

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-B2	Intake Date	February 10 th , 2021
Application Name	Americo Center	Control No.	2009-02399
Acres	1.08 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-42-24-01-000-0701 (Attachment A)		
Location	On the south side of Northlake Boulevard, approximately 200 feet west of N. Elizabeth Avenue.		
	Current	Proposed	
Tier	Urban / Suburban	Urban / Suburban	
Use	Developed site with one (1) single family dwelling unit, screened-in and open porches. There is a detached garage with a second-story bedroom located on the south-east corner of the site. Built Feature and Inventory Map (Attachment F)	Office, Business or Professional / Medical or Dental Office The owner is proposing 8,645 square feet of Medical/Professional office.	
Zoning	Residential Estate (RE)	Commercial Low Office (CLO)	
Future Land Use Designation	Low Residential, 1 dwelling unit per acre (LR-1)	Commercial Low Office (CL-O)	
Underlying Future Land Use Designation	Low Residential, 1 dwelling unit per acre (LR-1)	Low Residential, 1 dwelling unit per acre (LR-1)	
Conditions	None	None	
Density Bonus	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	.35 FAR	0.50 FAR
Maximum Dwelling Units¹ (residential designations)	1 du/acre x ~1.08 ac. = 1	_____ du/acre x _____ ac. = _____
Maximum Beds (for CLF proposals)	1 max du x 2.39 = 2	_____ max du x 2.39 = _____

Population Estimate	1 max du x 2.39 = 2	_____ max du x 2.39 = _____
Maximum Square Feet 2,4 (non-residential designations)	.35 FAR x 1.08 ac. =	0.50 FAR x ~1.08 ac. = 23,409 SF
Proposed or Conditioned Potential 3,4	----	Medical Office; 8,645 SF
Max Trip Generator	Single-Family Detached	General Office (23,409 SF)
Maximum Trip Generation	10 Trips	1033 Trips
Net Daily Trips:	1023 (maximum minus current)	
Net PH Trips:	9 AM, 85 PM (maximum)	

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

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

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

Name	William Sargent
Company Name	Cotleur & Hearing
Address	1934 Commerce Lane
City, State, Zip	Jupiter, Florida 33458
Phone / Fax Number	561-747-6336
Email Address	wsargent@cotleur-hearing.com

B. Applicant Information

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

Name	Amine El-Khoury
Company Name	AMERICO DEVELOPMENT GROUP, LLC
Address	6850 NW 2 nd AVE, Unit 34
City, State, Zip	Boca Raton, FL 33487
Phone / Fax Number	561-739-9370
Email Address	aelkhoury@coastalconstruction.com
Interest	Property Owner

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	Developed site with one (1) single family dwelling unit, screened-in and open porches. There is a detached garage located on the south-east corner of the site. (Attachment F).
PCN	00-42-42-24-01-000-0701 Legal Description (Attachment A) Survey (Attachment P)
Street Address	4908 Northlake Boulevard, Palm Beach Gardens, FL
Frontage	Northlake Boulevard, 201.05 linear feet
Legal Access	Current legal access from Northlake Boulevard (two access points). Proposed legal access from Northlake Boulevard, from adjacent site.
Contiguous under same ownership	None
Acquisition details	The subject site was purchased on August 18, 2009, from Omer Muric & Asmina Muric, married, by Amine El-Khoury. The cost of acquisition was \$200,000.00, according to the Property Appraiser's website. The subject property was then transferred from Amine El-Khoury to Americo Development Group, LLC on April 14 th , 2010. The cost of transfer was \$101,345.00 according to the Property Appraiser's website.
Size purchased	1.08 Acres

B. Development History

Control Number	None				
Previous FLUA Amendments	None				
Concurrency	Rezoning / Class A Conditional Use				
Plat, Subdivision	Plat Book 23, Page 141; Square Lake				
Zoning Approvals & Requests	A concurrent application to develop the site has been requested.				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
None	PCN-2020-01920	Pending submittal on 03/01/21	Class A Conditional Use, Rezoning and Site Plan Approval	Rezoning with concurrent site plan approval and FLUA, to Commercial Low Office. Class A conditional use for Medical Office over 3,000 square feet.	None impacting the future land use amendment.

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

<p>Justification Provide as G.1.</p>	<ul style="list-style-type: none"> • <i>The proposed use is suitable and appropriate for the subject site; and</i> • <i>Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</i> • <i>Changes in the access or characteristics of the general area and associated impacts on the subject site;</i> • <i>New information or change in circumstances which affect the subject site;</i> • <i>Inappropriateness of the adopted FLU designation; or</i> • <i>Whether the adopted FLU designation was assigned in error.</i> <p><i>See Attachment G.</i></p>
<p>Residential Density Increases Provide as G.2.</p>	<p><i>Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:</i></p> <ul style="list-style-type: none"> • <i>Demonstrate a need for the amendment.</i> • <i>Demonstrate that the current FLUA designation is inappropriate.</i> • <i>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.</i> <p><i>See Attachment G.</i></p>
<p>Compatibility Provide as G.3.</p>	<p><i>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</i></p> <p><i>See Attachment G.</i></p>
<p>Comprehensive Plan Provide as G.4.</p>	<p>Optional: <i>The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</i></p> <p><i>See Attachment G.</i></p>
<p>Florida Statutes Provide as G.5.</p>	<p>Optional: <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.</i></p> <p><i>See Attachment G.</i></p>

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

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

Adjacent Lands	Use	Future Land Use	Zoning
North	Cornerstone Presbyterian Church (Control # 1998-00071)/ Pine Cone Estates Subdivision	Medium Residential (MR-5)/High Residential (HR-8)	Single Family Residential (RS)/Multi-Family (RM)
South	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
East	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
West	Macedonian Orthodox Church (Control # 1973-00079)	Low Residential, Unit per Acre (LR-1)	Residential Estate (RE)

