## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION
### Part 1. Amendment Data

<table>
<thead>
<tr>
<th>A. Amendment Data</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Round</strong></td>
</tr>
<tr>
<td><strong>Application Name</strong></td>
</tr>
<tr>
<td><strong>Intake Date</strong></td>
</tr>
<tr>
<td><strong>Control No.</strong></td>
</tr>
<tr>
<td><strong>Acres</strong></td>
</tr>
<tr>
<td><strong>Concurrent Zoning application?</strong></td>
</tr>
<tr>
<td><strong>Text Amend?</strong></td>
</tr>
<tr>
<td><strong>PCNs</strong></td>
</tr>
<tr>
<td><strong>Affected area for purposes of ownership &amp; consent:</strong></td>
</tr>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Current</strong></td>
</tr>
<tr>
<td><strong>Tier</strong></td>
</tr>
<tr>
<td><strong>Use</strong></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
</tr>
<tr>
<td><strong>Future Land Use Designation</strong></td>
</tr>
<tr>
<td><strong>Underlying Future Land Use Designation</strong></td>
</tr>
<tr>
<td><strong>Conditions</strong></td>
</tr>
<tr>
<td><strong>Density Bonus</strong></td>
</tr>
</tbody>
</table>
## B. Development Potential

<table>
<thead>
<tr>
<th></th>
<th>Current FLU</th>
<th>Proposed FLU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density/Intensity:</td>
<td>Maximum density: 2,420 du (2 du/ac x 1209.98 ac. = 2,419.96 du = 2,420 du)</td>
<td>Addition of 420 du to total 2,420 du No change to FLU designation of LR-2</td>
</tr>
<tr>
<td></td>
<td>Condition of approval limits density to 2,000 du</td>
<td>Proposed amendment to increase number of units allowed to 2,420 du</td>
</tr>
<tr>
<td>Maximum Dwelling Units¹ (residential</td>
<td>Residential: Zero Lot Line, Single Family, Townhomes</td>
<td>No Change</td>
</tr>
<tr>
<td>designs)</td>
<td>2 du/ac x 1209.98 ac. = 2,420 du</td>
<td></td>
</tr>
<tr>
<td>Maximum Beds (for CLF proposals)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Population Estimate</td>
<td>2,000 max du x 2.39 = 4,780</td>
<td>2,420 max du x 2.39 = 5,784 Net increase of 1,004</td>
</tr>
<tr>
<td>Maximum Square Feet</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>², ⁴ (non-residential</td>
<td>Residential - 2,000 units</td>
<td>Residential – 2,420 units (increase of 420 units)</td>
</tr>
<tr>
<td>designsations)</td>
<td>Commercial/Retail - 50,000 sf.</td>
<td>No change to other uses</td>
</tr>
<tr>
<td></td>
<td>Civic School (Elementary) - 970 students/ 15.66 acres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Civic Site –20.0 acre park, 1.00 acre minor utility, 50,000 sf. general</td>
<td></td>
</tr>
<tr>
<td>Proposed or Conditioned Potential</td>
<td>Residential - 2,000 units</td>
<td>Residential – 2,420 units (increase of 420 units)</td>
</tr>
<tr>
<td>³, ⁴</td>
<td>Commercial/Retail - 50,000 sf.</td>
<td>No change to other uses</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Maximum Trip Generator</td>
<td>Maximum: Single Family Residential: 10 daily trips/ DU</td>
</tr>
<tr>
<td></td>
<td>Single Family Residential</td>
<td>Proposed: Single Family Residential, 10 trips/DU</td>
</tr>
<tr>
<td></td>
<td>10 daily trips/ DU</td>
<td>Multi-Family Residential Low-rise, 7.32 trips/DU</td>
</tr>
<tr>
<td></td>
<td>Maximum Trip Generation</td>
<td>Specialty Retail: T=42.78(X)+37.66</td>
</tr>
<tr>
<td></td>
<td>20,000 Daily trips</td>
<td></td>
</tr>
<tr>
<td>Net Daily Trips:</td>
<td>4,200 (maximum minus current)</td>
<td>Maximum: 24,200 Daily trips</td>
</tr>
<tr>
<td></td>
<td>489 (proposed minus current)</td>
<td>Proposed: 20,489 Daily trips</td>
</tr>
<tr>
<td>Net PH Trips:</td>
<td>____AM, ____PM (maximum) OR 711 AM, 842 PM (proposed)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Proposed Net PH trips is being utilized as Applicant has the option to use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>“maximum” or “proposed”)</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Collene Walter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td>Urban Design Kilday Studios</td>
</tr>
<tr>
<td>Address</td>
<td>610 Clematis Street Suite CU-02</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>West Palm Beach, Florida 33401</td>
</tr>
<tr>
<td>Phone / Fax Number</td>
<td>(561) 366-1100 / (561) 366-1111</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:cwalter@udkstudios.com">cwalter@udkstudios.com</a></td>
</tr>
</tbody>
</table>

B. Applicant Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Jesse R. Baker, Administrative Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td>Highland Dunes Associates Property LLC</td>
</tr>
<tr>
<td>Address</td>
<td>500 Boylston Street Suite 2010</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Boston, Massachusetts 02116</td>
</tr>
<tr>
<td>Phone / Fax Number</td>
<td>(561) 366-1100 / (561) 366-1111 (Agent)</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:cwalter@udkstudios.com">cwalter@udkstudios.com</a> (Agent)</td>
</tr>
<tr>
<td>Interest</td>
<td>Property Owner 00-40-43-27-01-006-0000 (325.172 acres)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Andrew Smith, Vice President</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td>Arden Homeowners Association Inc.</td>
</tr>
<tr>
<td>Address</td>
<td>2005 Vista Parkway Suite 112</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>West Palm Beach, FL 33411</td>
</tr>
<tr>
<td>Phone / Fax Number</td>
<td>(561) 366-1100 / (561) 366-1111 (Agent)</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:cwalter@udkstudios.com">cwalter@udkstudios.com</a> (Agent)</td>
</tr>
<tr>
<td>Interest</td>
<td>Property Owner 00-40-43-27-01-015-0000 (7.014 acres)</td>
</tr>
</tbody>
</table>
2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

