinroth, Mayor: RWeinroth@pbcgov.org or 561-276-1220
- District 2, Gregg Weiss, Vice Mayor: gweiss@pbcgov.org or 561-355-2202
- District 1, Maria Marino: MMarino@pbcgov.org or 561-355-2201
- District 3, Dave Kerner: DKerner@pbcgov.org or 561-355-2203
- District 5, Maria Sachs: MSachs@pbcgov.org or 561-355-2205
- District 7, Mack Bernard: MBernard@pbcgov.org or 561-355-2207
- Contact all commissioners at once using BCC-AllCommissioners@pbcgov.org

My name is Derek Matthews, and I live in the Fieldstone community located at 10368 Cypress Lakes Preserve Drive, Lake Worth FL 33449. I have lived at my current address for 5 years, and was a resident of the nearby community of Thoroughbred Lakes for almost 15 years. I have been a Florida resident my entire life and was originally born in Miami FL. Growing up in Southwest Broward County in a city community called "Pembroke Pines", I was a first-hand witness to the decline of that area once the City Commission elected to allow Apartments to be zoned in the City. This was the early 1990's and overnight the area changed dramatically; property values declined, crime went up, traffic, and the area was never the same. It was after that my wife and I decided to move up to unincorporated Palm Beach county which offered us acreage style homes and surrounding areas for horses, etc. We love the area so much that we decided to purchase a bigger home right next to Thoroughbred Lakes "knowing" that the area was safe and zoned for lower density home communities. Since I have learned that this City Commission has been meeting with a Developer that is proposing to "change" the zoning to something that is NOTHING like the other communities in this area, I strongly encourage the Commission to vote AGAINST this type of change. By changing the zoning you will be destroying the Communities that surround this area. Please find my full list of Opposition Bullet Points that I wish to be noted for the record.

RE: Project Name: Brentwood of Wellington (LGA 2022-020)
Location: West side of State Road 7, approximately 0.5 miles north of Lantana Road
Project Manager: Francis Forman, Planner I
Applicant: Charles Scardina, AHC of Lake Worth, LLC (Property Owner)
Owner: AHC of Lake Worth, LLC
Agent: Brian Terry, Insite Studio, Inc.

OPPOSITION BULLET POINTS

1

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Rezoning:** Our residents researched local zoning and future planning before purchasing—and investing—in our communities. Per Ordinance 2009-005, this land should revert back to LR-2 if not used for a Congregate Living Facility:

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

  According to the county's staff report, these parcels "currently have a residential density potential of 25 dwelling units." Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre). This density is outrageous.

  Just one year ago, Palm Beach County's commissioners recognized that there are limits to how far developers can go when using workforce housing bonuses to dramatically increase the density of their projects. **On May 5, 2021, commissioners voted against an 80% increase in density—the same density staff is recommending for the Brentwood of Wellington project.**

- **Lifestyle choices:** These proposed changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

  "It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character:** The proposed apartment complex is four stories high, which doesn't reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. The existing apartment complex, Wellington Club Apartments, is set far back from the street on 37 acres—a site that's nearly four times larger than Ansca's 10.22 acres.

  Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **WHP saturation:** The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. The same can be said for the proposed apartment complex: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

Correspondence

- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate—and these issues will only get worse when Windsong Estates opens across the street.

  Many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. This area already has had countless near-misses as drivers crowd the center lane and jockey for position to make U-turns or turns into Fieldstone, The Landing of Lake Worth Senior Living, and Wellington Club Apartments.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Additionally, this 2019 South Florida study by Florida State University's Department of Economics clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance, and appearance (which our residents have no control over), and crime.

- **Conflicting staff recommendations:** Palm Beach County's staff states that the developer's requested density (19 units per acre) **"is significantly higher than the surrounding [land] uses"**—which clearly supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

  The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Our children and schools:** Local schools will have to absorb hundreds of new students and provide additional buses. Already-crowded classrooms will be stretched beyond capacity as more children are squeezed in, and the strain will be felt by students and teachers alike. This will negatively impact residents of many local neighborhoods who are zoned for our public schools. Is this fair to the existing student body, their parents, and the teachers?

- **Developer pushback:** The developer has not been transparent in their plans and, to date, has not offered reasonable concessions. The plans do not address our community's concerns and are motivated by profit.

Derek Matthews
Solution Engineering Manager (Vertical Teams)
954-554-0978
derek.matthews@sailpoint.com
www.sailpoint.com [sailpoint.com]

Agenda Item: III.A.1

Francis Forman

From:	Jennifer Oddo <jen.oddo1@gmail.com>
Sent:	Wednesday, April 6, 2022 8:47 PM
To:	Francis Forman; Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey; tonilynn.bilotta@palmbeachschools.org; cmeads@sfwmd.gov; jsteinle@sfwmd.gov; jthurlowlippisch@sfwmd.gov
Subject:	Brentwood of Wellington Objection

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. ********

I live in the Fieldstone Community and I am opposed to the development of the Brentwood of Wellington project for the following reasons. I am hoping that you will stand behind the residents by not approving the rezoning of the land to allow the developer to destroy our established communities with this high density development. We want to keep the land zoned as it is which will not allow for this project to be approved.

We spoke to the developer this evening via zoom and I do not believe they are doing what is in the best interest of our communities. This apartment complex should not be approved. They are only trying to make money, not improve the community. Please hear the concerns of the people in our communities.

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties. We have already had our clubhouse broken into which cost the community money to fix it.

- **Rezoning:** Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

  These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

  These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

  Please do not let their money persuade you to change the rules for their benefit. This is not a good example for our children to know that money can get lawmakers to change the laws. They are in place for a reason to protect the citizens of Palm Beach County.

- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character:** The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  I personally have been in an accident at the entrance of Fieldstone years ago and it has only gotten worse over the years. This development will make navigating on 441 impossible to navigate.