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Part 5. Public Facilities Information

A. Traffic Information		
The traffic statement was transmitted to the traffic division on January 4, 2021. The traffic approval letter has been provided.		
	Current	Proposed
Max Trip Generator	Single Family Detached	General Office (23,522 sf)
Maximum Trip Generation	10 Trips	1033 Trips
Net Daily Trips:	1023 (maximum minus current)	
Net PH Trips:	9 AM, 85 PM (maximum)	
Significantly impacted roadway segments that fail Long Range	No	No
Significantly impacted roadway segments for Test 2	No	No
Traffic Consultant	Kimley Horn, Adam Kerr	
B. Mass Transit Information		

Nearest Palm Tran Route (s)	Route 3 (Military Trail- North, South) Route 20 (Northlake Blvd- starting east bound from Military Trail)
Nearest Palm Tran Stop	Route 3 – STOP ID: 1262 @ 0.51 Miles Away Route 20 – STOP ID:1263 @ 0.52 Miles Away
Nearest Tri Rail Connection	Palm Tran Route 20, Mangonia Park Tri-Rail Station
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	The Level of Service is provided by the Seacoast Utility Authority jurisdiction, for water and sewer. The property is currently being provided water at a residential rate; there is no sewer available at this time. The subject site is proposing a lift station on site. (Attachment I)
Nearest Water & Wastewater Facility, type/size	The site is located within the service boundaries of Seacoast Utility Authority. Potable water will be distributed to the site via the existing water main connection. The nearest wastewater infrastructure will need to be identified for the purposes of connection. (Attachment I)
D. Drainage Information	
<p>The site is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. It is proposed that runoff be directed to on-site water management areas (dry detention and underground exfiltration trench storage chambers) by means of inlets and storm sewer. Legal positive outfall is available to the site via connection to the Northlake Boulevard drainage system adjacent to the parcel's north property line. Drainage design is to address the following:</p> <ol style="list-style-type: none"> 1. On-site retention of the runoff from the 3-year, 1 hour rainfall event. 2. No runoff to leave the site except through an approved control structure up to the level produced by the 25-year, 3-day rainfall event. 3. Building floor elevations to be at or above the level produced by the 100-year, 3-day rainfall event. 4. Parking lots to be protected from flooding during a 10-year, 3 days rainfall event. 5. Allowable discharge to be in accordance with South Florida Water Management District criteria. 6. Due consideration to water quality (including ½" dry pre-treatment per South Florida Water Management District criteria). 7. Compliance with the South Florida Water Management District C-17 Drainage Basin Criteria regarding to compensating storage via dry retention. <p>(Attachment J)</p>	
E. Fire Rescue	
Nearest Station	Palm Beach Gardens Fire-Rescue station #63, located at 5161 Northlake Blvd

Distance to Site	The subject property is approximately .50 miles from the station.
Response Time	The estimated response time to the subject property is 3 minutes 30 seconds
Effect on Resp. Time	Changing the land use of this property will have minimal impact on Fire Rescue. (Attachment K).

F. Environmental

Significant habitats or species	<p><u>Existing Vegetation:</u> Most of the pervious area is sod with pockets of landscape and trees sprinkled along on the southern boundary. The existing vegetation onsite is a variety of planted trees and palms including sabal palms, royal palms, and smaller laurel oaks. There are a few native Laurel Oak/Laurel Oak Hybrids located along the north property line which are to be preserve and/or mitigated for according to PBC ERM. There are several invasive trees and exotic plant material located along the east and south property line.</p> <p><u>Upland Habitat:</u> The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The Royal Palms seem to be planted by the owner. Remnants of a sporadic pine canopy is located along the east property line. No environmentally sensitive land was found on the subject site.</p> <p><u>Wetlands:</u> No wetlands were found on the subject site.</p> <p><u>Fauna:</u> No significant fauna is of note.</p> <p><u>Soils:</u> Bassinger, Fine Sand; Myakka, Fine Sand (Attachment L)</p>
Flood Zone*	<u>Flood Zone:</u> The site is located within Flood Zone X.
Wellfield Zone*	<u>Wellfield Protection Zone:</u> The site is located within Wellfield Protection Zone 4 (Attachment M).

* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

G. Historic Resources

A Historical and Archaeological Review Letter dated January 22, 2021 by Christian Davenport, MA, RPA, the County Archeologist has been provided as (Attachment N). The following is a summary of the letter:

1. No historic or architecturally significant structures are located on or within 500 feet of the subject property.
2. No archaeological resources are located on or within 500 feet of the subject property.

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

The proposed FLUA is for a Commercial Development- This section does not apply.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		

Beach		0.00035		
District		0.00138		

I. Libraries - Residential Only (Including CLF)

The proposed FLUA is for a Commercial Development- This section does not apply.

Library Name			
Address			
City, State, Zip			
Distance	<i>Indicate the distance from the site to the nearest library.</i>		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
Periodicals	5 subscriptions per 1,000 persons		
Info Technology	\$1.00 per person		
Professional staff	1 FTE per 7,500 persons		
All other staff	3.35 FTE per professional librarian		
Library facilities	0.34 sf per person		

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

The proposed FLUA is for a Commercial Development- This section does not apply.