<table>
<thead>
<tr>
<th>Built Features</th>
<th>The site consists of a residential development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCN</td>
<td>See Attachment A for PCN list from PBC Property Appraiser for ownership of all parcels within overall PUD and for PCN and property ownership within Affected Area</td>
</tr>
<tr>
<td>Street Address</td>
<td>1226 Arden Park Drive and 19612 Cane Field Trace</td>
</tr>
<tr>
<td>Frontage</td>
<td>Approximately 5,842.58 feet on Southern Boulevard</td>
</tr>
<tr>
<td>Legal Access</td>
<td>Southern Boulevard to the South of the PUD</td>
</tr>
<tr>
<td>Contiguous under same ownership</td>
<td>Highland Dunes Associate Property LLC and Arden Homeowners Association Inc. have additional ownership within the PUD. See Attachment A-2 for PCN list from PBC Property Appraiser for ownership of parcels within the overall PUD.</td>
</tr>
<tr>
<td>Acquisition details</td>
<td>PCN 00-40-43-27-01-006-0000- On July 10, 2014, Highland Dunes Associates Property LLC, a Delaware limited liability company purchased the property from PBA Holdings, Inc. a Florida Corporation, f/k/a Palm Beach Aggregates, Inc., f/k/a GKK Corporation via a Special Warranty Deed (ORB 26921 Pages 435-438).</td>
</tr>
<tr>
<td></td>
<td>Together these parcels make up the overall 1209.98 total acres for the Planned Unit Development (PUD). A portion of these two (2) PCN’s make up 332.19 acres for the affected area (Phase 3).</td>
</tr>
<tr>
<td>Size purchased</td>
<td>1209.98 acres total inclusive of both property control numbers</td>
</tr>
</tbody>
</table>
### Development History

<table>
<thead>
<tr>
<th>Control Number</th>
<th>Previous FLUA Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ordinance Number 2004-066 – Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) and removal from the Rural Tier. There are 6 conditions of approval per the following.</td>
</tr>
<tr>
<td></td>
<td>1. The subject site shall be limited to a maximum of 2,000 dwelling units and a minimum of 30,000 sf. and a maximum of 50,000 sf. of PUD-Commercial.</td>
</tr>
<tr>
<td></td>
<td>2. Prior to Final DRO Master Plan approval, the applicant shall abandon all previous zoning approvals and mining permits on the subject site.</td>
</tr>
<tr>
<td></td>
<td>3. Prior to Public Hearing DRO Certification, the applicant shall reserve right-of-way for potential connections to Okeechobee Blvd. on the north and shall provide interconnectivity to the adjacent site to the east if development with an employment center.</td>
</tr>
<tr>
<td></td>
<td>4. Prior to adoption of this site specific amendment and consistent with the purpose of the Glades Area Protection Overlay (GAPO), the applicant shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records subsequent to the adoption of this site specific amendment, limiting the use of the property owned by the applicant or affiliated entities within the area covered by the GAPO to uses already approved by the County as listed in the application and in LU Policy 2.10-b of the GAPO. No development orders will be certified until after this restrictive covenant is recorded.</td>
</tr>
<tr>
<td></td>
<td>5. Prior to adoption of this site specific amendment the applicant shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records subsequent to the adoption of this site specific amendment, prohibiting the property owned by the applicant or affiliated entities within the area covered by the GAPO from voluntarily annexing into a municipality, signing annexation petitions or otherwise consenting to annexation. No development orders will be certified until after this restrictive covenant is recorded.</td>
</tr>
<tr>
<td></td>
<td>6. Prior to Public Hearing DRO Certification, the applicant shall provide and indicate on the master plan a 50 foot wide open space trail corridor for the entire northern and western boundaries of the property that can link to the planned CWC Sector Plan integrated trail network. In addition, a PUD buffer shall be required to utilize the Rural Tier ULDC landscape buffer requirements for compatibility purposes.</td>
</tr>
</tbody>
</table>

### Concurrency

The site has a valid concurrency reservation for 2,000 du. Concurrency will be pursued for the additional units.

### Plat, Subdivision

Arden P.U.D. Plat 1 (Plat Book 122 Pages 32-51) for Affected Area PCN’s 00-40-43-27-01-006-0000 & 00-40-43-27-01-015-0000

### Zoning Approvals & Requests

The Applicant has gained the following DRO approvals for all of the development pods owned by same within the first and second phases of development; platted the
first and second phases of infrastructure, and Pods A, B, C, E, F and J, and the common amenities are well under construction or completed.

- The Final Subdivision Plan for Pods A & B West received the latest approval on November 5, 2019 as Exhibit #107.
- The Final Subdivision Plan for Pods A & B East received the latest approval on August 25, 2017 as Exhibit #76.
- The Final Subdivision Plan for Pod C North received the latest approval on August 5, 2019 as Exhibit #109.
- The Final Subdivision Plan for Pod C South received the latest approval on July 17, 2019 as Exhibit #98.
- The Final Subdivision Plan for Pod E North received the latest approval on June 18, 2018 as Exhibit #94.
- The Final Subdivision Plan for Pod E South received the latest approval on September 23, 2019 as Exhibit #106.
- The Final Subdivision Plan for Pod F West received the latest approval on July 16, 2019 as Exhibit #100.
- The Final Subdivision Plan for Pod F East received the approval on April 23, 2018 as Exhibit #90.
- The Final Subdivision Plan for Pod J received approval on April 23, 2018 as Exhibit #92.
- The Final Subdivision Plan for Pod K received approval on July 17, 2019 as Exhibit #111.
- The Final Site Plan for the Recreation and Commercial Pods received approval on August 17, 2016 as Exhibit #61.

