

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A2	Intake Date	August 10, 2022
Application Name	Valico Residential	Control No.	2016-163
Acres	37.95 Acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-050-0991, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-1010 & 00-42-43-27-05-050-1020.		
Location	Northeast corner of Boynton Beach Boulevard and Acme Dairy Road		
	Current	Proposed	
Tier	Agricultural Reserve Tier	Agricultural Reserve Tier	
Use	Agriculture, Row Crops, Nursery Stock	Multi-Family Residential	
Zoning	Agricultural Reserve	Multiple Use Planned Development	
Future Land Use Designation	Agricultural Reserve	Essential Housing	
Underlying Future Land Use Designation	None	Agricultural Reserve	
Conditions	None	TBD	
Density Bonus	None	None	
Total Number of Units	8 units	304 units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 5 acres	8 units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/5 acres x 37.95 ac. = 7.6 = 8 units	8 du/acre x 37.95 ac. = 303.6 = 304 units
Maximum Beds (for CLF proposals)	None	None
Population Estimate	8 max du x 2.39 = 19 people	304 max du x 2.39 = 727 people
Maximum Square Feet^{2,4} (non-residential designations)	0.15 FAR x 37.95 ac. = 247,965 sf of agriculture uses	0.15 FAR x 37.95 ac. = 247,965 sf of agriculture uses per underlying AGR

Proposed or Conditioned Potential 3, 4	----	TBD
Max Trip Generator	Nursery (Garden Center) - ITE 817: T = 108.10x; Nursery (Wholesale) - ITE 818: T = 19.5x	Multifamily Mid-Rise Housing 3-10 Story (Apartment/Condo/TH) - ITE 221: T = 5.44x
Maximum Trip Generation	1184 Daily Trips	1654 Daily Trips (Maximum Potential)
Net Daily Trips:	470 Daily Trips (maximum minus current)	
Net PH Trips:	109 AM, 134 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.

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Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone / Fax Number	(561) 721-4463 / (561) 500-5060
Email Address	lmcclellan@jmortonla.com / jmorton@jmortonla.com

B. Applicant Information

Name	Randall Tim Linkous
Company Name	Valico Nurseries
Address	8289 W. Boynton Beach Blvd
City, State, Zip	Boynton Beach, FL 33472
Phone / Fax Number	
Email Address	
Interest	Owner

Name	Malcolm Butters, Manager
Company Name	BCMF Boynton, LLC
Address	6820 Lyon Technology Circle, Suite 100
City, State, Zip	Coconut Creek, Florida 33073
Phone / Fax Number	
Email Address	
Interest	Contract Purchaser

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Part 3. Site Data

A. Site Data

Built Features	There are multiple agriculture structures on the Property including a 9,600 SF warehouse and office, a 17,500 SF greenhouse, and a 5,570 SF greenhouse. See Attachment F.
PCN	00-42-43-27-05-050-0991, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-1010, & 00-42-43-27-05-050-1020.
Street Address	8289 W Boynton Beach Boulevard
Frontage	Approximately 1,268 feet of frontage on Boynton Beach Boulevard and approximately 1,730 feet of frontage on Acme Dairy Road (depth)
Legal Access	Boynton Beach Boulevard and Acme Dairy Road
Contiguous under same ownership	There are no contiguous properties under same ownership.
Acquisition details	PCNs 00-42-43-27-05-050-0991, 00-42-43-27-05-050-1000, and 00-42-43-27-05-050-1010, were purchased by Valico Nurseries for \$315,000 on September 21, 1981, from David R. Mackenzie. PCN 00-00-42-43-27-05-050-1020 was purchased by Valico Nurseries for \$95,000 on August 28, 1981, from Randall T. Linkous, Sandra Linkous, and Suetta Andrews. See Attachment A for Warranty Deeds.
Size purchased	37.95 Acres

B. Development History

Control Number	2016-163				
Previous FLUA Amendments	A Future Land Use Atlas Amendment (Boynton Technology Park – LGA 2020-012) to amend the Future Land Use designation from Agricultural Reserve (AGR) to Industrial (IND) was previously submitted and subsequently withdrawn by the Applicant in 2019/2020. A Text Amendment was also submitted which included the Property to allow the development of an Economic Development Center (EDC). That text amendment was subsequently withdrawn by the Applicant.				
Concurrency	No concurrency approval.				
Plat, Subdivision	Palm Beach Farms Plat, Plat book 2, Page 45.				
Zoning Approvals & Requests	None				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

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Part 4. Consistency

A. Consistency

Justification Provide as G.1.	See Attachment G, Section G.1.
Residential Density Increases Provide as G.2.	See Attachment G, Section G.2.
Compatibility Provide as G.3.	See Attachment G, Section G.3.
Comprehensive Plan Provide as G.4.	See Attachment G, Section G.4.
Florida Statutes Provide as G.5.	See Attachment G, Section G.5.

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Agriculture Uses (Sussman Planned Unit Development – Preserve Area)	Agricultural Reserve	Agricultural Reserve-Planned Unit Development (Petition # 2000-00032) & Agricultural Reserve
	Agriculture Uses	Agricultural Reserve	Agricultural Reserve
South	Agriculture Uses	Agricultural Reserve	Agricultural Reserve
East	Agriculture Uses	Agricultural Reserve	Agricultural Reserve
West	Commercial & Self-Storage (4,999 SF Restaurant, 14,566 SF Retail, 127,113 SF Self-Storage)	Commercial Low with an underlying Agricultural Reserve	Multiple Use Planned Development Petition # 2008-339
	Agriculture Uses (Monticello Planned Unit Development – Preserve Area)	Agricultural Reserve	Agricultural Reserve-Planned Unit Development Petition # 2005-014

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center) - ITE 817: T = 108.10x; Nursery (Wholesale) - ITE 818: T = 19.5x	Multifamily Mid-Rise Housing 3-10 Story (Apartment/Condo/TH) - ITE 221: T = 5.44x
Maximum Trip Generation	1184 Daily Trips	1654 Daily Trips (Maximum Potential)
Net Daily Trips:	470 Daily Trips (maximum minus current)	
Net PH Trips:	109 AM, 134 PM (maximum)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Bryan Kelley, Simmons & White, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 73 – BYB X-Town via Boynton Beach.	
Nearest Palm Tran Stop	Stop #6781 – Boynton Beach Blvd at Acme Dairy Road, Southeast corner of Boynton Beach Boulevard and Acme Dairy Road.	
Nearest Tri Rail Connection	Via Route 73 - Boynton Beach Tri-Rail Station, west side of I-95, approximately 0.2 miles east of High Ridge Road, approximately 9.4 miles to the northeast of the Property.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities. See Attachment I for Potable Water & Wastewater Level of Service (LOS) comment letter.	
Nearest Water & Wastewater Facility, type/size	A 42” potable water main and a 24” sanitary sewer forcemain located within Boynton Beach Blvd. adjacent to the property. A 12” reclaimed water main located within Acme Dairy Road approximately 700 feet from the property.	