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)


Forms for Attachments B, C, D, and E are located on the web at:

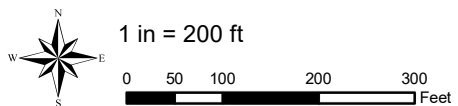
<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

T:\Planning\AMEND\00Administration\Application-FLUA\2020 Application\2020-FLUA-Application-Form.docx

PCN: 00-42-42-24-01-000-0701
Acerage: 1.073
Address: 4908 Northlake Blvd
Existing Zoning: Residential Estate District (RE)
Existing FLU: Low Residential, 1 unit per acre (LR-1)
Existing Land Use: Single Family Residential, (SFR)
Existing Square Footage: 3,494 SF



LEGEND
 Subject Site



Map Document:
(F:\Projects Active\20-0914 4908 Northlake Blvd\
Submittal Documents\1. 2021 FLUA\1.2 FLUA Application)
02/04/2021 -- 1:30:00 PM WS

Attachment F Built Features Map Americo Center Palm Beach County, FL



**Cotleur &
Hearing**
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Americo Center

Small Scale FLU Map Amendment

ATTACHMENT F

Built Feature Statement

INTRODUCTION

1.07-acre property is generally located 200' west of the Northlake Blvd and N Elizabeth Ave intersection, on the south side of Northlake Blvd. The parcel is adjacent to the Macedonian Orthodox Church to the west, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number: 00-42-42-24-01-000-0701

GENERAL DESCRIPTION

The subject site is described as “developed” comprising of one single family home with screened-in and open porches. There is a detached garage located on the south-east corner of the. The majority of pervious area is sod with small pockets of landscape and a mixture of native and non-native trees sprinkled along on the southern and eastern boundary. There are two concrete drive aisles providing access from Northlake Boulevard into the subject property.

SUBJECT SITE

PCN:	00-42-42-24-01-000-0701
Site Acreage:	1.07 AC
Address:	4908 NORTHLAKE BLVD
Existing Zoning:	Residential Estate (RE)
Existing FLU:	Low Residential, 1 unit per acre (LR-1)
Existing Land Use:	Single Family Residential (SFR)
Existing Square Footage:	3,494 SF

Americo Center

Small Scale FLU Map Amendment

Consistency

Justification Statement

(Attachment G.1)

INTRODUCTION

On behalf of the applicant (Americo Development Group, LLC.) we are requesting a Small-Scale Comprehensive Plan Amendment for the 1.07-acre property is generally located 200' west of the Northlake Blvd and N Elizabeth Ave intersection, on the south side of Northlake Blvd. The parcel is adjacent to the Macedonian Orthodox Church to the west, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number:

00-42-42-24-01-000-0701

The subject property is currently designated as Single Family Residential, 1 unit per acre (LR-1), comprised of one single family home and a detached garage. The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from LR-1 (Low Residential, 1 unit per Acre) to CL-O (Commercial Low Office).

ABOUT THE APPLICANT

Americo Development Group, LLC. is a private building company that is involved in the development and construction of properties in and around the Palm Beach County area. They focus primarily on green development by implementing development strategies that revolve around using Green Building ideas which enhance the natural aspects of the surrounding environment.

The subject site will add to the future low impact commercial corridor on Northlake Boulevard, west of Military Trail. The best use of the property is a medical/professional office as it will complement the Place of Hope Office Building two parcels to the east and the more intensive commercial developments at the intersection of Northlake Boulevard and Military Trail. The development of the Americo Center continues the pattern of low, neighborhood friendly, commercial development that has begun to spring up along Northlake Boulevard. The office component is intended for leasable Medical/Professional office space, including neighborhood uses such as a pediatrician, optometrist, lawyer's office, printing/copying services, and other local businesses.

CONCURRENT ZONING REQUEST

The applicant is proposing a small-scale FLU Amendment from LR-1 to CL-O. According to the Comprehensive plan the Commercial Low Office designation is described as:

***Commercial Office Uses - Commercial Low** -The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.*

According to Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, the only compatible zoning districts for the CL-O FLU is CLO and Infill Redevelopment Overlay (IR). The applicant is proposing a concurrent rezoning to CLO.

The future land use amendment restricts the development 23,305 SF, with a 0.50 floor area ratio (FAR). The zoning district of (CLO) will further restrict a one-story use to 25 percent lot coverage or a maximum of 11,652 SF. The proposed development is also required to meet all property development regulations, as detailed in the table below.

Zoning Property Development Regulations (PDRs)

Zoning District	Min Lot Dimension			Max FAR	Max Building Coverage	Min Setbacks			
	Size	Width Frontage	Depth			Front	Side	Side Street	Rear
CLO	1 AC	100'	200'	.50	25 %	30'	15'	10'	20'

JUSTIFICATION (G.1)

Palm Beach County requires all land use re-designation requests to provide a written justification for the amendment as required by the Future Land Use Element Policy 2.1-f in attachment G.1. The adopted FLU designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted and demonstrate the following two factors in order to be considered adequate:

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

RESPONSE: The proposed change in Future Land Use designation from LR-1 to CL-O is suitable and appropriate for the subject site. The site has a two (2) access points from Northlake Boulevard and the applicant is proposing to remove both access points and instead use an existing ingress/egress on the adjacent property (Macedonian Church) through a cross access connection. This will provide continuous access to Northlake Boulevard, which is a six-lane major thoroughfare, and alleviate the potential traffic issues that would be created through the addition of a major access point within 250 feet of the existing point on the church, parcel 00-42-42-24-01-000-0702. A traffic statement has been provided through Attachment H which indicates that the change in

use will not have significant impact on the surround roadway network. In accordance with Policy 2.2.2-a: of the Future Land Use Element, *Commercial Low-Office land use may be allowed in any location along all arterial or collector roads.* Northlake Boulevard is considered an Urban Minor Arterial (U-MA) as indicate on Map TE 3.1, Functional Classification of Roads Map.

The site is appropriately sized for small scale neighborhood commercial development. The site has 201.05’ linear feet of frontage on Northlake Boulevard and is 234.13’ in depth allowing for more than adequate setbacks and required amount of parking.