On May 4, 2020, a Zoning application for the affected areas of Arden PUD will be submitted to the County’s Zoning Division to modify the current development order and increase the number for proposed units within Phase 3.

Specifically, the Applicant will request the following:

- Development Order Amendment to increase the number of units in Phase 3 (the affected area), to reconfigure Pods D, G, H and I, and to reallocate unit type within these Pods;
- Modification of conditions of approval in Resolution R-2013-1528;
- Approval of a Development Order Abandonment of Resolution ZR-2018-030 allowing for the transfer of density in excess of 30% within the PUD. This variance is no longer applicable.
- Approval of Concurrent Type 2 Variances
<table>
<thead>
<tr>
<th>Reso. No.</th>
<th>App. No.</th>
<th>Status</th>
<th>Type</th>
<th>Description</th>
<th>Changes proposed (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-0027</td>
<td>DOA2005-1173</td>
<td>Retained</td>
<td>Development Order Amendment</td>
<td>Approved the deletion of land area and modification of conditions of approval for a Type III B Excavation for Zoning Application DOA2005-1173 for Palm Beach Aggregates, Inc. (PBA).</td>
<td>No change</td>
</tr>
<tr>
<td>2006-0028</td>
<td>PDD2005-1174</td>
<td>Retained</td>
<td>Rezoning</td>
<td>Approved the rezoning for the land area that was deleted to Residential Planned Unit Development.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2006-0029</td>
<td>R2005-1174</td>
<td>Abandoned</td>
<td>Requested Use</td>
<td>Approved a Requested Use to allow a secondary or elementary school.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2006-0030</td>
<td>W2005-1174</td>
<td>Abandoned</td>
<td>Waiver of Objectives and Standards</td>
<td>Approved a deviation from cul-de-sac and dead-end restrictions.</td>
<td>No change</td>
</tr>
<tr>
<td>R- 2008-11144</td>
<td>R/W-2005-1174</td>
<td>Retained</td>
<td>Administrative Abandoned</td>
<td>Approved to revoke R-2006-0229 for the &quot;Requested Use&quot; approval for the secondary school and to revoke R-2006-0030 for the deviation from cul-de-sac and dead-end restrictions.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2008-1145</td>
<td>Z-2008-444</td>
<td>Retained</td>
<td>Rezoning</td>
<td>Approved to rezone the property to Residential Transitional Zoning District.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2008-1146</td>
<td>CA-2008-444</td>
<td>Abandoned</td>
<td>Class A Conditional Use</td>
<td>Approved a Class A Conditional Use to allow a bona fide agricultural use.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2013-1527</td>
<td>ABN/PDD/R-2013-00499</td>
<td>Retained</td>
<td>Administrative Abandoned</td>
<td>Approved to revoke R-2008-1146 that allowed a bona fide agricultural use.</td>
<td>No change</td>
</tr>
<tr>
<td>R-2013-1528</td>
<td>ABN/PDD/R-2013-00499</td>
<td>Retained</td>
<td>Rezoning</td>
<td>Approved to rezone back to the Planned Unit Development Zoning District.</td>
<td>No change</td>
</tr>
<tr>
<td>ZR 2016-050</td>
<td>ZV-2016-01247</td>
<td>Retained</td>
<td>Type II (Stand Alone) Variance</td>
<td>Approved a Variance request to allow relief from the privacy wall or fence requirement (Figure 3.D.2.B-7/Article 3.D.2.C.9.e.1 of the ULDC) for zero lot line units where the rear of the home is recessed a minimum of four (4) feet from the zero lot line.</td>
<td>No change</td>
</tr>
<tr>
<td>ZR 2017-016</td>
<td>ZV-2017-00363</td>
<td>Retained</td>
<td>Type II (Stand Alone) Variance</td>
<td>Approved a Variance request to allow relief from the building coverage requirements for single family homes.</td>
<td>No change</td>
</tr>
<tr>
<td>ZR-2018-030</td>
<td>Proposed to be Abandoned with the Development Order Abandonment request submittal on May 4, 2020 via application number (ABN/ZV/DOA-2020-0766). This variance was never implemented.</td>
<td>Type II (Stand Alone) Variance</td>
<td>Approved a Variance request to allow transfer of density in excess of 30 percent within the Pods G, H and I in Phase 3 of the PUD.</td>
<td>Proposed to be Abandoned with the Development Order Abandonment request submittal on May 4, 2020 via application number (ABN/ZV/DOA-2020-0766). This variance was never implemented.</td>
<td></td>
</tr>
</tbody>
</table>
2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

A. Consistency –

<table>
<thead>
<tr>
<th>Justification</th>
<th>Residential Density Increases</th>
<th>Compatibility</th>
<th>Comprehensive Plan</th>
<th>Florida Statutes</th>
</tr>
</thead>
</table>

B. Surrounding Land Uses.

<table>
<thead>
<tr>
<th>Adjacent Lands</th>
<th>Use</th>
<th>Future Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>Rural Residential 5</td>
<td>Agricultural Residential (AR)</td>
</tr>
<tr>
<td></td>
<td>Deer Run Subdivision</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Typical lot size of five acres with density of 0.2 units per acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Storm water treatment area</td>
<td>Village of Wellington - no designation</td>
<td>Village of Wellington – Agricultural Residential / Storm water treatment area</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>Agricultural Residential (AR)</td>
</tr>
<tr>
<td>West</td>
<td>Utility Staging Use/Power Facility</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>Special Agricultural (SA) Control No:</td>
</tr>
<tr>
<td></td>
<td>L-8 Canal</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>Special Agricultural (SA)</td>
</tr>
<tr>
<td></td>
<td>SFWMD Reservoir</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>Special Agricultural (SA)</td>
</tr>
<tr>
<td></td>
<td>Vacant</td>
<td>Economic Development Center</td>
<td>Multiple Use Planned Development (MUPD) (Control Nos. 1989-52 and 2015-00085)</td>
</tr>
</tbody>
</table>
2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information

A written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan is included in Attachment H, along with the approved Traffic Study.