D. Drainage Information

The Property is located within the boundaries of the Lake Worth Drainage District (LWDD) and South Florida Water Management District (SFWMD) C-16 Drainage Basin. Legal positive outfall if available to the site via connection to the LWDD L-24 Canal along the south side of Boynton Beach Boulevard. See Drainage Statement as Attachment J.

E. Fire Rescue

Nearest Station	Palm Beach County Fire-Rescue Station # 47, located at 7950 Enterprise Center Circle.
Distance to Site	1.25 miles
Response Time	Average response time is 7 minutes, 36 seconds
Effect on Resp. Time	The proposed amendment will have some impact on the response time for Station # 47. See Attachment K.

F. Environmental

Significant habitats or species	There are no significant habitats or species on the Property. An area containing palm and pine trees is located in the northwest corner of the Property. Tree disposition is to be addressed during the zoning approval process. The site has previously been utilized for agricultural row crops. An aerial of the Property is provided as Attachment L.
Flood Zone*	The Property is located in Zone X, which is not a flood zone.
Wellfield Zone*	The Property is not located within a Wellfield Protect Zone. See Wellfield Map as Attachment M.

G. Historic Resources

There are no significant historic resources present on the Property. See Attachment N for 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	John Prince Park 2700 6 th Avenue South Lake Worth, FL 33461	0.00339	+727	+2.46 acres
Beach	Ocean Ridge Hammock Park 6620 North Ocean Boulevard Ocean Ridge, FL 33435	0.00035	+727	+0.25 acre
District	Canyon District Park 8802 Boynton Beach Blvd. Boynton Beach, FL 33472	0.00138	+727	+1.00 acre

I. Libraries - Residential Only (Including CLF)

Library Name	West Boynton Branch		
Address	9451 Jog Road		
City, State, Zip	Boynton Beach, FL 33437		
Distance	2.0 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+727	+1,454 holdings
All staff	0.6 FTE per 1,000 persons	+727	+0.44 FTE
Library facilities	0.6 square feet per person	+727	+436.20 sf

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

	Elementary	Middle	High
Name	Sunset Palms Elementary	Woodlands Middle School	Olympic Heights Community High School
Address	8650 Boynton Beach Blvd.	5200 Lyons Road	20101 Lyons Road
City, State, Zip	Boynton Beach, FL 33472	Lake Worth, FL 33467	Boca Raton, FL 33434
Distance	0.5 miles	6.6 miles	14.1 miles

2022 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**

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>

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Location Address BOYNTON BEACH BLVD
Municipality UNINCORPORATED
Parcel Control Number 00-42-43-27-05-050-1020
Subdivision PALM BEACH FARMS CO PL NO 3
Official Records Book 03603 **Page** 1402
Sale Date AUG-1981
Legal Description PALM BEACH FARMS CO PL NO 3 TR 102 & TR 119 (LESS W 25 FT ACME DAIRY RD, SLY 50 FT & TRGLR COR SR 804 R/W) BLK 50

Owners
 VALICO NURSERIES

Mailing address
 8289 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL 33472 4413

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-1981	\$95,000	03603 / 01402	WARRANTY DEED	VALICO NURSERIES

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 0 **Acres** 9.50
Use Code 6900 - AG Classification ORN/MISC AGRI **Zoning** AGR - Agricultural Reserve (00-UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$2,660,000	\$2,580,200	\$2,340,800
Total Market Value	\$2,660,000	\$2,580,200	\$2,340,800

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$33,250	\$33,250	\$33,250
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$33,250	\$33,250	\$33,250

Tax Year	2021	2020	2019
Ad Valorem	\$578	\$583	\$590
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$1,073	\$1,078	\$1,085

Location Address BOYNTON BEACH BLVD
Municipality UNINCORPORATED
Parcel Control Number 00-42-43-27-05-050-1010
Subdivision PALM BEACH FARMS CO PL NO 3
Official Records Book 03603 **Page** 1401
Sale Date SEP-1981
Legal Description PALM BEACH FARMS CO PL NO 3 TR 101 & TR 120 (LESS SLY 60 FT SR 804 R/W) BLK 50

Owners
 VALICO NURSERIES

Mailing address
 8289 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL 33472 4413

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-1981	\$315,000	03603 / 01401	WARRANTY DEED	VALICO NURSERIES
JAN-1980	\$50,850	03213 / 00974		

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 0 **Acres** 9.56
Use Code 6900 - AG Classification ORN/MISC AGRI **Zoning** AGR - Agricultural Reserve (00-UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$1,147,200	\$1,112,784	\$1,009,536
Total Market Value	\$1,147,200	\$1,112,784	\$1,009,536

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$33,460	\$33,460	\$33,460
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$33,460	\$33,460	\$33,460

Tax Year	2021	2020	2019
Ad Valorem	\$581	\$587	\$594
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$1,076	\$1,082	\$1,089

Location Address BOYNTON BEACH BLVD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-050-1000

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 03603 **Page** 1401

Sale Date SEP-1981

Legal Description PALM BEACH FARMS CO PL 3 TR 100 & TR 121 (LESS SLY 75 FT SR 804 R/W) BLK 50

Owners

VALICO NURSERIES

Mailing address

8289 W BOYNTON BEACH BLVD
BOYNTON BEACH FL 33472 4413

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-1981	\$315,000	03603 / 01401	WARRANTY DEED	VALICO NURSERIES
JAN-1979	\$56,500	03176 / 01419		

No Exemption Information Available.