- **Property values:** The addition of a highly visible apartment complex will hurt home values.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Regards,

  Jennifer Oddo

Francis Forman

From: ODDO, AGOSTINO <AGOSTINO.ODDO@CBP.DHS.GOV>
Sent: Thursday, April 7, 2022 2:42 AM
To: Francis Forman; Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey; tonilynn.bilotta@palmbeachschools.org; cmeads@sfwmd.gov; jsteinle@sfwmd.gov; jthurlowlippisch@sfwmd.gov
Subject: Brentwood Of Wellington Objection

I live in the Fieldstone Community and I am opposed to the development of the Brentwood of Wellington project for the following reasons. I am hoping that you will stand behind the residents by not approving the rezoning of the land to allow the developer to destroy our established communities with this high density development. We want to keep the land zoned as it is which will not allow for this project to be approved.

We spoke to the developer this evening via zoom and I do not believe they are doing what is in the best interest of our communities. This apartment complex should not be approved. They are only trying to make money, not improve the community. Please hear the concerns of the people in our communities.

- **Safety:** Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties. We have already had our clubhouse broken into which cost the community money to fix it.
- **Rezoning:** Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

  These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

  These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

  Please do not let their money persuade you to change the rules for their benefit. This is not a good example for our children to know that money can get lawmakers to change the laws. They are in place for a reason to protect the citizens of Palm Beach County.

  [urldefense.us]
- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character:** The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **Traffic:** The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study [urldefense.us] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [urldefense.us] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  I personally have been in an accident at the entrance of Fieldstone years ago and it has only gotten worse over the years. This development will make navigating on 441 impossible to navigate.

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  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

Regards,

Agostino Oddo

Stephanie Gregory

From: Francis Forman
Sent: Wednesday, April 6, 2022 8:19 AM
To: Stephanie Gregory
Subject: FW: Brentwood of Wellington Opposition

FYI

From: JP Pedicino <jppedicino@icloud.com>
Sent: Tuesday, April 5, 2022 5:55 PM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Cc: Francis Forman <FForman@pbcgov.org>
Subject: Brentwood of Wellington Opposition

Dear Commissioners,

As a current home owner for the Thoroughbred Lakes community I would like to join the efforts of opposing the construction of the Brentwood of Wellington apartment complex.

I strongly believe that this goes against why I purchased my current home. When I purchased it I was did so with the intent that the overall community experience which currently exists would remain. There was no indication that there would be an extremely largely populated apartment complex in my back yard. I would appreciate your consideration in reviewing the points below.

OPPOSITION BULLET POINTS

- **Safety:**

  Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- **Rezoning:**

  Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

- **High density:**

Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character:**

The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **WHP saturation:**

The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. **The same can be said for the proposed apartment complex**: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Privacy**:

Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Traffic**:

The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

- **Property values**:

The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

Additionally, this 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **Conflicting staff recommendations:**

Palm Beach County's staff states that the developer's requested density (19 units per acre) "is significantly higher than the surrounding [land] uses"—which supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

- **Schools:**

Local schools will have to absorb hundreds of new students, and provide additional buses. Already-crowded classrooms will be stretched beyond capacity as more children are squeezed in, and the strain will be felt by students and teachers alike. This will negatively impact residents of many, many local neighborhoods who are zoned for our public schools. How is this fair to the existing student body, their parents, and the teachers?

- **Water Management:**

Adding a thousand people to this small area will vastly increase local water usage, while putting a strain on our nearby canals, which will have to absorb additional runoff that could cause flooding during wet season, not to mention more pollution year-round. The mission statement of the South Florida Water Management District is "To safeguard and restore South

Florida's water resources and ecosystems, protect our communities from flooding, and meet the region's water needs while connecting with the public and stakeholders." We are the public, we are the stakeholders, and we reside in these communities.

- **Developer Pushback:** The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

JP Pedicino (561) 386-6221 jppedicino@icloud.com

Stephanie Gregory

From: Francis Forman
Sent: Tuesday, April 5, 2022 7:37 AM
To: Stephanie Gregory
Subject: FW: Brentwood of Wellington Opposition

FYI.

From: RICHARD PELLICCIO <precious0713@comcast.net>
Sent: Monday, April 4, 2022 8:30 PM
To: Francis Forman <FForman@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Subject: Brentwood of Wellington Opposition

Good evening,

As a Fieldstone resident, there are many concerns regarding Brentwood of Wellington.

- **Safety**: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.
- **Rezoning**: Many residents researched local zoning and future planning before purchasing in our communities. Per Ordinance 2009-005: **"If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)."**

  These parcels currently have a residential density potential of 25 dwelling units. Even with maximum use of TDRs and WHP bonus density, only 76 units are allowed. This is a far cry from the proposed 194 apartment units (19 units per acre) or the staff's recommendation of 178 dwellings (17 units per acre).

  These changes do not respect our residents' lifestyle choices. We have chosen to live in a Low Residential / Agricultural-Residential area. As the county's own comprehensive plan states:

  "It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, *future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

- **High density**: Fieldstone and Thoroughbred Lake Estates are two established, low-residential single-family communities surrounded by acreage homes (AR) and other low-residential single-family communities. Adding a high-density apartment complex in the middle of two

established SFH communities will have a negative impact on us, which is not what the Workforce Housing Program was intended for.

- **Community character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

  The proposed complex will also be the second large WHP apartment complex within a very small geographic area. Palm Beach County's Workforce Housing Program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **WHP saturation**: The developer claims that the Congregalate Living Facility (CLF) the property is currently zoned for isn't needed because a CLF is across the street. **The same can be said for the proposed apartment complex**: Wellington Club Apartments, with 154 workforce housing units, is directly across the street.

- **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **Traffic**: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

  Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

  Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

  Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our residents' factual, near-miss traffic events and include them in their decision-making.

- **Property values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Additionally, this 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due

to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **Conflicting staff recommendations**: Palm Beach County's staff states that the developer's requested density (19 units per acre) "is significantly higher than the surrounding [land] uses"—which supports our concerns. Yet they justify that 200 feet of separation and cutting the density by only 16 apartments solves this problem.