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Trip Generator</td>
<td>Single Family Residential 10 daily trips/DU</td>
<td>Maximum: Single Family Residential: 10 daily trips/DU</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed: Single Family Residential, 10 trips/DU</td>
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<tr>
<td></td>
<td></td>
<td>Multi-Family Residential Low-rise, 7.32 trips/DU</td>
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<tr>
<td></td>
<td></td>
<td>Specialty Retail: $T = 42.78(X) + 37.66</td>
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<tr>
<td>Maximum Trip Generation</td>
<td>20,000 Daily trips</td>
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<tr>
<td>Net PH Trips:</td>
<td>____ AM, ____ PM (maximum) OR 711 AM, 842 PM (proposed)</td>
<td><em>(Proposed Net PH trips is being utilized as Applicant has the option to use “maximum” or “proposed”)</em></td>
</tr>
</tbody>
</table>

Significantly impacted roadway segments that fail Long Range

|                      | None                                                      | None                                                                      |

Significantly impacted roadway segments for Test 2

|                      | None                                                      | Seminole Pratt Whitney Rd. from Southern Blvd to Okeechobee Blvd; Southern Blvd from Site/Arden Way to Royal Palm Beach Blvd. |

Traffic Consultant

|                      | Rebecca J. Mulcahy, P.E.- Pinder Troutman Consulting, Inc. |

B. Mass Transit Information

<table>
<thead>
<tr>
<th>Nearest Palm Tran Route (s)</th>
<th>The Palm Tran Bus Route that services this property is Route 40- State Road 80- Wellington to Belle Glade.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Palm Tran Stop</td>
<td>There is an existing bus stop number 3390 located on State Road 80 approximately 3.13 miles east of the site.</td>
</tr>
</tbody>
</table>
### Nearest Tri Rail Connection

| Nearest Tri Rail Connection | Tri-Rail Shuttle Route is number 52 connecting to West Palm Beach Intermodal Transit Center and West Palm Beach Tri-Rail. |

### C. Portable Water & Wastewater Information

The site lies within the water and sewer services area of PBC Water Utilities Department, who have confirmed available capacity in their letter dated April 13, 2020. Please see Potable Water & Wastewater Level of Service (LOS) comment letter in Application Attachment I.

| Potable Water & Wastewater Providers | Palm Beach County Water Utilities Department. See Attachment I for confirmation of LOS. |
| Nearest Water & Wastewater Facility, type/size | The nearest potable watermain and wastewater force main are located within Southern Boulevard adjacent to the subject property. |

### D. Drainage Information

The Arden P.U.D. project site is included in an overall conceptual permit for the surface water management system. That permit, SFWMD Permit No. 50-07467-P, addresses all of the SFWMD C-51 issues and criteria. The projects lakes, interconnected pipe layout, outfall control structure and outfall into the SFWMD C-51 Canal have been constructed as part of the approved Arden Plat 1 site improvements.

Legal positive outfall from Arden P.U.D. will be provided through the connection of the onsite collection system to the master stormwater system (lakes, pipes and outfall) that was constructed with the Plat 1 improvements. That system of lakes and interconnecting pipes includes the outfall connection to the SFWMD C-51 Canal which is the legal positive outfall for the entire project. Note that the connection to the C-51 Canal is a weir-controlled discharge based on SFWMD criteria for connections to that facility.

Please see Drainage Statement in Application Attachment J for additional information on the standards proposed.

### E. Fire Rescue

| Nearest Station                          | Fire House Station #20 (1000 Greenview Shores Boulevard) |
| Distance to Site                        | Station #20 is located approximately 7.25 miles from the subject site. |
| Response Time                           | Estimated response time is 17 minutes. |
| Effect on Resp. Time                    | Average response time (call received to on scene) for Station 20’s primary zone was 6:53. This project will increase that response time. Residents need to be aware of the extended response time to this property. The additional 420 dwelling units will generate an additional 62 emergency calls per year than the original approval. See Attachment K-Fire Rescue letter for these details. |

### F. Environmental

| Significant habitats or species | No significant habitat exists on the property. See Attachment L for the Environmental Assessment. |
Flood Zone*
According to Palm Beach County’s MyGeoNav system, the subject property is located within Flood Zone AO.

Wellfield Zone*
The subject site is not located in or near any wellfields. See Attachment M for Wellfield Protection Map.

* 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

Staff review has identified no known archaeological resources located on or within 500 feet of the subject property.
Please see the Historical and Archaeological Resource letter included as Attachment N.