The site will service neighborhood commercial uses for the surrounding community and reinforce good planning concepts by locating the highest and most intense use adjacent to the corridor as a transition/buffer between a major road and residential uses.

In addition, the proposed FLUA is an infill and redevelopment site and shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

2) There is a basis for the proposed FLU change 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;**

RESPONSE: The adjacent development is described in the chart below:

Adjacent Lands	Uses	FLU	Zoning
North	Cornerstone Presbyterian Church (Control # 1998-00071)/ Pine Cone Estates Subdivision	Medium Residential (MR-5)/High Residential (HR-8)	Single Family Residential (RS)/Multi-Family (RM)
South	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
East	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
West	Macedonian Orthodox Church (Control # 1973-00079)	Low Residential, Unit per Acre (LR-1)	Residential Estate (RE)

Surrounding Development

The surrounding development is described as commercial corridor along Military Trail only 0.5 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses containing professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Metropolitan Community Church and Cornerstone Presbyterian Church, both Institutional Uses are located across Northlake Boulevard and the Macedonian Orthodox Church is located adjacent west of the subject site.

Several other Residential Transitional (RT) zoning sites are located along the western and southern perimeter to Square Lake including undeveloped subdivision lots with a higher density than the surrounding homes.

Compatibility

The parcels to the south and east are vacant residential and the property to the north and west are churches zoned Low Residential. The residential transitional parcels and the amendment to CL-O for the subject site will act as transition and buffer between the six (6) lane road (Northlake Boulevard) and the residential uses in the area. The existing institutional uses to the north and west, although zoned for residential, also act as transition properties, buffering the communities behind them.

Perimeter

There are several parcels along the perimeter of the Square Lake Subdivision that have been rezoned from Low-Residential, 1 unit per acre (LR-1) to a Residential Transitional (RT) District zoning, including the parcel directly to the east and south.

North of the subject site is a six-lane road known as Northlake Boulevard and the Cornerstone Presbyterian Church with a Medium Residential FLU. Adjacent to the Cornerstone property is the Pine Cone Estates subdivision, which is High Residential FLU. The property to the south, west, and east are vacant Low Residential FLU.

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

RESPONSE: The residential land use is no longer appropriate on the subject site. The single-family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU will place the non-residential uses on a major thoroughfare and act as a buffer to the residential uses behind the subject site.

The proposed development will not affect the natural environment and meets all adequate level service standards.

Natural Environment

The site is described as disturbed. Little to no native habitat or native understory is present or remains on site. One large Laurel Oak exists on site that is to be preserved and/or mitigated according to an onsite meeting with Environmental Resources Management. Several smaller oak trees within the existing landscape buffer are to be mitigated or incorporated into the proposed buffer.

No environmentally sensitive land was found on the subject site. The natural feature inventory and map is found in Attachment L. The site is located within Flood Zone X and Wellfield Protection Zone 4 (Attachment M).

According to the letter dated January 22, 2021 by Christian Davenport, MA, RPA, the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

Level of Service:

The Level of Service is provided by the Seacoast Utility Authority jurisdiction, for water and sewer. The water main runs across the north side of the property along Northlake Boulevard. Sewer is unavailable at this time. The development would require a lift station on the subject property. (Attachment I)

Fire Rescue

According to the letter dated January 29, 2021 from Palm Beach Fire Rescue, the site is currently served by Fire Rescue Station #63, which is 0.50 miles from the subject site. The estimated response time is 3 minutes and 30 seconds. The proposed amendment of this property will have a minimal impact on Fire Rescue. (Attachment K)

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

RESPONSE: The areas to the north and west are completely completely built-out; no major modifications or changes will affect the subject site. The parcels to the south and west are not slated for any development and will have no impact on the subject site.

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

RESPONSE: The residential (LR-1) land use is inappropriate for the subject site. The single-family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU is a non-residential use on a major thoroughfare, and the low intensity commercial will act as a buffer to the residential uses, per good planning practices. The parcels are not incorporated into the adjacent Square Lake Subdivision and is segregated from the residential community.

- **Whether the adopted FLU designation was assigned in error.**

RESPONSE: Not applicable to this request.

Americo Center
Small Scale FLU Map Amendment
Justification Statement
February 10, 2021

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant's agent, William Sargent, if additional information is required.

Americo Center

Small Scale FLU Map Amendment

Consistency

Residential Density Increases

(Attachment G.2)

Per Future Land Use Element Policy 2.4-b, a written analysis is required 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.

RESPONSE: The proposed request is to amend the subject site from Residential Low, 1 unit per acre (LR-1) to Commercial Low Office (CL-O). The applicant is not requesting an increase to the residential density on the subject site.

Americo Center

Small Scale FLU Map Amendment

Consistency

Compatibility Statement

(Attachment G.3)

INTRODUCTION

On behalf of the applicant (Americo Development Group, LLC.) we are requesting a Small-Scale Comprehensive Plan Amendment for the 1.07-acre property is generally located 200' west of the Northlake Blvd and N Elizabeth Ave intersection, on the south side of Northlake Blvd. The parcel is adjacent to the Macedonian Orthodox Church to the west, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number:

00-42-42-24-01-000-0701

The subject property is currently designated as Single Family Residential, 1 unit per acre (LR-1), comprised of one single family home and a detached garage. The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from LR-1 (Low Residential, 1 unit per Acre) to CL-O (Commercial Low Office).

COMPATIBILITY (G.3)

Surrounding Development

The surrounding development is described as commercial corridor along Military Trail only 0.5 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses for professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Metropolitan Community Church and Cornerstone Presbyterian Church, both Institutional Uses are located across Northlake Boulevard and the Macedonian Orthodox Church is located adjacent west of the subject site.