Number of Units 0	*Total Square Feet 0	Acres 9.50
Use Code 6900 - AG Classification ORN/MISC AGRI	Zoning AGR - Agricultural Reserve (00- UNINCORPORATED)	

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$1,140,000	\$1,105,800	\$1,003,200
Total Market Value	\$1,140,000	\$1,105,800	\$1,003,200

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$33,250	\$33,250	\$33,250
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$33,250	\$33,250	\$33,250

Tax Year	2021	2020	2019
Ad Valorem	\$578	\$583	\$590
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$1,073	\$1,078	\$1,085

Location Address 8289 BOYNTON BEACH BLVD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-050-0991

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 03603 **Page** 1401

Sale Date SEP-1981

Legal Description PALM BEACH FARMS CO PL NO 3 W 1/2 OF TR 99 & W 1/2 OF TR 122 (LESS SLY 95.14 FT SR 804 R/W) BLK 50

Owners

VALICO NURSERIES

Mailing address

8289 BOYNTON BEACH BLVD
BOYNTON BEACH FL 33472 4413

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-1981	\$315,000	03603 / 01401	WARRANTY DEED	VALICO NURSERIES
JAN-1980	\$50,850	03392 / 00891		

No Exemption Information Available.

Number of Units 0	*Total Square Feet 9600	Acres 9.38
Use Code 6900 - AG Classification ORN/MISC AGRI	Zoning AGR - Agricultural Reserve (00- UNINCORPORATED)	

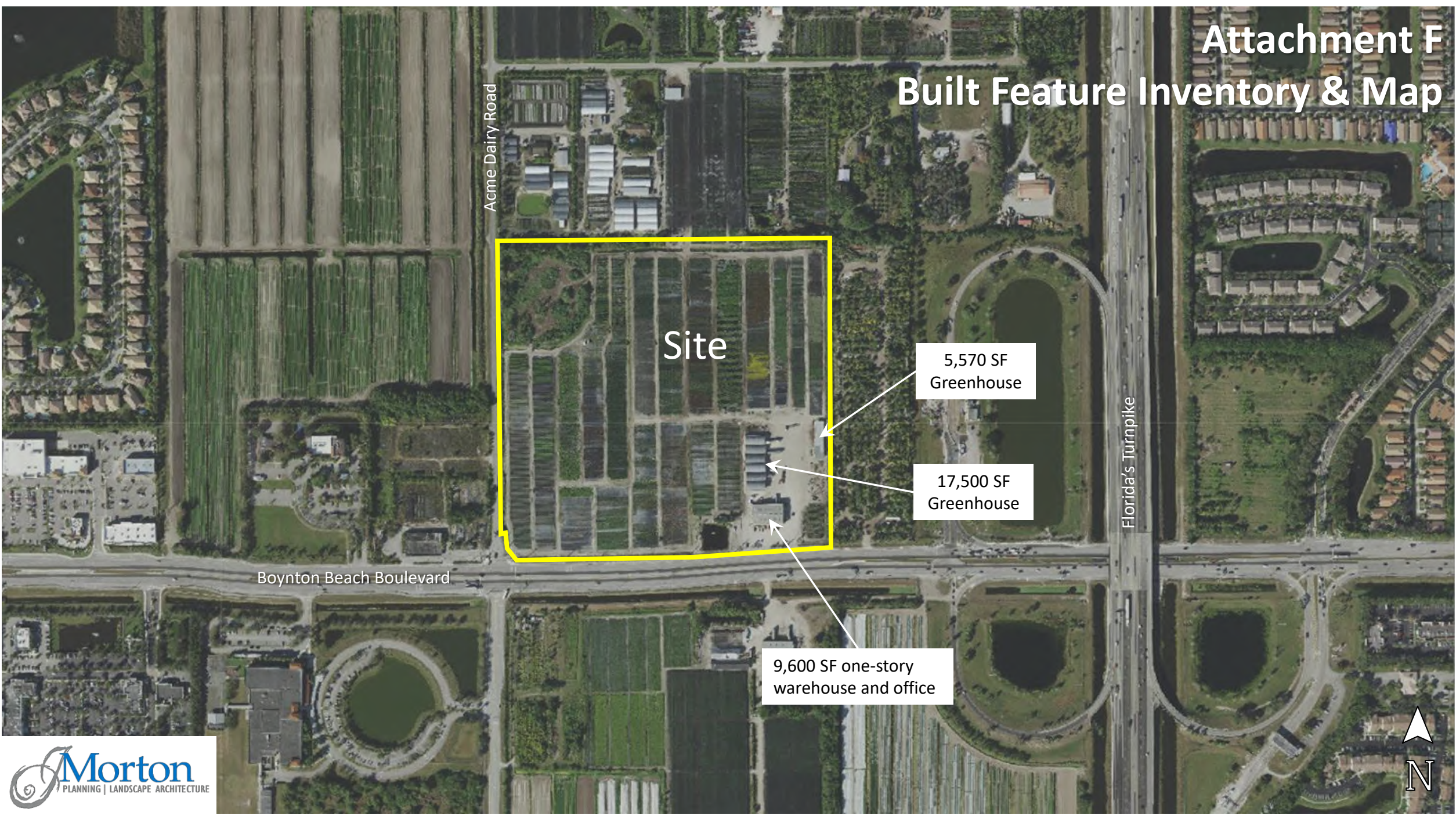
Tax Year	2021	2020	2019
Improvement Value	\$370,042	\$338,127	\$307,285
Land Value	\$1,125,600	\$1,091,832	\$990,528
Total Market Value	\$1,495,642	\$1,429,959	\$1,297,813

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$402,872	\$370,844	\$340,115
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$402,872	\$370,844	\$340,115

Tax Year	2021	2020	2019
Ad Valorem	\$6,997	\$6,505	\$6,039
Non Ad Valorem	\$990	\$981	\$983
Total tax	\$7,987	\$7,486	\$7,022

Attachment F Built Feature Inventory & Map



Attachment G
Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment (“amendment”) for the property located at the northeast corner of Boynton Beach Boulevard and Acme Dairy Road in Palm Beach County (“Property”) to amend the future land use designation from Agricultural Reserve (AGR) to Essential Housing (EH) and impose conditions of approval to limit development to 304 residential units. The Property is located within the Agricultural Reserve Tier and is currently utilized for agriculture row crops.