  The staff also writes that "no adverse comments were received" from Palm Beach County departments and agencies, including Palm Beach County's School District. Yet the school district states there will be a negative impact on the school system. The developer will need to contribute $46,324 to address these deficiencies.

Developer pushback: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

Sincerely,
Farrah Pelliccio

Agenda Item: III.A.1

Francis Forman

From: Steven Presley, Esq <stevenmpresley@gmail.com>
Sent: Thursday, April 7, 2022 11:46 AM
To: Francis Forman
Subject: Re: LGA 2022-020
Attachments: street view.PNG; Intersection.PNG

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. ********

Thank you Francis,

I'd like to add a sketch of what I am saying if that is ok. See attached 2 items. You will see a street view of the intersection in question that the residents of the proposed project will need to make a U-turn if they are coming home from the south. This is a view of the road if traveling north on 441. The other attachment is an aerial showing that we have traffic from Fieldstone, identified as 1, from the landings and wellington club apartments, identified as 2 and the entrance to the proposed apartment site, identified as 3. There will be no cut out for the apartment residents to make a left hand turn directly into their complex from the south. The developer admitted that they will use the same lane to make a U-Turn as the residents of fieldstone use to turn left onto Cypress Lakes Preserve. This can't happen.

This is a terribly dangerous intersection. The developer provided a biased traffic study not conducted by the FDOT. the impact of adding a 194 unit apartment with at least 2 cars each will be devastating to the already crowded intersection. People already have a difficult time turning left into our community from the south and turning left into the wellington club apartments from the north. This project cannot be allowed to move forward given the high volume, at least not without a traffic signal. We are crossing a state road every day that has three lanes on each side. I personally choose to make a right hand turn first and make a U-Turn by Lantana Road if I want to travel North on 441 in the current conditions. Imagine what this would look like if we add another 390 cars and their guests at the apartments they want to build. Please carefully consider our opposition to this project.

Steven Presley

On Thu, Apr 7, 2022 at 10:52 AM Francis Forman <FForman@pbcgov.org> wrote:

> Good morning Mr. Presley,
>
> Your concern and objection has been received and will be added to the packet that is given to the commissioners at the meeting.
>
> In regards to speaking virtually, unfortunately we do not have a zoom component for public comments. The meeting can be viewed live with the link I have provided in this email below for all those who are unable to attend the meeting.

1

As stated, your objection will be printed and added to the packet that is received by the commissioners and will be put in the record.

Channel 20 Live link:

http://discover.pbcgov.org/Pages/CH20Live.aspx

Thank you,

Francis Forman, Planner I

Palm Beach County Planning Division

2300 N Jog Rd ♦ West Palm Beach, FL 33411

Direct 561-233-5335 ♦ Main 561-233-5300

Email fforman@pbcgov.org

http://discover.pbcgov.org/pzb/planning

From: Steven Presley, Esq <stevenmpresley@gmail.com>
Sent: Thursday, April 7, 2022 10:34 AM
To: Francis Forman <FForman@pbcgov.org>
Subject: LGA 2022-020

Good Morning Ms. Forman,

I am a concerned resident of lake worth and live in the fieldstone community at 10391 Cypress Lakes Preserve Drive. I strongly oppose the rezoning of a project known as brentwood of wellington (LGA 2022-020) given the already dangerous road conditions we have already on 441 between lake worth rd and lantana road. If the county allows the land use amendment to go through, they would be adding an additional 400 cars that will make a U-turn to get into this apartment complex that they want to build. That U turn comes from the same lefthand turn lane that residents of fieldstone use to make a left to go home. There are cars coming in all four directions at that intersection and its nearly impossible to navigate and cross. Without a traffic light, this will be more and more of an issue if this is allowed to be built.

Is there something I can do to have my objection heard even though I am unable to attend the public hearing tomorrow at 9am? is there a zoom component?

I appreciate your time.

Steven M. Presley, Esq.

561-543-7237

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Steven M. Presley, Esq.
561-543-7237

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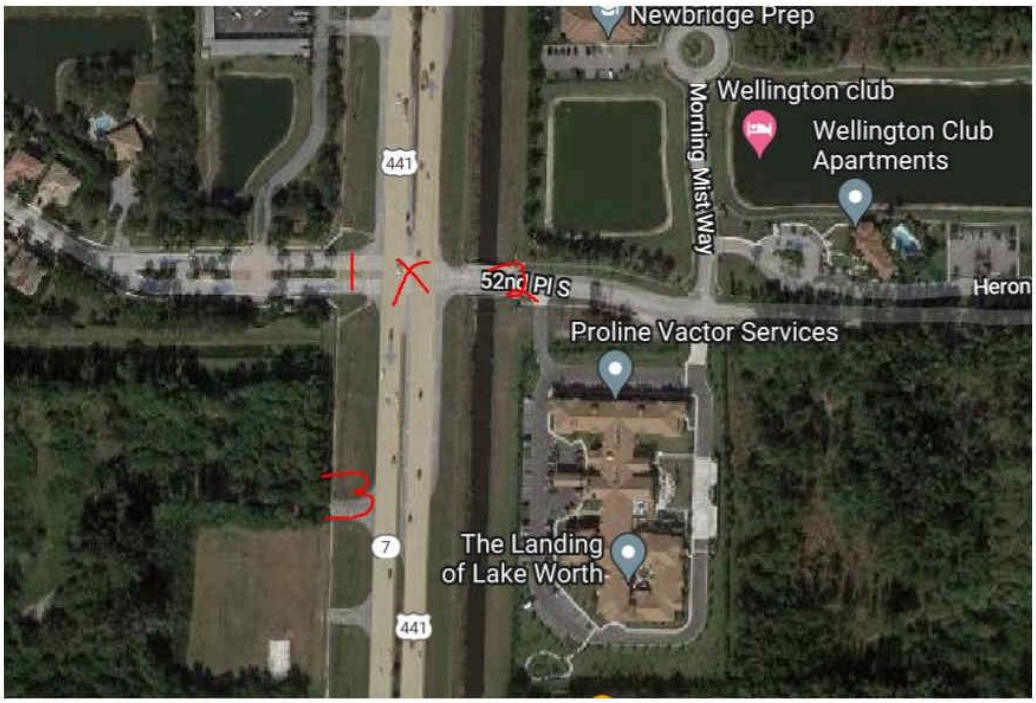
Newbridge Prep
Wellington club
Wellington Club Apartments
Morning Mist Way
441
52nd Pl S
Heron
Proline Vactor Services
1
X
2
3
7
The Landing of Lake Worth
441