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

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Name &amp; Location</th>
<th>Level of Svc. (ac. per person)</th>
<th>Population Change</th>
<th>Change in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional</td>
<td>Okeeheelee Park 7715 Forest Hill Boulevard</td>
<td>0.00339</td>
<td>1,004</td>
<td>3.40</td>
</tr>
<tr>
<td>Beach</td>
<td>R. G. Kreusler Park 2882 S. Ocean Boulevard</td>
<td>0.00035</td>
<td>1,004</td>
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<tr>
<td>District</td>
<td>Seminole Palms Park 151 Lamstein Lane</td>
<td>0.00138</td>
<td>1,004</td>
<td>1.39</td>
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</table>

I. Libraries - Residential Only (Including CLF)

<table>
<thead>
<tr>
<th>Library Name</th>
<th>Address</th>
<th>City, State, Zip</th>
<th>Distance</th>
<th>Component</th>
<th>Level of Service</th>
<th>Population Change</th>
<th>Change in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Palm Beach Branch</td>
<td>500 Civic Center Way</td>
<td>Royal Palm Beach, Florida 33411</td>
<td>Approximately 6.94 miles</td>
<td>Collection</td>
<td>2 holdings per person</td>
<td>1,004</td>
<td>2,008</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Periodicals</td>
<td>5 subscriptions per 1,000 persons</td>
<td>1,004</td>
<td>5</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Info Technology</td>
<td>$1.00 per person</td>
<td>1,004</td>
<td>$1,004</td>
</tr>
</tbody>
</table>
J. Public Schools - Residential Only (Not Including CLF)

The site lies within the service area of the School District of PBC who have confirmed available capacity in their School Capacity Availability Determination (SCAD) letter dated April 27, 2020. See Attachment O for confirmation of LOS.

<table>
<thead>
<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Binks Forest</td>
<td>Wellington Landings</td>
<td>Wellington Community</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>15101 Bent Creek Rd.</td>
<td>1100 Aero Club Drive</td>
<td>2101 Greenview Shores Blvd.</td>
</tr>
<tr>
<td><strong>City, State, Zip</strong></td>
<td>Wellington, FL 33414</td>
<td>Wellington, FL 33414</td>
<td>Wellington, FL 33414</td>
</tr>
<tr>
<td><strong>Distance</strong></td>
<td>Approximately 3.89 miles</td>
<td>Approximately 4.18 miles</td>
<td>Approximately 5.82 miles</td>
</tr>
</tbody>
</table>
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

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
ATTACHMENT F
BUILT FEATURES INVENTORY

The 1209.96-acre site is located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The site has PUD Zoning District and is under construction for a residential development. Phases 1 and 2, in the central and southern portions of the site are entitled. Phase 3, totaling 332.19 acres, is the subject of this Future Land Use Amendment.

Major infrastructure including roadway, utilities, recreational amenities and stormwater management lakes have been constructed within Phases 1 and 2. Homes have been construct within Phase 1, with construction of additional homes on-going. The Applicant/Owner has commenced work in Phase 2 with the expectation that home construction will begin this summer. There are currently no built features in Phase 3.
ATTACHMENT G
CONSISTENCY WITH THE COMPREHENSIVE PLAN & FLORIDA STATUTES

REQUEST

On behalf of the property owners and applicants, Highland Dunes Associates Property, LLC and Arden Homeowner Association, Inc., Urban Design Kilday Studios (UDKS), as Agent, has prepared and hereby respectfully submits this application for a Future Land Use Amendment (FLUA) to amend a condition of approval limiting the number of dwelling units within Arden PUD. The subject PUD is generally located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The subject property is located in unincorporated Palm Beach County (PBC), situated in the Limited Urban Service Area (LUSA) and subject to the provisions of the Urban/Suburban Tier although not within the boundaries of same. The subject property is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area. The site has a LR-2 FLU designation and a Planned Unit Development (PUD) zoning designation. The subject site is currently under development as a prominently residential community.

The applicant is requesting approval of the following:

- Amend condition of approval #1 to revise the limitation on the maximum number of units.
  1. The subject site shall be limited to a maximum of 2,420 dwelling units and a minimum of 30,000 square feet and a maximum of 50,000 square feet of PUD-Commercial.

This application is not requesting a Future Land Use Atlas change to the current LR-2 designation. The LR-2 designation will remain and will allow up to an additional 420 dwelling units.

PROJECT HISTORY

This site was part of a number of additional parcels that made up what was previously known as Palm Beach Aggregates Mining Area. The BCC adopted a Comprehensive Plan Amendment for Palm Beach Aggregates II-LGA 2004-00047 on December 13, 2004 changing the Future Land Use designation of the property from Rural Residential, 1 unit per 10 acres (RR10) to Low Residential, 2 units per acre (LR-2) with conditions via Ordinance Number 2004-066. Concurrent with the Comprehensive Plan Amendment, the BCC adopted an Overlay Area known as the Glades Area Protection Overlay (GAPO) which includes the Arden-PUD property and 1,844 acres to the west, for a total of approximately 3,063 acres. The intention of the Overlay was to protect the adjacent Everglades Agricultural Area (EAA) to the west from the encroachment of densities and intensities associated with urban/suburban uses. Included in the amended GAPO language was the re-designation of the area east of the SFWMD L-8 Canal as a Limited Urban Service Area (LUSA) and removing the property from the Rural Tier.
On January 5, 2006, the BCC approved via Resolution Number R-2006-0027, the deletion of land area and modification of conditions of approval for a Type III B Excavation for Zoning Application DOA2005-1173 for Palm Beach Aggregates, Inc. (PBA). This deletion allowed for the BCC, on the same agenda, to approve the rezoning for the land area that was deleted to Residential Planned Unit Development District via Resolution 2006-0028. The BCC also approved a “Requested Use” for a secondary or elementary school in the Planned Unit Development Zoning District and allowed a deviation from cul-de-sac and dead-end restrictions via Resolution Number R-2006-0029 and 2006-0030, respectively.

Due to economic conditions and at the request of the property owner, on June 30, 2008 the BCC approved a Development Order Abandonment to rezone the property to Residential Transitional Zoning District and to allow a bona fide agricultural use; to revoke the “Requested Use” approval for the secondary school together with waivers for cul-de-sac and dead-end restrictions via Resolutions 2008-11144, Resolution 2008-1145 and 2008-1146, respectively.