I. PROPOSED FLUA MAP AMENDMENT

The Applicant is requesting a Future Land Use Amendment from AGR to EH. The current future land use designation would allow for the development of eight (8) dwelling units (1 unit/ 5 acres) or 247,965 SF (0.15 FAR) of agricultural uses. The proposed future land use designation will allow for a maximum of 304 residential units (8 units per acre). The Applicant is proposing to pursue a rezoning to Multiple Use Planned Development (MUPD).

Description of Site Vicinity

The Property is located along the north side of Boynton Beach Boulevard, just east of Acme Dairy Road within the Agricultural Reserve Tier. Surrounding the Property to the north are preserve parcels, to the east agricultural uses, to the south and across Boynton Beach Boulevard agricultural uses and to the west across Acme Dairy Road is an approved MUPD for commercial retail/restaurant and self-storage.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	AGR	AGR-PUD	Agriculture Uses/Preserve Parcels	2000-032	R-2017-1641
	AGR	AGR	Agriculture Uses	N/A	N/A
South	AGR	AGR	Agricultural Uses	N/A	N/A
	AGR (Proposed EH)	AGR (Proposed PUD)	Agricultural Uses (Proposed multi-family residential)	2018-187	N/A
East	AGR (Proposed Commerce)	AGR (Proposed MUPD)	Agricultural Uses (Proposed Light Industrial Uses)	2004-471	N/A
West	CL/AGR	MUPD	Commercial Retail/Restaurant/Self-Storage	2008-339	R-2020-932, R-2020-933, R-2020-934, & R-2020-935
	AGR	AGR-PUD	Agriculture Uses/Preserve Parcel	2005-014	R-2018-1703 & R-2018-1704

History

The Agricultural Reserve Master Plan was originally developed to preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve. Since the adoption of the Ag Reserve related Comprehensive Plan policies, numerous residential developments have been built and the number of residents living within the boundaries of the Ag Reserve has significantly increased. The needs of those residents as well as good planning practices, have spurred additional changes in the Ag Reserve. These changes included increasing the commercial square footage cap to allow for additional smaller commercial projects, allowing 5-acre standalone preserve parcels, and allowing smaller commercial projects to develop without the need to provide preserve acreage. Additional changes have been approved to allow the development of congregate living facilities and self-storage facilities within the Ag Reserve. Finally, the Reserve at Atlantic project, a private text and future land use amendment was recently adopted by the Board of County Commissioners on July 28, 2022 which allowed for the development of multi-family housing with a density of 8 dwelling units per acre. This amendment spurred the creation of the Essential Housing (EH) Future Land Use designation. This new Future Land Use designation will allow for the development of workforce housing to serve the needs of nearby uses such as the hospital, congregate living facility, schools and agricultural facilities.

G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

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

***Response:** The proposed future land use designation of EH to allow for workforce housing in a Planned Unit Development with density of 8 dwelling units per acre is suitable and appropriate for the Property. The Property is located along Boynton Beach Boulevard, which is a major east-west right-of-way that provides easy access to the Florida's Turnpike, State Road 7 and I-95. Further, approved development near the Property includes a hospital, schools, future congregate living facility and commercial uses. Locating higher-density, compact development on major corridors in proximity to services and employment opportunities limits trips and facilitates transit access. Workforce housing in the Agricultural Reserve also furthers the County objectives of dispersing workforce housing and addressing the housing needs of lower income households.*

Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of workforce housing for those working in the service, education, and healthcare industries has been provided. The Property is well suited due to its location on Boynton Beach Boulevard and within close proximity of the Florida Turnpike as well as multiple schools, a major hospital, and a variety of commercial uses.

The creation of additional housing options within the Ag Reserve Tier will allow the workforce in the area the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. Water and sewer lines have been installed along Boynton Beach Boulevard to serve the various residential projects being developed within the Agricultural Reserve. Allowing development of the Property with a workforce housing project would be an efficient use of these existing public facilities.

The Master Plan envisioned the development of 2,520 multi-family units and 4,200 townhouse units. To date, no townhouses or multi-family units have been developed and the Agricultural Reserve continues to be developed with large single-family homes generally priced above \$880,000. The consultants that prepared the

Agricultural Reserve Master Plan recommended that the County allow density increases as a means of encouraging multi-family development and varied residential product types as well as encouraging integration between residential and non-residential uses. The development pattern of the Agricultural Reserve is segregated as commercial is concentrated at the intersection of Boynton Beach Boulevard and Lyons Road, industrial fronts along Boynton Beach Boulevard between State Road 7 and the Turnpike; and the gated single family residential developments have primarily been developed with frontage/access on Lyons and Acme Dairy Roads. This type of development pattern requires residents to drive to and from the various services that they need which are often located outside of the Agricultural Reserve Tier. Additionally, the workforce of those various commercial businesses is typically not able to afford the high-priced housing within these exclusive residential developments. Approval of the proposed future land use will allow for the development of a housing that will add a diverse and affordable housing option for the workers within the Agricultural Reserve Tier.

The density increase to 8 units per acre is necessary to accommodate the development of multi-family units including workforce housing. Higher density already exists at the In The Pines development that serves some of the farmworkers of the Tier. Additionally, the recent approval of the Reserve at Atlantic MUPD brought the shortage of workforce housing into the forefront of discussion related to needed changes within the Agricultural Reserve and spurred the creation of the Essential Housing future land use designation.

2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

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

***Response:** As previously mentioned, significant changes to the original Agricultural Reserve master plan have been approved within the Agricultural Reserve Tier. As previously mentioned the Board of County Commissioners adopted the Reserve at Atlantic MUPD and subsequently created the new EH category as the method of increasing density in the Agricultural Reserve.*

Continued residential growth has created a need for additional services within the Agricultural Reserve Tier. The additional services that have been approved and developed along Boynton Beach Boulevard and in the immediate area, require employees. The employees of these retail, restaurant, and other essential services that cater to the growing single family residential development often times cannot afford the expensive single-family housing that is currently being developed in the Agricultural Reserve. These essential service employees often reside within multi-family or townhouse projects as those housing product types are what is typically affordable for those working within the service industry.