S State Rd 7

Francis Forman

From: Lucy Ramirez <ramirez_12345@hotmail.com>
Sent: Thursday, April 7, 2022 7:10 AM
To: Francis Forman
Subject: Proposed 4-Story Apartment Complex_Brentwood of Wellington

Dear Project Planner Forman,

I have owned my home in Thoroughbred Lakes, Lake Worth for a little over 5 years now. Our community is located off of Rt. 441/SR 7 just north of Lantana Road. I have been sadly informed that Ansca has submitted plans to build a 194-unit, four story apartment complex on the small piece of land between my community of Thoroughbred Lakes Estates and Fieldstone. In order to do this, they have asked the county to combine and rezone properties, taking an area that's currently zoned for ± 75 dwellings to 194 dwellings (a 2.6x increase). ***Please know that I am completely opposed to this project*** and to the county allowing such a rezoning change for the following reasons:

1. **Safety**: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

2. **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

3. **High Density**: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

4. **Traffic**: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. I, myself, intentionally use the back gate all the time to get into my community to avoid the dangerous left turn from 441 (northbound) to enter our community, even though my house is located in the front of the community. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents. Though a recent traffic study doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports suggest that near-misses convey traffic safety more than crash reports do. And I, myself, have had near missed with my 6-year-old daughter; hence, I started using the backgate.

Though commissioners tend to label traffic as an emotional hot button, we are asking all commissioners to be open to hearing about our factual, near-miss traffic events and include them in their decision-making.

5. **Community Character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. My husband, a deputy sheriff with the Broward Sheriff's Office for 28 years, and myself, a school counselor for the School Board of Broward County for nearly 17 years, have worked endlessly to be able to afford and provide a safe, family-oriented environment for our 6-year-old daughter. Growing up in New Jersey and then in Broward, we want to provide an environment that is opposite than what we were used to growing up. We love what we do for a living and would not trade it for the world, despite the low pay in salary. But realistically, living in our community is as close to a safe environment that we can afford. ***Please don't take that away from us.*** The nearest four-story apartments are near the Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

Additionally, the proposed complex will be the second largest apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to ***presser community character, not change it.***

6. **Rezoning**: The request to rezone the project site is for the developer's benefit at the cost to our communities.

7. **Property Values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages as the impact on individual homeowners.

Real Estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their homes' value.

Additionally, this 2019 South Florida study by Florida State University Department of Economics clearly state that "**regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its**

neighborhood share at the expense of single-family owner-occupied homes lowers home values." This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

8. **Developer Pushback**: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

My understanding is that the GOAL of Palm Beach County is to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents (such as myself), future generations and visitors, and to promote the enhancement of areas in need of assistance.

The Workforce Housing Program Density Bonus enhanced review is intended to balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities.

Once again, I am ***completely against changing the vacant property current zoning to anything more than it currently is and what it was intended for.*** Please consider that overdevelopment of this area will continue to make this area the new West Palm Beach city or worse yet, an urban area as what Ft. Lauderdale and Miami have become.

Frankly, I am wondering when the Palm Beach County government officials will finally stand up and say **ENOUGH** building already. Please be our voice and stand up to these developers and consider the negative impact and disruption that these new constructions cause to our lives.

Respectfully yours,

Alba Guadalupe
Proud Homeowner at Thoroughbred Lakes Estates

Stephanie Gregory

From: Francis Forman
Sent: Tuesday, April 5, 2022 7:36 AM
To: Stephanie Gregory
Subject: FW: Please vote no to combine and rezone the Ansca property on **441** near Lantana Road/Fieldstone

FYI.

From: karen Riddle <karenriddle33@yahoo.com>
Sent: Monday, April **4**, 2022 7:52 PM
To: Francis Forman <FForman@pbcgov.org>
Subject: Please vote no to combine and rezone the Ansca property on **441** near Lantana Road/Fieldstone

Hello,
I am writing to express my concerns regarding the combining and rezoning of the Ansca property on SR 441 near Lanatana Road between Fieldstone and Thoroughbred Lake Estates.

I have owned a home in Fieldstone since the community opened 18 years ago. I love my community. I am very concerned about the following:

- **Safety**: Our community's security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door.
- **Privacy**: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- **High density**: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.
- **Traffic**: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. **I have 15 year old twins who will soon be driving. This is a huge safety concern.**
- Once it's completed, the apartment complex will add **1,055 peak-hour trips** that will directly impact our residents.

1

Though a recent traffic study [drive.google.com] doesn't support adding a traffic light, the high traffic volume is still a safety concern. Recent reports [amagroup.io] suggest that near-misses (and other traffic conflicts) more accurately convey traffic safety than crash reports do.

- **Community character**: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community.

  Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- **Rezoning**: The request to rezone the project site is for the developer's benefit at the cost to our communities.

- **Property values**: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home's value.

  Additionally, thi [ihlanfeldt.com]s 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com] clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

- **Developer pushback**: The developer has not been transparent in their plans and, to date, has not offered reasonable concessions.

The county has stated:

*"**It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents,** future generations, and visitors, and to promote the enhancement of areas in need of assistance."*

*"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities**."*

Please show your support of EXISTING COMMUNITIES by voting NO to combine and rezone the properties.

Thank you!