Several other Residential Transitional (RT) zoning sites are located along the western and southern perimeter to Square Lake including undeveloped subdivision lots with a higher density than the surrounding homes.

Compatibility

The parcels to the south and east are vacant residential and the property to the north and west are churches zoned Low Residential The residential transitional parcels and the amendment to CL-O for the subject site will act as transition and buffer between the six (6) lane road (Northlake Boulevard) and the residential uses in the area. The existing institutional uses to the north and west, although zoned for residential, also act as transition properties, buffering the communities behind them.

Perimeter

There are several parcels along the perimeter of the Square Lake Subdivision that have been amended to the Residential Transitional (RT) District zoning district, including the parcel directly to the east and south.

North of the subject site is a six-lane road known as Northlake Boulevard and the Cornerstone Presbyterian Church with a Medium Residential FLU. Adjacent to the Cornerstone property is the Pine Cone Estates subdivision, which is High Residential FLU. The property to the south, west, and east are vacant Low Residential FLU.

The adjacent development is described in the chart below:

Adjacent Lands	Uses	FLU	Zoning
North	Cornerstone Presbyterian Church (Control # 1998-00071)/ Pine Cone Estates Subdivision	Medium Residential (MR-5)/High Residential (HR-8)	Single Family Residential (RS)/Multi-Family (RM)
South	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
East	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
West	Macedonian Orthodox Church (Control # 1973-00079)	Low Residential, Unit per Acre (LR-1)	Residential Estate (RE)

Americo Center
Small Scale FLU Map Amendment
Compatibility Statement
February 8, 2021

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant's agent if additional information is required.

Americo Center

Small Scale FLU Map Amendment

Consistency

Comprehensive Plan Statement

(Attachment G.4)

INTRODUCTION

The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).

RESPONSE: The subject site not located in a Special Plan or Overlay as identified in the Future Land Use Element Map and located in unincorporated Palm Beach County.

COMPREHENSIVE PLAN (G.4)

The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from Low Residential, 1 unit per acre (LR-1) to Commercial Low Office (CL-O).

The applicant is proposing a small-scale FLU Amendment from LR-1 to CL-O. According to the Comprehensive plan the Commercial Low Office designation is described as:

Commercial Office Uses - Commercial Low - *The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.*

According to the Comprehensive plan, per the Balanced Growth and Land Planning Section of the plan:

Goal 2 Land Planning, Objective 2.1 Balanced Growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of a community within the constraints of environmental conditions and resources.

RESPONSE: CL-O is an appropriate FLUA designation of the subject site and would not negatively affect the balance of the urban/suburban tier. Approval of the FLUA would allow for

the development of neighborhood commercial uses to service the surrounding communities and therefor enhancing the quality of life for current and future residents of the area.

Objective 2.1 Balanced Growth, 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.

RESPONSE: The proposed FLUA shall not exceed the natural or manmade constraints of the area. (Natural Feature Inventory Attachment L) (Wellfield Protection, Attachment M)

In addition, the subject site has the available facilities and services for the proposed development. (Level of Service, Attachment I) (Fire Rescue, Attachment K)

Policy 2.1-f (5): The prevention of urban sprawl as defined by 163.3164(51), F.S.;

RESPONSE: The subject site is a described as a redevelopment and infill site, located within the urban/suburban tier and within the urban growth boundary. The proposed request and ultimate development of the site is consistent with the surrounding development pattern. This amendment will introduce additional commercial uses that serve the surrounding neighborhood. Therefore, this request does not promote urban sprawl.

Policy 2.1-f (7): Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

RESPONSE: The closest Municipality is the City of Palm Beach Gardens. The city limits are located 300 feet west of the subject property.

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant's agent if additional information is required.

Americo Center

Small Scale FLU Map Amendment

Consistency

Florida Statutes
(Attachment G.5)

INTRODUCTION

Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

FLORIDA STATUTES (G.5)

Key provisions of Chapter 163.3177, as is relates to the proposed Amendment include the following:

“Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . .”

RESPONSE: The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter).

Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter).

No negative environmental impacts are identified, and potential historical resources impacts are addressed by the Palm Beach County Archeologist. Justification for the proposed amendment is based upon providing neighborhood-serving commercial office services consistent with policies of the Future Land Use Element.

“Chapter 163.3177(4) (a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region . . .”.

RESPONSE: Approval of the proposed Amendment is consistent with the definition of the CL-O FLU category and the associated location criteria as stated in the Palm Beach County Comprehensive Plan.

“Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved . . .”.

RESPONSE: Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein support the proposed amendment.

163.3177(6) (a) (2) (h), F.S. The discouragement of urban sprawl

RESPONSE: The subject site is described as a redevelopment and infill site, located within the urban/suburban tier and within the urban growth boundary. The proposed request and ultimate development of the site is consistent with the surrounding development pattern. This amendment will introduce additional commercial uses that serve the surrounding neighborhood. Therefore, this request does not promote urban sprawl.

CONCLUSION

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan; Florida’s State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant’s agent if additional information is required.



Seacoast Utility Authority Interest In Real Property

This document serves as constructive notice of the
Seacoast Utility Authority's interest in the real property identified below.

Parcel Number	00424224010000701
Property Address	4908 NORTHLAKE BLVD
City	PALM BEACH GARDENS

Search performed by **efigueroa@onlinebuildingplans.com** of **Individuals (Florida)** on Jan 29, 2021 at 11:59:35 A.M. PST

Tracking Number: 1876841

Access PIN: 29008

Responding to your recent inquiry and subject to the reservations herein noted, Seacoast Utility Authority ("Authority") provides the following water and sewer account balance information. The payoff information presented is the most accurate data immediately available on the date presented, will be adjusted based on the actual date service is terminated, and should not be construed to estop the Authority from collecting additional funds in accordance with Authority policy and practice, including but not limited to connection fees and meter fees.