The need for additional housing options has been recognized by the County. During the public hearings related to proposed changes to the Comprehensive Plan related to the Agricultural Reserve, the Board of County Commissioners and County Staff discussed the opportunities for specific parcels within the AgR Tier to request higher densities specifically due to other changes on adjacent properties or due to their location along major transportation corridors. This Property is located along Boynton Beach Boulevard within proximity of the CobbleStone Plaza and West Boynton Center which were recently approved for Commercial Low Future Land Use designations. Those commercial projects will have employees that need housing and locating that housing within close proximity of the employment opportunities will ensure reduced travel times and decrease traffic on the major roadways within and outside of the Ag Reserve.

b. Changes in the access or characteristics of the general area and associated impacts upon the subject site.

***Response:** The characteristics of the area have changed significantly since the 1989 Comprehensive Plan was adopted. The Agricultural Reserve Master Plan that was prepared in 1999 originally intended that more intense uses and development would occur along the major roadways and at nodes within the Tier.*

The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the Agricultural Preserve parcels. This development pattern has not occurred, rather development is disconnected. Contributing factors to this development pattern that were not anticipated include, several large farming families ceasing operations and no longer farming, including Whitworth, Winsberg, Mazzonni, Amestoy, and Dubois. Over the past 20 years, these large tracts of farmland have been converted into single family residential planned developments, thus significantly impacting the development pattern of the Tier. A majority of the residential developments in the Agricultural Reserve are comprised of single-family homes for the more affluent residents of the County. This Tier has historically been exempted from the County's mandatory workforce housing program and has limited density of 1 dwelling unit per acre thus, the area has become very exclusive and homogeneous.

In the twenty years that have passed since the creation of the Agricultural Reserve Master Plan, the population has significantly increased. The 2020 population for Palm Beach County is 1,466,494 which represents a 30% population increase from 2000. The projected 2030 population will be 1,649,079, an increase of 15% over the period of 10 years. The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis due to a lack of workforce housing. The County's Workforce Housing Program was recently revised, in an attempt to provide more on-site construction of workforce housing and to ensure that units are being constructed and will meet the needs of the workforce population. The average home price in the Agricultural Reserve is approximately \$880,000 which is nearly double Palm Beach County's \$529,000 median single-family sales price (June 2022) and affordable only to households earning above the County's Moderate Household Income. The need for workforce housing is only being met by those developments within the Urban/Suburban Tier and being further exacerbated by the current development pattern and density limitations within the Agricultural Reserve. The median price of a home in Palm Beach County exceeds \$500,000 as stated in staff's report for the County Initiated Text Amendment to Essential Housing (EH) Future Land Use.

Other changes to the Agricultural Reserve include increases to the commercial square footage cap in order to meet the demand for retail, restaurants and other services by the residents of the Agricultural Reserve. This has allowed for more commercial parcels to be developed in addition to the originally designated TMDs located at Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road. Other non-residential uses have been developed in the area to support the residents of the Tier. A large regional hospital campus including 135,000 square feet of medical office buildings, several private and charter schools have been approved and developed along the Boynton Beach Boulevard corridor. These institutional uses have numerous employees that would benefit from workforce housing in proximity to their places of employment thereby reducing travel times.

c. New information or change in circumstances which affect the subject site.

Response: *The Ag Reserve Master Plan recognized the need for affordable housing within the Ag Reserve by allowing and encouraging vertical and horizontal integration of residential units within the Traditional Marketplace Developments. However, this type of forced design was not affordable, feasible or marketable, especially at a density of 1 dwelling unit per acre. The Consultant recommended that the County permit density bonuses as a means of encouraging vertical integration and ensuring a greater diversity of housing types. The Master Plan originally intended for development to be concentrated and radiate outward from two nodes (Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road). Preservation parcels were anticipated to be located west of State Road 7 and within the core of the Agricultural Reserve.*

The development of multi-family residential units will not occur in the AGR Tier unless density rates are increased. Initially, multi-family was intended to locate within the two approved TMDs. The residential units have yet to be constructed within these two projects. The proposed project will provide additional housing options within the AGR Tier that were originally contemplated but were never developed. These

units will be located within close proximity of the TMDs to ensure the intent of the AgR Master Plan is realized.

As previously discussed, the need for additional housing options has been recognized by the County. During the public hearings related to proposed changes to the Comprehensive Plan related to the Agricultural Reserve, the Board of County Commissioners and County Staff discussed the opportunities for specific parcels within the AgR Tier to request higher densities specifically due to other changes on adjacent properties or due to their location along major transportation corridors. The Property is well suited for the EH Future Land Use designation due to its location at the intersection of Boynton Beach Boulevard and Acme Dairy Road as well as its proximity to the Florida Turnpike.

d. Inappropriateness of the adopted FLU designation.

Response: AGR is not the most appropriate FLUA designation for the Property to create an appropriate balance of land uses within the Agricultural Reserve Tier. Allowing an increase in density will allow for the original intent of the Master Plan which included a variety of housing types including multi-family to be realized. The existing density of 1 du/acre will not allow for the development of multi-family housing in the Agriculture Reserve. Many municipalities across the Country have recently begun to eliminate single family zoning and future land use designations as these categories have been determined by planners and government officials to be discriminatory to those residents with lower incomes. A Future Land Use amendment to EH will allow for the development of multi-family residential in addition to single family development which is more appropriate to ensure a diverse and economically strong locality.

e. Whether the adopted FLU designation was assigned in error.