On October 24, 2013, the BCC approved a rezoning back to the Planned Unit Development Zoning District via Resolution Number R-2013-1527.

The current property owner/Applicant, Highland Dunes Associates Property, LLC, purchased the property on July 10, 2014. Highland Dunes Associates Property, LLC is a subsidiary of the developer Freehold Communities. The owner envisioned a unique community on a unique piece of property and modified the site design from that approved by the BCC in 2013 to promote their vision. On October 15, 2014, a revised Final Master Plan application was submitted to the County. The Final Master Plan was amended to incorporate the development program proposed by the new owner. Their design intention was to create as “agri-hood” community that promotes healthy living, sustainability, and provides access to expanded recreational and open space amenities available for use by all of the residents. Highland Dunes Associates Property, LLC named the new community “Arden” and has had significant success in developing Phases 1 and 2 in partnership with home builders.

A. CONSISTENCY

G.1 - Justification
Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use, and for residential density increases demonstrate that the current land use is inappropriate. The applicant is not requesting to amend the current FLUA designation of LR-2, only to revise the restriction that further limits development below what would be permitted by the existing designation. The subject property is not located within the boundaries of any Neighborhood Plan.

The proposed FLUA amendment meets the required standard as follows:

1) The proposed use is suitable and appropriate for the subject site:
**Applicant’s Description:** The Owner/Applicant is currently developing the site as a planned community as envisioned by its PUD Zoning designation. Phase 1 development is almost completed and Phase 2 is under construction. Palm Beach County previously made a determination that the use is suitable and appropriate for the subject site in adopting Ordinance 2004-066 and approving the PUD in 2005 and again in 2013. The success of the community has shown that the market can support additional units, and that the units should be a smaller lot size than what is currently approved within Phase 3.

Phase 3 is within the northern portion of the site. The perimeter buffers for the PUD were previously established in the 2005 entitlement approval following the adoption of the land use amendment, and retained in the 2013 entitlement approval to ensure compatibility with the geographic area and adjoining properties. The buffers are 200 feet wide. The proposed increase in dwelling units will not negatively impact the natural environment as the site is already cleared from the prior mining operations and there are no existing natural conditions. Public facilities already exist in proximity or were provided for by civic dedications made by the Owner/Applicant, and utility services are in place and capacity is available to serve the additional units. The site is already accessed via Southern Boulevard, which is a major transportation corridor suitable for the PUD and the additional units.

Allowing for the limitation on the number of units to be revised in the conditions of approval would allow the potential for up to 420 additional dwelling units. This proposed increase in density is suitable and appropriate for the site, and is consistent with the sites existing designation of LR-2.

2) The basis for the requested change for this particular site is based upon the following criteria:

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

**Applicant’s Description:** A change in circumstances has occurred that affects the subject site. The current property Owner/Applicant, Highland Dunes Associates Property, LLC, purchased the property on July 10, 2014 with the limitation on the number of units in place. The Owner envisioned a unique development on a unique piece of property on which to create an “agri-hood” community that promotes healthy living, sustainability, and provides access to expanded recreational and open space amenities available for use by all of the residents. The Owner/Applicant renamed the new community “Arden” and has had significant success in developing Phases 1 and 2 in partnership with home builders.

However, based on market conditions, the Owner/Applicant is proposing to modify the plan of development for Phase 3 of the project. Currently, Pods D, G and H are approved for large-lot single family development, similar to Pod E in Phase 1. Based on home sales in Phase 1, the Zero Lot Line unit type is most popular and the large lot single family unit type is not performing. It is believed this is a result of the amount of open space and amenities within the PUD. Homeowners do not feel a need for larger private lots as there is extensive connected open space and a recreational amenity with a wide variety of activities. Also, in marketing to an older demographic, it was found that they desire a home with minimal
outdoor maintenance and prefer common amenities to private pools, etc.

Proposed is to redesign the four pods in Phase 3 to reduce the lot size to accommodate a unit type that the market supports. This change results in the opportunity to increase the number of units without reducing the Board approved open space acreage of 516.37 acres/43% of the site.

- **Inappropriateness of the adopted FLU designation.**

**Applicant’s Description:** This application does not request a change to the LR-2 future land use designation as the designation is not inappropriate for the site. However, the limitation on the number of dwelling units allowed to be developed seems to be based on prior traffic limitations that are no longer applicable, which makes the current limitation inappropriate for the site.

**G.2 Residential Density Increases**

Per Future Land Use Policy 2.4-b the proposed FLUA amendment meets the required factors as follows:

- **Demonstrate a need for the amendment.**

**Applicant’s Description:** There is very little vacant property available in the eastern portion of Palm Beach County to support additional population growth. This is an existing community on the western edge of the Urban/Suburban Tier, the eastern edge of the Glades Agricultural Area, and just north of the Village of Wellington, that has unused additional residential “capacity” based on its existing land use designation of LR-2. Its location serves both the eastern and western sectors of the County as many residents in Wellington, Loxahatchee Groves, and The Acreage, nearby communities, head west to work in the Glades area and to the east to work in the coastal areas. The success of the community has shown that this is a prime location for additional units to serve the growing population of Palm Beach County.

Additionally, as evidenced by the Population Projection data, there is a need for approximately 1,045 additional dwelling units in this site’s designated Transportation Analysis Zone (TAZ), approximately 2,282 dwelling units in the nearby Wellington municipality, and approximately 77,900 dwelling units in Palm Beach County as a whole based on population projections from the year 2025-2030. The Applicant’s request to provide an additional 420 dwelling units for the project aids Palm Beach County with the provision of additional dwelling units necessary to keep up with anticipated future housing demand based on population projections from the year 2025-2030.