In addition, interested parties should search the Official Records of Palm Beach County for Authority liens and request copies of recent Authority billings and canceled checks to confirm that all obligations have been fully paid. The Authority shall not absorb, pay, defer or waive any portion of any amount due the Authority for service to the subject property. Thus, the parties to any transaction relating to the subject property shall retain sole responsibility to resolve any disputes involving Authority charges.

(UTILITY 1 of 1)

Account	41300124
Master Meter	No
Lien Filed	No
Easement Required	No
Current Balance	-\$101.82
Water	Yes
Sewer	No
Estimated payoff on 01/29/2021	\$31.67

If this request is for non-residential or commercial property, please use Conduits Messaging for additional information/requirements concerning the property.





Seacoast Utility Authority

February 19, 2021

4200 Hood Road
Palm Beach Gardens
FL 33410-2174

Amine El-Khoury, Managing Partner
Americo Development Group, LLC
6850 NW 2nd Ave. #34
Boca Raton, FL 33487

Re: Water and Sewer Availability – Americo Center – 4908 Northlake Blvd., Palm Beach Gardens, FL 33418

Dear Ms. El-Khoury:

This letter is in response to your recent request for water and wastewater service at the above referenced address. Currently this address is being provided water only as a residential customer and will be given credit for one-water ERC. Based on the property questionnaire connection fees will be required and are subject to change should plans indicate otherwise. Plans will need to be submitted for review and approval along with an administrative fee. Please note a Developer Agreement will be required should the project move forward.

Connection Fee Water Only:

4-Practitioners x 250 gpd = 1000 gpd ÷ 275 =	3.637 ERCs
15-Employees x 15 = 180 gpd ÷ 275 =	0.655 ERCs
Credit 1-single family residence =	-1.000 ERCs
	<u>3.292 ERCs</u>

3.292 ERCs x \$1,500.00 (water only) = \$4,938.00 Connection Fees for Water Only

Administrative Fee:

The administrative fee for this project based on the property questionnaire is \$450.00

TO ENSURE PROPER CREDIT OF PAYMENT, PLEASE DIRECT PAYMENT TO ENGINEERING, SEACOAST UTILITY AUTHORITY.

A general list of project requirements can be found on our website www.sua.com under Project Forms (Exhibit A – Project Documentation and Submittal Guidelines). Please call Mia Galicki at 561-627-2900, extension 1375 or email to mgalicki@sua.com to schedule a pre-engineering meeting to discuss the particular items on this list and other aspects of your project prior to initiating any design work.

Sincerely,

SEACOAST UTILITY AUTHORITY

Cheryl A. Troup
Engineering Services Specialist

cc: M. Galicki, S. Serra, J. Millette, L. Harden

DRAINAGE STATEMENT

Owner: Americo Development Group LLC

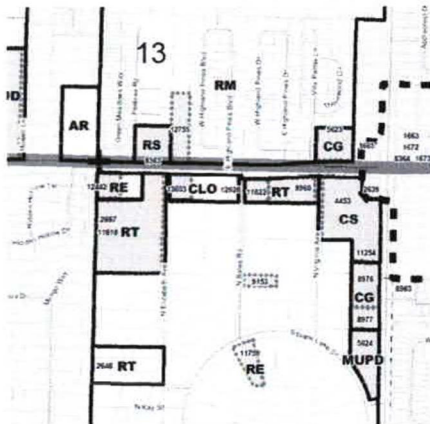
Parcel Control Number: 00-42-42-24-01-000-0701

Location Address: 4908 Northlake Blvd, Palm Beach County, Florida

PROPOSAL:

Proposed site development on the existing residential lot consists of 9,400 SF of Medical office area with the required Parking space (44).

SITE DATA



Online Building Plans. has prepared a Drainage Statement for the 1.0748-acre site located west of Military Trail on the south side of Northlake Boulevard in unincorporated Palm Beach County, Florida in connection with a land use plan amendment to change the site's existing Residential Estate (RE) designation to a Commercial Low Office (CL-O) designation. As discussed below, the transportation facilities will not be significantly impacted in the short-range or long-range planning horizon by designating this site as CL-O on the county's future land use maps.

PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. It is proposed that runoff be directed to on-site water management areas (dry

detention and underground exfiltration trench storage chambers) by means of inlets and storm sewer. Legal positive outfall is available to the site via connection to the Northlake Boulevard drainage system adjacent to the parcel's north property line. Drainage design is to address the following:



1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during a 10-year, 3 days rainfall event.
5. Allowable discharge to be in accordance with South Florida Water Management District criteria.
6. Due consideration to water quality (including 1/2" dry pre-treatment per South Florida Water Management District criteria).
7. Compliance with the South Florida Water Management District C-17 Drainage Basin Criteria regarding to compensating storage via dry retention.

Required permits/approvals shall include the following:

1. Palm Beach County Engineering Department On-Site Drainage Approval
2. Palm Beach County Right-of-Way Permit



Respectfully,

Juan A. Lugo PE
PA 78670



Fire Rescue

Chief Reginald K. Duren
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

January 29, 2021

Cotleur & Hearing
Attention: William Sargent
1934 Commerce Lane
Suite 1
Jupiter, FL 33458

Re: 4908 Northlake Boulevard

Dear William Sargent:

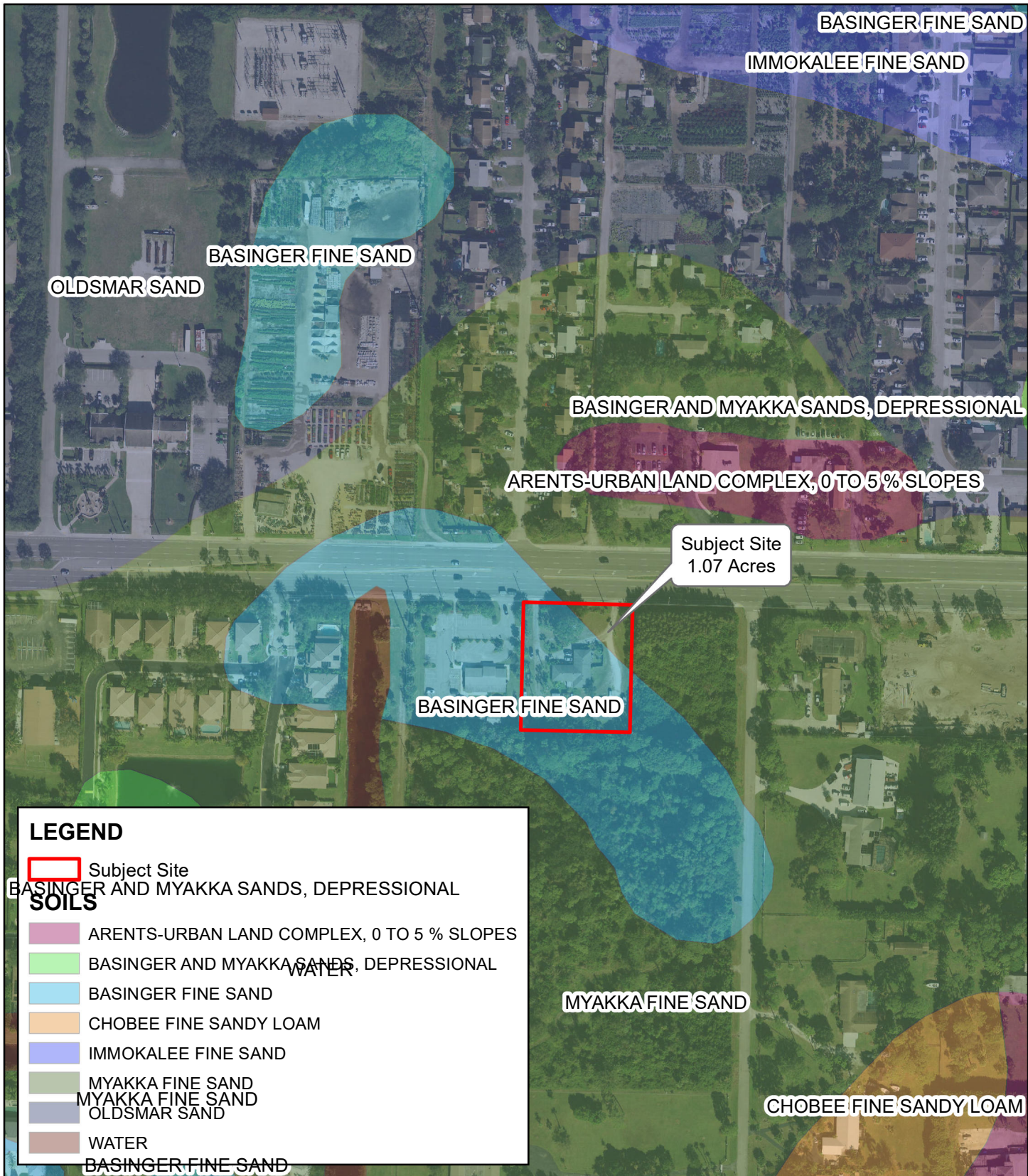
Per your request for response time information to the subject property located at 4908 Northlake Boulevard. This property is served currently by Palm Beach Gardens Fire-Rescue station #63, which is located at 5161 Northlake Boulevard, through an automatic aid agreement. The subject property is approximately .50 miles from the station. The estimated response time to the subject property is 3 minutes 30 seconds.

Changing the land use of this property will have minimal impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



Map Document:
 (F:\Projects Active\20-0914 4908 Northlake Blvd\
 Submittal Documents\1. 2021 FLUA\1.2 FLUA Application)
 02/04/2021 -- 1:30:00 PM WS

Attachment L

Natural Feature Map

Americo Center

Palm Beach County, FL



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Americo Center

Small Scale FLU Map Amendment

ATTACHMENT L

Significant Habitats or Species Statement

INTRODUCTION

1.07-acre property is generally located one parcel south west of the Northlake Blvd and N Elizabeth Ave Intersection abutting Northlake Blvd. The parcel is adjacent to the Macedonian Orthodox Church, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number: 00-42-42-24-01-000-0701

Existing Vegetation

Most of the pervious area is sod with pockets of landscape and trees sprinkled along on the southern boundary. The existing vegetation onsite is a variety of planted trees and palms including sabal palms, royal palms, and smaller laurel oaks. There are a few native Laurel Oak/Laurel Oak Hybrids located along the north property line which are to be preserve and/or mitigated for according to PBC ERM. There are several invasive trees and exotic plant material located along the east and south property line.

Upland Habitat

The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The Royal Palms seem to be planted by the owner. Remnants of a sporadic pine canopy is located along the east property line. No environmentally sensitive land was found on the subject site.

Wetlands

No wetlands were found on the subject site.

Fauna

No significant fauna is of note.

Flood Zone

The site is located within Flood Zone X.