Response: N/A

G.2 Residential Density Increases

Per Future Land Use Element Policy 2.4-b, the proposed request for a density increase is consistent with the following criteria:

- 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.

a. Demonstrate a Need for the Amendment

Response: As discussed above, Palm Beach County is in the middle of a workforce housing crisis. There is a significant deficit of workforce housing options available to working professionals such as teachers, police, nurses, etc. in Palm Beach County. The proposed amendment provides for market rate and workforce multi-family housing which is a needed option for so many of Palm Beach County's residents. The Agricultural Reserve has been exempted from the mandatory Workforce Housing Program that has been in place since the early 2000's. This exemption has allowed the development of very expensive residential development within a 22,000 acre portion of Palm Beach County without any contributions to the housing crisis occurring throughout the County. This continued exclusive development has only exacerbated the divide between the "haves" and the "have nots" in Palm Beach County. The average home price of \$880,000 is not affordable for many workers within the Agricultural Reserve including the nurses, hospital staff, retail workers, restaurant workers, teachers, and future County Parks and Library Staff. The proposed amendment to EH will ensure that additional housing options are developed and the supply of housing can meet the increased demand. Approximately 1,000 people move to Florida every day and the rate of population growth in Palm Beach County has continued to increase year over year. The additional housing will serve the needs of the current population in addition to the future residents.

b. Demonstrate that the Current FLUA Designation is Inappropriate

Response: *As discussed above, the development of multi-family residential units previously did not occur within the Agricultural Reserve Tier because density was historically limited to 1 dwelling unit per acre. Initially, multi-family was intended to locate within the two approved TMDs. The residential units have yet to be constructed within these two projects. A Future Land Use amendment to EH will allow for the development of multi-family residential in addition to single family development which is more appropriate to ensure a diverse and economically strong locality.*

c. Explanation of Why TDR, WHP and AHP Cannot be Utilized to Increase Density on the Property

Response: *The Agricultural Reserve Tier is a sending area for the Transfer of Development Rights (TDR) Program, therefore the TDR Program cannot be used for the Property. The proposed EH is the new Future Land Use designation that allows for increased density within the Agricultural Reserve while also requiring a specific set aside for workforce housing. Therefore, the proposed amendment is the appropriate means for providing these units.*

G.3 Compatibility

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, a commercial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Map Amendment designation will be compatible with neighboring uses.

- Access is available from Boynton Beach Boulevard, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity. Secondary access will be from Acme Dairy Road, a right-of-way designated as a collector roadway.
- Boynton Beach Boulevard is currently developed with a mix of commercial, institutional, residential and agricultural uses. The proposed EH designation will provide for additional housing opportunities along this important east-west corridor of the Agricultural Reserve and Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is compatible with the existing development pattern and adjacent uses that have occurred along the Boynton Beach Boulevard corridor.

The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that on-site structure(s) will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

G.4 Comprehensive Plan

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Balanced Growth** – “...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.”

Response: Approval of this proposed FLU amendment will allow for the development of multi-family residential units. Single-family residential development in the Agricultural Reserve has been growing substantially without any alternative housing options provided. Workers within the Agricultural Reserve continue to travel from outside of the Tier to work at various businesses, schools, and medical facilities. The proposed FLU amendment will bring additional housing opportunities to the Agricultural Reserve Tier catering to the current workers and future residents of the Tier thus enhancing the quality of life for those that have chosen to live within the western Boynton Beach area.

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

Response: Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, very limited accommodation of housing for those working in the service, education, and healthcare industries has been provided within the Agricultural Reserve Tier, none of which has been proposed on the Boynton Beach Boulevard corridor.

Objectives – The proposed FLUA amendment furthers the County’s objectives as further described below.

- **FLUE Objective 1.5 Agricultural Reserve Tier** – “Development areas should be concentrated east of SR7 (in the vicinity of Boynton Beach Boulevard and in the vicinity and south of Atlantic Avenue) in order to protect the environmentally sensitive lands within and surrounding the Loxahatchee National Wildlife Refuge, foster the preservation of agriculture in the center of the Tier, and to reduce infrastructure costs and impacts on tax payers.”

Response: As mentioned above, if additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. Water and sewer lines have been installed along Boynton Beach Boulevard to serve the various residential projects being developed within the Agricultural Reserve. All property owners with frontage along Boynton Beach Boulevard were required to pay assessments for the extension of these water and sewer lines. Allowing development of the Property with a workforce housing project would be an efficient use of these existing public facilities. Another contribution to a sustainable development pattern would be the reduction of carbon dioxide gas emissions as travel times are reduced.

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major

transportation route with access/frontage on Boynton Beach Boulevard and Acme Dairy Road, within a mile of State Road 7 and Florida Turnpike contribute to timely, cost effective service provision. The proposed project will better serve the immediate and future needs of the community as it will provide additional housing opportunities for those working for the existing retail, restaurant, and institutional businesses. Traffic on the east-west roadways in the Agricultural Reserve Tier is caused by the number of existing residents leaving the Tier in the mornings for work, while the plumbers, electricians, store clerks, hospital orderlies and other essential workers are traveling into the area to provide various services. This proposed amendment will allow for the creation of additional housing opportunities thus keeping workers west of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.

Policies – The proposed FLUA amendment furthers the County’s policies as further described below.

- **FLUE Policy 1.5.1-b:** “A residential AgR-PDD shall require the following:
 1. That the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area.
 2. That the development area be situated adjacent to other existing, planned, or projected development areas.
 5. That preserve areas be used only for agriculture or open space uses.”

Response: *The proposed development will provide the appropriate percentage of preserve area similar to other planned developments within the AGR Tier. The proposed project is located on Boynton Beach Boulevard.*

G.5 Florida Statutes

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), N (Wellfield Zone), L (Natural Features Inventory and Map) and O (Historic Resource Evaluation Letter). No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
 - **Response:** *The applicant is requesting to change the FLU of the Property from AGR to EH which will provide additional housing opportunities within the Agricultural Reserve Tier. The Agricultural Reserve is an existing area of low intensity/density and single-use development. The proposed amendment will provide housing options not currently in existence within the Boynton Beach Boulevard corridor of the Agricultural Reserve Tier. The proposed change will allow for the development of multi-family residential units that will counteract the urban sprawl that has been occurring since the creation of the Agricultural Reserve Master Plan.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - **Response:** *The Property is located in the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) and along the Boynton Beach Boulevard corridor which is not rural in nature. Urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The development is not isolated in nature as development surrounds the Property along the Boynton Beach corridor. Specifically, commercial uses have been approved and developed at the intersection of Boynton Beach Boulevard and Lyons Road just to the west of the Property. The proposed development would be considered infill development at a major intersection and transportation node along a rapidly changing roadway corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property, and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is located within the Agricultural Reserve Tier. Although it is currently utilized as agriculture row crops, the Property is not designated as a preserve parcel. The Property's location along a major right-of-way, bordered by development to the east and west is not an optimal location for agricultural uses. The overall development pattern for this corridor has been determined by the recent County approvals and existing uses (commercial, institutional, and residential).*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. It is anticipated that the proposed multi-family development will not negatively impact public facilities and services.*
- Fails to maximize use of future public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. It is anticipated that the proposed residential development will not negatively impact public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA). The Property is not adjacent to the Rural Tier therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services employment, and alternative housing options in close proximity to where people live.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** *This amendment will allow for infill development as development exists within the Boynton Beach Boulevard corridor to the east and west of the Property. The proposed project will serve the current and future needs for the surrounding communities and will also provide a much needed alternative housing option.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of the proposed amendments will allow for a mix of uses. The proposed amendment will allow for the development of an alternative housing type within an area of the County that has historically only been developed with low intensity/density residential development. The proposed project*