- **Demonstrate that the current FLUA designation is inappropriate.**

**Applicant’s Description:** This application does not request a change to the LR-2 future land use designation as the designation is not inappropriate for the site. However, the limitation on the number of dwelling units allowed to be developed seems to be based on
prior traffic limitations that are no longer applicable, which makes the current limitation inappropriate for the site. Allowing the Owner/Applicant to develop the site to its fullest potential based on the existing designation is consistent with how future land use designations are applied when there is no other limitation on development.

- **Explain why the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs cannot be utilized to increase density.**

**Applicant’s Description:** The Owner/Applicant is not requesting any additional density above what the current existing land use designation of LR-2 would allow. Therefore, there is no utilization of the above density bonus programs proposed. Pursuant to Policy 2.2.1-h: Densities greater than those indicated in Table 2.2.1-g.1 may be granted using one of these density bonus programs. This application is not requesting a density greater than 2 units per acre as allowed in the LR-2 designation.

**G.3 - Compatibility**

Compatibility is defined in the County’s Unified Land Development code as: “Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.” Based on this definition and accepted growth management ideals, the proposed amendment to allow for an increase in the number of dwelling units remains compatible with the surrounding uses and adjacent lands. It will not create or foster undesirable effects.

The existing LR-2 designation allows 2 DU/Ac. with a PUD Density. This density and plan of development remains consistent with the initial vision for the PUD as a residential community with amenities as approved in 2005 and again in 2013. Previously approved expanded perimeter buffers address compatibility with residential and agricultural uses to the north and east. The previously approved western buffer and trail corridor, along with the 400 foot wide wildlife corridor and 500 foot wide SFWMD L-8 Canal right-of-way, address compatibly with the industrial uses to the west. A wide buffer exists along the Southern Blvd. frontage between the residential Pods and the road. These buffers will remain unchanged.

The changes to the plan of development will occur in Phase 3, the northern portion of the PUD. All changes will be internal, with no impacts to the surrounding properties.

**G.4 - Comprehensive Plan**

The proposed amendment furthers several Goals of the Comprehensive Plan and is consistent with several Objectives and Policies. The following is optional data and analysis to demonstrate consistency with specific objectives and policies in the Plan:
• **C. County Directions**

**Applicant’s Description:** The County Directions in the Future Land Use Element provide the basis for the Goals, Objectives and Policies in the Plan. The County Directions endorse livable communities and a strong sense of community, two directives emphasized by Arden PUD. Allowing for additional units within the community makes efficient use of land, and existing public facilities and services. Several of these Directions support the proposed amendment, specifically the Livable Communities; Land Use Compatibility; Linear Open Space and Parks Systems; Design, and A Strong Sense of Community Directions.

• **D. Characteristics of a Livable Community**

**Applicant’s Description:** Arden PUD displays the characteristics of a livable community and promotes healthy living, sustainability, and access to expanded recreational and open space amenities available for use by all of the residents by its design. There is a variety of housing, including large lot, standard lot, zero lot line and paired villas (two-unit townhomes) appropriate to its location just outside of the Urban/Suburban Tier. There is extensive open space, landscaping, walkways and usable water bodies within the community. The Owner/Applicant has dedicated over 60 acres of land for public civic uses, including schools and parks.

• **FLUE Policy 1.8-b:** The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.
  b. East of the L-8 Canal: Future Land Use Designation: Low Residential 2 (LR-2) and related complementary uses as approved by the Board of County Commissioners.

**Applicant’s Description:** This site is located east of the L-8 Canal and already has a LR-2 designation and is consistent with this policy.

• **Policy 1.8-c:** The area within the Overlay located east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the “Service Areas Map” contained in the Comprehensive Plan Map Series.

**Applicant’s Description:** This site is located east of the L-8 Canal and already designated as a LUSA and is consistent with this policy.

• **FLUE Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.

**Applicant’s Description:** As shown in Application Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including,
but not limited to, the roadway network, water/wastewater and drainage facilities, etc., at the density proposed and therefore does not exceed the manmade constraints. The density proposed utilizes existing capacities.

- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:

  1. The natural environment, including topography, soils and other natural resources;

**Applicant’s Description:** Please see Application Attachment L for the Natural Features Map and Images that show that this site does not support any existing vegetation or natural communities. The site was previously used as a spoil site to support mining operation. The development of this site, with significant landscape improvements and an emphasis on sustainability, is an improvement to the natural environment. Based on this assessment, there are no significant environmental resources or habitat existing on the property that would be negatively impacted by the proposed increase in units.

  2. The availability of facilities and services;

**Applicant’s Description:** Below is more detailed information on each of those facilities and services:

  - **Traffic:** Please see Application Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by PTC Consulting and corresponding Traffic Approval from PBC Traffic Division.
  - **Mass Transit:** The Palm Tran Bus Route that services this property is Route 40- State Road 80-Wellinton to Belle Glade.
  - **Potable Water and Wastewater:** Please see Application Attachment I for the PBC Water Utilities Department letter wherein it is stated that capacity does exist for the proposed additional units via an existing watermain and force main within Southern Blvd adjacent to the property.
  - **Drainage:** Please see Application Attachment J for Drainage Statement prepared by Michael B. Schorah & Associates. Legal positive outfall has already been established to the C-51 canal with the initial phases of development.
  - **Fire Rescue:** Please see Application Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #20 located at 1000 Greenview Shores Blvd. Station #20 is located approximately 7.25 miles from the subject property and that the estimated response time to the subject property is approximately 17 minutes.
  - **School:** Please see Application Attachment O for the application submitted to the PBC School District requesting confirmation of level of service.
  - **Parks and Recreation:** The addition of units does not negatively impact the Palm Beach County level of service for parks and recreation as adequate parks land area and amenities already exist to serve the additional units.