Karen Riddle
Fieldstone Resident

Agenda Item: III.A.1

Francis Forman

From:	Carolyn Rodi <carolyn.rodi@gmail.com>
Sent:	Thursday, April 7, 2022 11:00 AM
To:	Francis Forman; Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey; Kelley Burke A.
Subject:	Brentwood of Wellington (LGA 2022-020) and Ordinance 2009-005
Attachments:	Florida State University Report_Department of Economics and DeVoe Moore Center.pdf

Dear Commissioners and Staff:

One short year ago, county commissioners ruled that D.R. Horton was asking for too much when it sought an 80% increase in a development's housing density [palmbeachpost.com].

I am writing today with a similar plea: our communities are asking you to consider our very real concerns about Ansca's development, Brentwood of Wellington (LGA 2022-020), a project with a proposed 80% to 100% WHP bonus density.

• **This is a massive density increase.** Buying a home is a huge financial decision, and the majority of residents in Fieldstone and Thoroughbred Lake Estates factored in zoning and planning when we purchased our homes. We knew the vacant neighboring property would eventually be developed, but we expected what it's currently zoned for now—a one- and two-story CLF with minimal traffic impacts—or an LR-2 residential community.

Back when the CLF zoning was approved, it came with a safeguard for homeowners: if a CLF wasn't built, the property would revert to a land use that's appropriate for our area: LR-2 (per Ordinance 2009-005).

None of us would have expected that we'd now be facing an unthinkable 19 units an acre (or even the staff's recommended 17 units per acre) that comes with Brentwood of Wellington's four-story, 194-unit apartment complex.

Our residents relied on the safeguard commissioners put in place with Ordinance 2009-005. Please don't revoke it now.

• **Developers are taking advantage of WHP.** It's deeply concerning that in presentations to Fieldstone, Ansca's reps have spent the majority of their time focused on the apartments' high-end, high-cost, resort-style living. How does that jive with making our area more affordable? The rents they've quoted—from $2,200 for a small one-bedroom apartment to $3,500 for three bedrooms—are more than many people's monthly mortgage payments. This is clearly a lucrative project for Ansca, but we would argue that's it's an abuse of WHP. The developer is using a program intended to help people, but the net effect is that it will make the affordability problem worse. 40-odd WHP units cannot offset the escalating trajectory of rent costs.

Though they are relying on WHP density bonuses, the developer has made no concessions to reflect the character of our low-residential / agricultural-residential area. Take Wellington Club Apartments, which has 154 workforce housing units; this apartment complex is directly across from Fieldstone. It sits on 37 acres, with multiple lakes and ample green space for local wildlife. The apartments are situated far back from the road.

This is a stark contrast to Brentwood of Wellington, which is attempting to cram 194 units on 10.22 acres with apartments that tower over 441.

• **Traffic is a real safety issue.** We understand that recent traffic studies don't support a traffic light. But the median crossover in front of Fieldstone is dangerous. Almost every neighbor on our street has had a near-miss—and this is not an exaggeration. Drivers crowd the median crossover and turn lanes and jockey for position to make U-turns or turns into Fieldstone, The Landing of Lake Worth Senior Living, Wellington Club Apartments, and, soon, Windsong Estates.

Brentwood of Wellington residents will need to U-turn directly in front of Fieldstone to enter the apartment complex. This will add 1,055 peak-hour trips and 388-plus cars to an already-dangerous area. **If we can't put in a traffic light, why are we increasing the density so dramatically in this area?**

• **The project is incompatible with our community's character.** We purchased in an LR and AR community for a reason. Building a four-story, 194-unit, urban-style, dense apartment complex between two well-established LR SFH communities is incompatible. It doesn't reflect or preserve the quality and character of our community. Changing the land use doesn't respect our lifestyle choices, which is something we ask planners and commissioners to consider carefully.

As the county's own comprehensive plan states:

> ***"It is the GOAL of Palm Beach County to recognize the diverse communities within the County [and] implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents […]"***

• **Our hard-earned home investments are at risk.** The developer will present studies to assure you that our home values won't be impacted. But local studies say otherwise. This 2019 South Florida study by Florida State University's Department of Economics [ihlanfeldt.com], which I've attached, clearly states that **"regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes lowers home values."** This is likely due to changing neighborhood character, maintenance and appearance (which our residents have no control over), and crime.

We're reasonable people. A second apartment complex in our tiny area, particularly one as visible as Brentwood of Wellington, will indeed change how buyers view our homes. Many homeowners are just now starting to recover the home value they lost during the decade after the Great Recession. We are hardworking people. Our community is filled with teachers, nurses, police, and first responders, the very people you're looking to help with WHP. Please don't let a developer's motivations skew your view of what's best for our community. And what is best—and most appropriate—is a similarly styled LR-2 residential community.

Thank you for your time and consideration,

Carolyn Rodi
10639 Cypress Lakes Preserve Drive
Lake Worth, FL 33449

Agenda Item: III.A.1

Francis Forman

From:	Roschmann Rodrigues <roschmannrodrigues@gmail.com>
Sent:	Thursday, April 7, 2022 11:02 AM
To:	Francis Forman; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject:	Stop the land use change

I live on Thoroughbred Lakes Estate; I am completely against changing the vacant property current zoning to anything more than it currently is. Taking an area that is currently zoned for only 25-76 dwellings to 194 dwellings is unacceptable, the request to rezone the project site is for the developer's benefit at the cost to our communities. In addition, it also contributes to other issues such as:

- Traffic: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.
- Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood).
- Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.
- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.
- Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Agenda Item: III.A.1

Francis Forman

From: Steph T. <sthienard1@gmail.com>
Sent: Thursday, April 7, 2022 9:29 AM
To: Melissa McKinlay; Francis Forman; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject: New development concerns

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

To whom it may concern,

As a long time resident of palm beach county and Thoroughbred Lake Estates. I felt it essential to join my fellow community and voice my concerns on the development slated to come into our community. Below are just some of the concerns we come up with. I hope you will take the time to read and reconsider this new development.