will contribute to a functional mix of uses along the Boynton Beach Boulevard corridor which has been relatively homogeneous in the past.

- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with pedestrian connections as required through the zoning process.*
- Results in the loss of significant amounts of functional open space.
 - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space. Additionally, the proposed amendment will still provide for the required preservation land.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is undeveloped and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating residential development near goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** *The development will be designed meeting the requirements for a planned development (PDD) project which includes pedestrian connections, bike racks, multi-use paths, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of multi-family residential within an area of the County that has historically only been developed with low intensity/density residential development. The proposed project will contribute to a functional mix of uses within the Agricultural Reserve which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding residential community as well as provide a much needed housing option for the workers within the Agricultural Reserve Tier.*

Conclusion

As described above, the proposed future land use amendment from Agricultural Reserve (AGR) to Essential Housing (EH) to allow increased density is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment is consistent with the Agricultural Reserve Master Plan as well as provides a much needed service and alternative housing option to the area residents and workers. The proposed amendment will not negatively impact service provision.



**Water Utilities Department
Engineering**

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



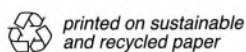
**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



April 5, 2022

Morton
3910 RCA Boulevard
Palm Beach Gardens, Fl. 33410

RE: Linkous Property
PCN 00-42-43-27-05-050-0992, 00-42-43-27-05-050-0991, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-1010 & 00-42-43-27-05-050-1020
Service Availability Letter

Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the proposed land use amendment from Agricultural Reserve (AGR) to MLU subject to a Capacity Reservation Agreement with PBCWUD. The proposed change will allow for the development of a multifamily residential project.

The nearest point of connection is a 42" potable water main and a 24" sanitary sewer forcemain located within Boynton Beach Blvd. adjacent to the subject property. There is a 12" reclaimed water main located within Acme Dairy Road approximately 700 feet from the subject property.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

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

Sincerely,

Jackie Michels, P.E.



August 2, 2022
Job No. 22-052A

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Valico Residential
37.95 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on northeast corner of Boynton Beach Boulevard approximately and Acme Dairy Road in Palm Beach County, Florida and contains approximately 37.95 acres. The Property Control Numbers (PCN) for the subject parcels are as follows:

00-42-43-27-05-050-0991	00-42-43-27-05-050-1000
00-42-43-27-05-050-1010	00-42-43-27-05-050-1020

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Essential Housing (EH).

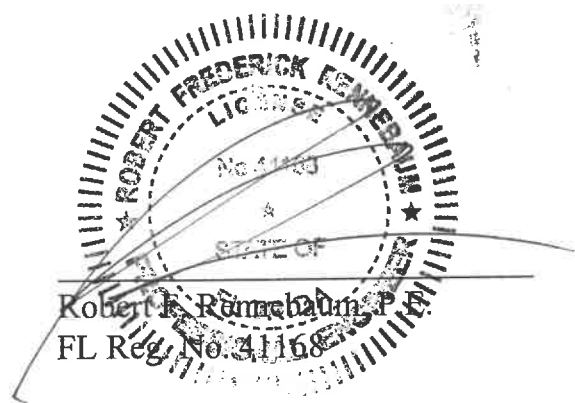
SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District (LWDD) and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available to the site via connection to the LWDD L-24 Canal along the south side of Boynton Beach Boulevard. 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.

SITE DRAINAGE (CONTINUED)

4. Parking lots to be protected from flooding during a 3-year, 24-hour event, or the 5-year, 24-hour event if exfiltration trench is used.
5. Allowable discharge to be in accordance with South Florida Water Management District criteria.
6. Due consideration to water quality.





Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

April 1, 2022

JMorton
Attn: Lauren McClellan
RCA Boulevard
Palm Beach Gardens, FL 33458

Re: Linkous Property

Dear Ms. McClellan:

Per your request for response time information to the subject property located on the northwest corner of Boynton Beach Boulevard and FL Turnpike. This property is served currently by Palm Beach County Fire-Rescue station #47, which is located at 7950 Enterprise Center Circle. The maximum distance traveled to subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 36 seconds.

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

If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue

Attachment L Natural Feature Inventory & Map

Area containing Pine Trees
and Palm Trees.
Exotic plant material to be
removed.

Acme Dairy Road



Site

Florida's Turnpike

Boynton Beach Boulevard





April 2, 2022
Job No. 22-052A

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Valico Residential
37.95 Acre Site
Palm Beach County, Florida

SITE DATA

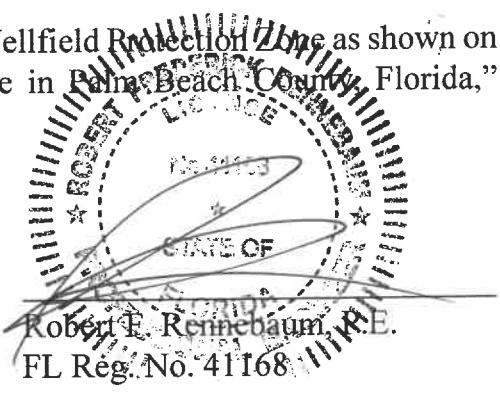
The subject parcel is located on northeast corner of Boynton Beach Boulevard approximately and Acme Dairy Road in Palm Beach County, Florida and contains approximately 37.95 acres. The Property Control Numbers (PCN) for the subject parcels are as follows:

00-42-43-27-05-050-0991 00-42-43-27-05-050-1000
00-42-43-27-05-050-1010 00-42-43-27-05-050-1020

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Essential Housing (EH).