Wellfield Protection Zone

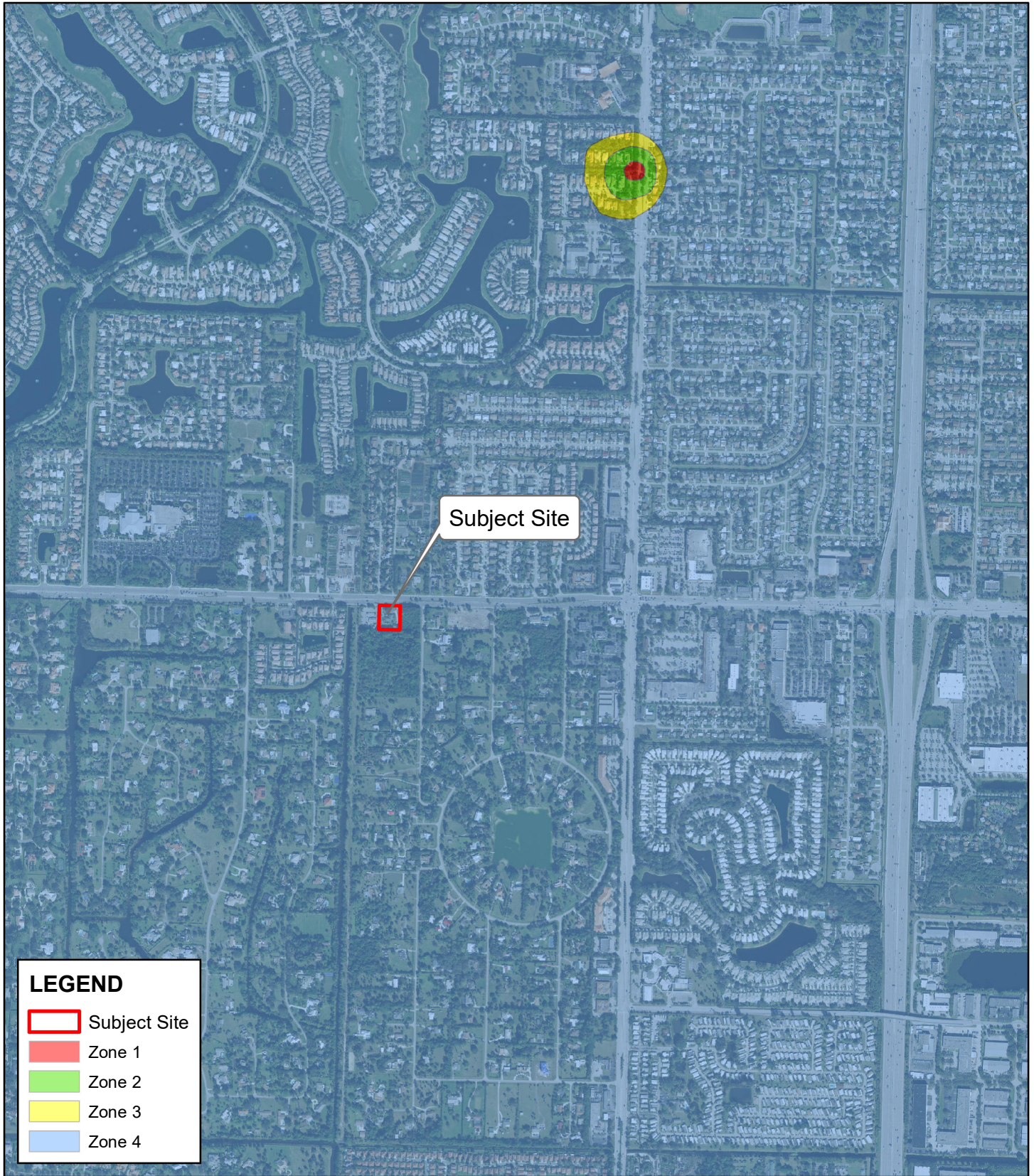
The site is located within Wellfield Protection Zone 4 (Attachment M).

Americo Center
Small Scale FLU Map Amendment
Natural Feature Inventory
February 8, 2020

Historical Resources

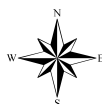
According to the letter dated January 22, 2021 from the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

Soils: Bassinger, Fine Sand; Myakka, Fine Sand (Attachment L)

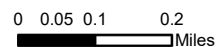


LEGEND

- Subject Site
- Zone 1
- Zone 2
- Zone 3
- Zone 4



1 inch equals 0.25 miles



Map Document:
 (F:\Projects Active\20-0914 4908 Northlake Blvd\
 Submittal Documents\1. 2021 FLUA\1.2 FLUA Application)
 02/04/2021 -- 1:30:00 PM WS

Attachment M
Wellfield Protection Map
Americo Center
Palm Beach County, FL



**Cotleur &
 Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Americo Center
Small Scale FLU Map Amendment

ATTACHMENT M
Wellfield Statement

On behalf of the applicant (Place of Hope, Inc.) we are requesting a Small-Scale Comprehensive Plan Amendment for the 1.07-acre property is generally located on the southeast corner of Northlake Blvd. and N. Elizabeth Avenue within unincorporated Palm Beach County, known as “Americo Center”. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number: 00-42-42-24-01-000-0701.

The above referenced project is located within the Type four (4) Wellfield Zone as shown on Attachment M “Wellfield Map”.



**Department of Planning,
Zoning & Building**

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

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



**Palm Beach County
Board of County
Commissioners**

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Robert S. Weinroth, Vice Mayor

Maria G. Marino
Gregg K. Weiss
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

January 22, 2021

Mr. William Sargent
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for project named:
4908 Northlake, property location: 4908 Northlake Blvd, Palm Beach
Gardens, FL, PCN's: 00-42-42-24-01-000-0701.**

Dear Mr. Sargent:

This correspondence is in response to your request for a review of the above referenced property in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no new historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no new archaeological resources located on or within 500 feet of the above referenced property.

Lastly, should skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport MA, RPA
Palm Beach County Archeologist

cc: Patricia Behn, Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Cotleur&Hearing\4908 Northlake_PCN-00-42-42-24-01-000-0701, Ltr 1-22-2021.doc