- Safety: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- Traffic: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

- Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- Rezoning: The request to rezone the project site is for the developer's benefit at the cost to our communities.

- Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

- Wildlife. We see an abundance of wildlife; some birds and animals live here year-round, while others, like the sandhill cranes, are seasonal. Some are nocturnal, some are diurnal. We see owls, different species of falcons, pink spoonbills, swamp chickens, and many other birds that I cannot name. There are occasional river otters, many different turtles, The homes here are spaced apart and coexist with the local wildlife. The balance of this ecosystem would be completely destroyed by large buildings, sprawling concrete parking lots, and additional lights at night.

- Water Usage. Adding a thousand people to this small area will vastly increase local water usage, while putting a strain on our nearby canals, which will have to absorb additional runoff that could cause flooding during the wet season, not to mention more pollution year-round. The mission statement of the South Florida Water Management District is "To safeguard and restore South Florida's water resources and ecosystems, protect our communities from flooding, and meet the region's water needs while connecting with the public and stakeholders." We are the public, we are the stakeholders, and we reside in these communities.

Regards,
S. Thienard
TBL Estates Resident

Agenda Item: III.A.1

Stephanie Gregory

From: Francis Forman
Sent: Monday, April 4, 2022 7:58 AM
To: Stephanie Gregory
Subject: FW: Against the Development Brentwood of Wellington

FYI.

From: Stephanie Taylor <sdtaylor1031@yahoo.com>
Sent: Saturday, April 2, 2022 6:03 PM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Cc: Tia Johns <TJohns@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Sussan Gash <SGash@pbcgov.org>; Robert Kraus <BKraus@pbcgov.org>; Michael Owens <michael.owens.1@palmbeachschools.org>; Hanane Akif <HAkif@pbcgov.org>; atjottey@pbcgov.org
Subject: Against the Development Brentwood of Wellington

To Whom It May Concern,

I am emailing to express my concerns about the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact my community's quality of life.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance."

My concerns are as follows:

- **Safety:** Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.
- **Privacy:** Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- **High density:** Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- **Community character:** The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

*"The [Workforce Housing Program Density Bonus] enhanced review is intended to **balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."***

- **Rezoning:** The request to rezone the project site is for the developer's benefit at the cost to surrounding communities.

- **Property values:** The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

  Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.

- **Infrastructure:** Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex.

Thank you for your time and attention to this matter.

Sincerely,
Stephanie Taylor
Palm Beach County School Teacher (20 years of service)
Thoroughbred Lake Estates HOA President

Stephanie Gregory

From: Francis Forman
Sent: Monday, April 4, 2022 7:58 AM
To: Stephanie Gregory
Subject: FW: Against the Development Brentwood of Wellington

FYI.

-----Original Message-----
From: timm taylor <timmtaylor@yahoo.com>
Sent: Monday, April 4, 2022 7:32 AM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>
Cc: Tia Johns <TJohns@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Sussan Gash <SGash@pbcgov.org>; Robert Kraus <BKraus@pbcgov.org>; Michael Owens <michael.owens.1@palmbeachschools.org>; Hanane Akif <HAkif@pbcgov.org>; atjottey@pbcgov.org
Subject: Against the Development Brentwood of Wellington

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

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To Whom It May Concern,

I am emailing to express my concerns about the proposed land development, Brentwood of Wellington, which is to the North of my community, Thoroughbred Lake Estates. This development will directly impact my community's quality of life. I was born and raised in Miami and have first-hand seen the over growth and greed from developers and commissioners that have destroyed neighborhoods and believe in re-zoning properties to suit their needs. These neighborhoods were built 20 years ago with the residents having in mind that they were to live in a Sub-rural suburban environment surrounded by agriculture and horses.

Please remember as commissioners it is your responsibility to respect residents' lifestyle choices:

"It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance."

My concerns are as follows:

Safety: Our community's security and entry gate is not sufficient for a rental complex next door. This is a top concern, given that our clubhouse and amenities are at the front of our property.

Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound

transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding an apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.
Community character: The proposed apartment complex does not reflect or preserve the quality and character of our local community. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

"The [Workforce Housing Program Density Bonus] enhanced review is intended to balance the county's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities."

Rezoning: The request to rezone the project site is for the developer's benefit at the cost to surrounding communities.

Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Real estate AVM models reveal that private backyard views add up to 10% to a home's value while private lake views add 30% to 50%. Many residents will be losing these private views and will have a more difficult time selling their homes and/or maintaining their home value.

Infrastructure: Roadways, schools, gas stations, and grocery stores already feel the strain of recent development in the area. These issues will only get worse with this proposed apartment complex.

Thank you for your time and attention to this matter.

Sincerely,
Timothy Taylor
Thoroughbred Lake Estates Resident

Francis Forman

From:	Ike Thaler <ike@discountedprinting.com>
Sent:	Wednesday, April 6, 2022 10:28 PM
To:	Melissa McKinlay; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; tonilynn.bilotta@palmbeachschools.org; cmeads@sfwmd.gov; steinle@sfwmd.gov; thurlowlippisch@sfwmd.gov; Tia Johns; Francis Forman; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey; skatta692@gmail.com
Subject:	Opposition To Proposed Zoning Change And Development - on 441, Thoroughbred Lakes & Fieldstone

Hello,
I am writing this email as a formal complaint about the proposed high density development that's being proposed to be built on 441 between Thoroughbred Lakes and Fieldstone.

Frankly, I am furious at what is happening and at how this is being handled. I recently bought my home last August at 10444 White Pinto Court, which is in Thoroughbred Lakes. I purchased this home as an investment where my family lives because of various reasons, one being that it is a low density community.
I was shocked to find out last night that the developers are trying to changing the zoning for the small empty lot that is just north of our development. I am concerned for several reasons including congested traffic, safety of the neighborhood, property value as well. From my previous research, the lot is zoned for a low density community which can only have 2 lots per acre. We chose to buy in a low density area. It is unacceptable for a vote to be held within less than 9 months of me buying my property.