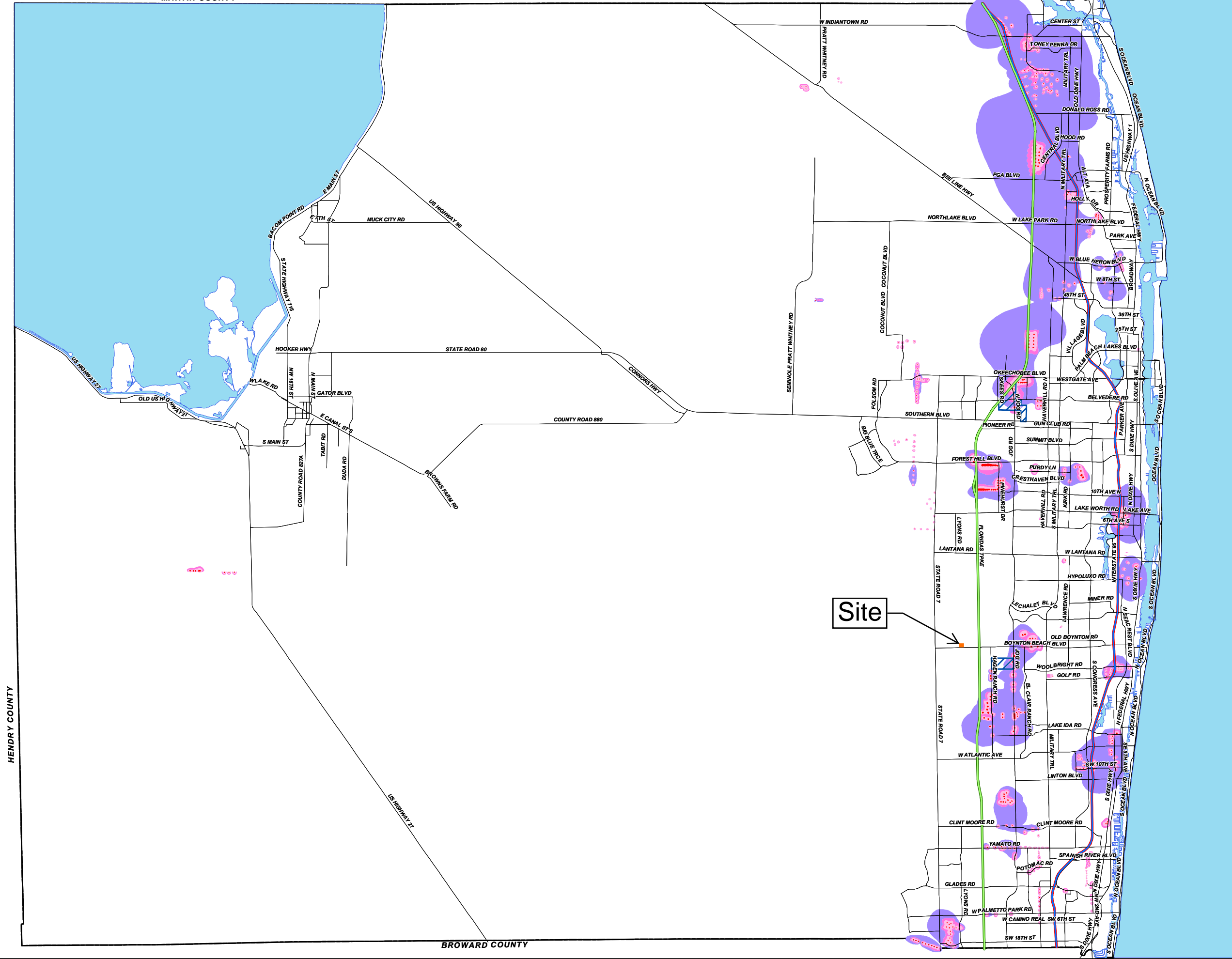
WELLFIELD PROTECTION ZONE

The above referenced project is not located within a Wellfield Protection Zone as shown on the exhibit "Wellfield Protection Zones of Influence in Palm Beach County, Florida," adopted June 12, 2015.








sa: x:/docs/trafficdrainage/lupawellfield.22052a

MARTIN COUNTY



MAP LU 4.1
WELLFIELD PROTECTION
ZONES IN PALM BEACH
COUNTY, FLORIDA

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

9J-5.006(4)(B)1
 SOURCES:
 PBC Dept. of Environmental Resources Management
 Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.
 The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 10/29/04
 Filename: N:\Map Series\MXD\Adopted
 Contact: PBC Planning Dept.

HENDRY COUNTY

BROWARD COUNTY



**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

March 1, 2022

Maryori Velasco
J. Morton, Planning & Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, Florida 33410

RE: Historical and Archaeological Resource Review for project name: Linkous Property, under PCN's: 00-42-43-27-05-050-0992, 00-42-43-27-05-050-0991, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-1010, & 00-42-43-27-05-050-1020.

Dear Ms. Velasco:

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

Staff 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 historic or architecturally significant resources on or within 500 feet of the above referenced properties.

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

However, should any artifacts or 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
County Historic Preservation Officer/ Archeologist

cc: Kevin Fischer, Interim Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. 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	08/01/2022		
	SCAD No.	22080101F - FLU		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	PCN No. / Address	00-42-43-27-05-050-0991; 1000; 1010; 1020 / 8289 W. Boynton Beach Blvd.		
	Development Name	Valico Residential		
	Owner / Agent Name	Valico Nurseries / Lauran McClellan		
	SAC No.	259A		
	Proposed Amendment	Maximum 304 Residential Units		
Impact Review		Sunset Palms Elementary School	Woodlands Middle School	Olympic Heights High School
	New Students Generated	48	27	38
	Capacity Available	-69	-468	-523
	Utilization Percentage	107%	133%	123%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a 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.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$1,229,199.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>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.</p>			
Validation Period	<p>1) This determination is valid from 08/03/2022 to 08/02/2023 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 08/02/2023 or this determination will expire automatically on 08/02/2023.</p>			
Notice	<p>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.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 3, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Kevin Fischer, Planning Director, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County