I am very disappointed and borderline angry at how this was handled. I just found out about this last night at 9PM, when I saw a flyer on my door. This was after the meeting that was held in the community. It seems very deceptive and dishonest to have a vote scheduled this quickly, which does not provide us with the time to communicate with other neighbors about this issue or with the time to hire proper legal presentation.

I would like to request that this vote be delayed or ideally cancelled. We feel that we deserve a reasonable amount of time to communicate with other homeowners and hire someone to represent us. I am hoping that a reasonable compromise can be reached. If the vote is held tomorrow as scheduled, I will be contacting a close friend who works on a local TV news station. I have discussed some of the details with her, and she said that she will consider running a story about this matter in the evening news.

I sincerely hope that the voices of everyone that has signed the petition and emailed you will be heard and that adjustments will be made to the schedule to give everyone proper notice.

Feel free to contact me directly at 561-856-5713 with any questions.

Thank you
Ike Thaler

Agenda Item: III.A.1

Francis Forman

From: Rose Thienard <roseclairejoseph@gmail.com>
Sent: Thursday, April 7, 2022 9:51 AM
To: Melissa McKinlay; Francis Forman; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject: New development plan concerns

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

To whom it may concern,

As a long time resident of palm beach county and Thoroughbred Lake Estates, I felt it essential to join my fellow community and voice my concerns on the development slated to come into our community. Below are just some of the concerns we have come up with. I hope you will take the time to read and reconsider this new development.

- Safety: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- Traffic: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

- Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- Rezoning: The request to rezone the project site is for the developer's benefit at the cost to our communities.

- Property values :The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

Wildlife. We see an abundance of wildlife; some birds and animals live here year-round, while others, like the sandhill cranes, are seasonal. Some are nocturnal, some are diurnal. We see owls, different species of falcons, pink spoonbills, swamp chickens, and many other birds that I cannot name. There are occasional river otters, many different turtles, The homes here are spaced apart and coexist with the local wildlife. The balance of this ecosystem would be completely destroyed by large buildings, sprawling concrete parking lots, and additional lights at night.

Water Usage. Adding a thousand people to this small area will vastly increase local water usage, while putting a strain on our nearby canals, which will have to absorb additional runoff that could cause flooding during the wet season, not to mention more pollution year-round. The mission statement of the South Florida Water Management District is "To safeguard and restore South Florida's water resources and ecosystems, protect our communities from flooding, and meet the region's water needs while connecting with the public and stakeholders." We are the public, we are the stakeholders, and we reside in these communities.

Thank you for time
R.Thienard

Agenda Item: III.A.1

Francis Forman

From:	Abhijit Tillu <abhijittillu@gmail.com>
Sent:	Wednesday, April 6, 2022 10:00 PM
To:	Melissa McKinlay; Francis Forman; AllCommissioners@pbcgov.org
Cc:	Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject:	Ansca developer construction plan on 441 near Lantana rd intersetion

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

Dear Sir/Ma'am,

I am a resident of the Thoroughbred Lakes community at Lake Worth.
I am writing this email to oppose Ansca developer plan to build 194 units on 441 near Thoroughbred Lakes and FieldStone community.

If needed feel free to contact me at my email or phone number

Regards
Abhijit Tillu
561 452 4433
AbhijitTillu@gmail.com

• Safety: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

• Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they are enjoying themselves now. Additionally, the sound transfer from the apartment complex and balconies will be
amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

• High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

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Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

• Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.
Additionally, the proposed complex will be the second large apartment complex within a very

small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

• Rezoning: The request to rezone the project site is for the developer's benefit at the cost to our communities.

• Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners.

• Wildlife. We see an abundance of wildlife; some birds and animals live here year-round, while others, like the sandhill cranes, are seasonal. Some are nocturnal, some are diurnal. We see owls, different species of falcons, pink spoonbills, swamp chickens, and many other birds that I cannot name. There are occasional river otters, many different turtles, and one time my husband and I saw a real live Florida panther drinking from the lake! The homes here are spaced apart and coexist with the local wildlife. The balance of this ecosystem would be completely destroyed by large buildings, sprawling concrete parking lots, and additional lights at night.

• Water Usage. Adding a thousand people to this small area will vastly increase local water usage, while putting a strain on our nearby canals, which will have to absorb additional runoff that could cause flooding during the wet season, not to mention more pollution year-round. The mission statement of the South Florida Water Management District is "To safeguard and restore South Florida's water resources and ecosystems, protect our communities from flooding, and meet the region's water needs while connecting with the public and stakeholders." We are the public, we are the stakeholders, and we reside in these communities

Stephanie Gregory

From: Francis Forman
Sent: Monday, April 4, 2022 11:02 AM
To: Stephanie Gregory
Subject: FW: Rezoning for Brentwood Apartment Complex in Wellington

FYI.

From: Debra Tummino <debtummino@gmail.com>
Sent: Monday, April 4, 2022 10:57 AM
To: Melissa McKinlay <MMcKinlay@pbcgov.org>; BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>
Cc: Tia Johns <TJohns@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Sussan Gash <SGash@pbcgov.org>; Robert Kraus <BKraus@pbcgov.org>; Michael Owens <michael.owens.1@palmbeachschools.org>; Hanane Akif <HAkif@pbcgov.org>; atjottey@pbcgov.org
Subject: Rezoning for Brentwood Apartment Complex in Wellington

Ms. McKinlay and All Palm Beach County Commissioners:

I am writing to express my **DISAPPROVAL** for the proposed Brentwood Apartment Complex in Wellington, by Anasca. This proposed complex will sit directly between two established, single-family housing communities, Thoroughbred Lake Estates and Fieldstone, which thrive on the quiet, peaceful and environmentally friendly location. The neighborhoods have numerous wooded preserve areas, large native trees and lakes full of wildlife. On any given day, residents will see native birds, alligators, raccoons, rabbits, armadillo and a plethora of other creatures that call that location "home". The communities in that area even have horses that still trail-ride in front of the community property. Seriously, where can you see that anymore? The existing communities were built with wildlife preservation, character and a peaceful way of life in mind. There is so little property left in South Florida, that it is imperative that we allow the neighborhoods that we live in to remain a place of respite.

DO NOT allow Anasca to build their 194 unit, 4 story apartment buildings, originally slated for approximately 75 homes, on the property in question. That would be over a 2.6% increase in dwellings, not to mention the number of people in those dwellings!!! The property was, and should remain zoned for a 75 unit dwelling. There are other high density apartment complexes across the street next to the big box stores and businesses. By allowing Anasca to build these apartments, between two established single-family communities, property values in these surrounding communities will decline, and all those natural preserve areas will be gone and replaced with pavement, high buildings, loud trash receptacles, vehicles, and everything else that goes along with high-density living. No amount of gates will prevent the temporary residents from encroaching on property meant for privacy. Traffic will no doubt increase in an already congested area that is difficult to get in and out of, and where U-turns are already a necessity.

It is **YOUR** responsibility as a County Commissioner(s), to protect our residents and lifestyle choices that were made when purchasing our homes. If it is truly your GOAL to ***"recognize the diverse communities within the County, and to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance,"*** now is the time to achieve that goal! Demonstrate to the EXISTING residents of those

communities, that you truly ARE fighting FOR their communities! Do NOT allow Anasca to move forward with their plans by capitalizing on the Workforce Housing Program(WHP), since it does NOTHING to ***"preserve the quality and character of OUR existing communities."*** There will be plenty of "workforce housing" across the street (441/State Rd. 7) upon the completion of the apartment complex currently under construction. Anasca is using this opportunity to put money in THEIR pockets, rather than build a neighborhood that will draw people together.

Thank you for your time and attention to this matter. I look forward to hearing you stand up for our neighborhoods and communities and deny Anasca's rezoning request.

Sincerely,

Debra Tummino
Resident of Thoroughbred Lake Estates
561-779-8765

Correspondence received after the Planning Commission Hearing

Francis Forman

From:	Madhu Edara <madhuedara@hotmail.com>
Sent:	Saturday, April 9, 2022 9:56 PM
To:	Melissa McKinlay; Francis Forman; Robert Weinroth S.; Gregg Weiss
Cc:	Maria Marino G.; Dave Kerner M.; Maria Sachs; Mack Bernard; BCC-All Commissioners; Tia Johns; Sussan Gash; Robert Kraus; Michael Owens; Hanane Akif; Jerome Ottey
Subject:	Request : Concerns regarding Proposed Apartment Complex between Thoroughbred and Fieldstone SFH communities

I kindly request the Respectable Palm Beach County Officials to review the below summary of concerns :

- Safety: Our communities' security and entry gates aren't sufficient for a high-density, 194-unit rental complex next door. This is a top concern, given that our clubhouses and amenities are at the front of our properties.

- Privacy: Residents who live adjacent to and across from the project site will lose their privacy and views. At night, they'll see a lit parking lot and apartment lights instead of the private views they enjoy now. Additionally, the sound transfer from the apartment complex and balconies will be amplified by our canals and lakes, which isn't something homeowners will be able to mitigate.

- High density: Fieldstone and Thoroughbred Lake Estates are two established, single-family communities surrounded by other single-family communities. Adding a high-density apartment complex in the middle of two established SFH communities will have a negative impact on us, which is not what the WHP program was intended for.

- Traffic: The traffic in front of Fieldstone and Thoroughbred Lake Estates is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street. Worse, many Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex.

- Community character: The proposed apartment complex is four stories high. This does not reflect or preserve the quality and character of our local community. The nearest four-story apartments are near The Mall at Wellington Green (clearly not a single-family neighborhood) and abutting the turnpike.

- Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm Beach County's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it.

- Rezoning: The request to rezone the project site is for the developer's benefit at the cost to our communities.

- Property values: The addition of a highly visible apartment complex will hurt home values. While the developer presented studies to dispute this, these studies aren't local and look at community averages vs. the impact on individual homeowners

Francis Forman

From: Angela Lipson <bangela245@yahoo.com>
Sent: Saturday, April 9, 2022 6:17 PM
To: Francis Forman
Subject: Vote no on Brentwood of Wellington

****** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *******

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>> My family is adamantly against potential Brentwood of Wellington that is being attempted to be built right next to our community of Thoroughbred Lakes.
>> The following are our reasons:
>>
>> •safety:
>> Our communities' security and entry gates aren't sufficient for a high density 194-unit rental complex next door. This is a top concern, given that we are so close to this projected complex and our clubhouses and amenities are at the front of our property.
>>
>> • community character:
>> The proposed apartment complex is 4 stories high, immediately adjacent to ours and the community of Fieldstone. We live in single family homes and this does not reflect or preserve the quality and character of our local community. The nearest four story apartments are near the mall at Wellington Green (clearly not a single family neighborhood) and abutting the turnpike
>>
>> •health and privacy
>> Our family lives just across the street from homes on the border with the potential complex and we are afraid that we will get not only construction particle dust during construction, affecting ours and our children's health, but lose our privacy through the taking down of trees and putting in of a parking lot with potential light flashes at night
>>
>> •traffic
>> The traffic on 441 and in front of Thoroughbred Lakes and Fieldstone is already impossible to navigate. These issues will only get worse when Windsong Estates opens across the street, and many of Brentwood of Wellington apartment residents will need to U-turn directly in front of Fieldstone to enter the apartment complex
>>
>> •Additionally, the proposed complex will be the second large apartment complex within a very small geographic area. Palm beach county's WHP program, which the developer is relying on for this project, is meant to preserve community character, not change it
>>
>> •will hurt our property values
>>
>> •the request to rezone the project site is for the developer's benefit at the cost to our communities
>>

>> "It is the GOAL of Palm Beach County to recognize the diverse communities within the county, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance."
>>
>> Thank you for listening and understanding,
>>
>> Angela Lipson