  3. The adjacent and surrounding development;
Applicant’s Description: The proposed increase in units and density, and pattern of development is consistent and compatible with the surrounding properties. Please refer to Section G.3 – Compatibility above and the Surrounding Uses section below.

4. The future land use balance;

Applicant’s Description: The proposed addition of 420 dwelling units will not impact the area’s future land use balance as the underlying land use of LR-2 would allow for these additional units and was most likely factored into any population studies that have been conducted. As this application does not include the expansion of any land area and only includes providing additional units on the project’s existing land, there would be no impact on land use balance. Additionally, to support the additional housing are multiple facilities in the vicinity of the project in the Town of Loxahatchee Groves and Wellington, including but not limited to, a Palm Beach State College campus, and a commercial shopping center with a Publix, Urgent Care, Tractor Supply Co., a Dry Cleaners, a Pizza Shop, and a Dunkin Donuts. The College campus and commercial services have been entitled and developed recently, after the Arden approvals in 2004. These non-residential uses will serve the additional residential uses.

5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;

Applicant’s Description: Arden PUD already includes land for schools, civic uses, parks and recreation, and limited commercial services internal to the projects. The site has already been reviewed and determined to prevent urban sprawl during its initial entitlements. Allowing for additional units within the approved and partially constructed PUD will utilize available capacity for public services without the need to extend any facilities.

6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and

The subject amendment is located within the boundaries of the Glades Area Protection Overlay (GAPO). The purpose of GAPO is to protect the Everglades Agricultural Area (EAA), in particular those large areas within the EAA which have a land use designation of Agricultural Production (AP), from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay prevents future annexations of land in this area of unincorporated Palm Beach County, complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier, becoming an effective urban growth boundary.

In the area within the GAPO located east of the L-8 Canal, the Overlay allows for land use designations of Low Residential 2 (LR-2) and designates it as a Limited Urban Service Area (LUSA) requiring urban levels of potable water and wastewater services.

The proposed amendment is consistent with the GAPO allowing for this density east of the
L-8 canal.

7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

**Applicant’s Description:** Palm Beach County and the Village of Wellington entered into a Settlement Agreement restricting the Village from annexing this site into its municipal boundaries.

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

**Applicant’s Description:** This site is already approved and well under construction as a planned community. Therefore, the addition of units to the PUD will not encourage piecemeal development but a full utilization of available services.

- **Table 2.2.1-g.1:** Designates the Low Residential, 2 unit per acre (LR-2) land use as 2 units per acre density based on gross land area.

**Applicant’s Description:** The proposed amendment to revise the restriction on the number of units and allow development at 2 units per acre is consistent with this Table.

**G.5. - Florida Statues**

Based on the nature of the amendment, the optional data and analysis to demonstrate consistency with Chapter 163.3177, F.S. is not necessary.

**B. SURROUNDING USES**

<table>
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<tr>
<th>Adjacent Lands</th>
<th>Use</th>
<th>Future Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North</strong></td>
<td>240’ wide FPL easement and Deer Run Subdivision Typical lot size of five acres with density of 0.2 units per acre</td>
<td>Rural Residential (RR-5) Future Land Use</td>
<td>Agricultural Residential District (AR) Zoning No Control No.</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>South Florida Water Management District (SFWMD) Stormwater Treatment Area</td>
<td>Village of Wellington Rural Residential (RR-10) Future Land Use</td>
<td>Village of Wellington STA/SFWMD Zoning district No Control No.</td>
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<tr>
<td><strong>East</strong></td>
<td>Active Agriculture</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>AR – Agricultural Residential District No Control No.</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>Utility Staging Use/Power Facility Future Economic Activity Center</td>
<td>Rural Residential, 1 unit per 10 acres</td>
<td>Special Agricultural (SA)</td>
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</tbody>
</table>
Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property.

- **North:** The future 200’ foot wide right-of-way for the westerly extension of Okeechobee Boulevard Right-of-Way borders the northern boundary of the site. To the north of the ROW is a 240’ wide FPL easement. The property has a Rural Residential (RR-5) Future Land Use and an Agricultural Residential District (AR) Zoning district.

- **South:** Southern Boulevard/State Road 80 borders the southern boundary of the site while, South Florida Water Management District (SFWMD) utilizes the property to the south across Southern Boulevard, which is located in the Village of Wellington, for water storage purposes. The property has a Rural Residential (RR-10) Future Land Use and a STA/SFWMD Zoning district within the Village of Wellington.

- **East:** To the east is used for agricultural uses. The property has a Rural Residential (RR-10) Future Land Use and an Agricultural Residential District (AR) Zoning district.

- **West:** The western boundary is bordered by the L-8 Canal Right-of-Way (500 feet). Immediately west of the L-8 is a 400 foot wide wildlife corridor which was created at the time of the original excavation approval to provide a critical connection between publicly owned Conservation areas to the north and south as well as to provide a buffer between the excavation activities and the established residential communities that are located north of the site on the east side of the L-8. West of the wildlife corridor is the FPL Power Plant. Also to west is a reservoir managed by the SFWMD for water storage. To the west of the wildlife corridor is a proposed Economic Development Center (EDC) consisting of light industrial, warehouse, and excavation uses, with a portion used for access to mining activities to the north of this property. The majority of the property has a Special Agriculture (SA) Future Land Use Designation with the proposed economic development center having an Economic Development Center (EDC) Future Land Use and a Special Agricultural (SA) Zoning district.

On behalf of the applicant, UDKS, respectfully requests approval of this request to amend the FLUA designation on the subject property. The Project Managers at UDKS are Collene cwalter@udkstudios.com or Shayne Broadnix sbroadnix@udkstudios.com.

H:\JOBS\Highland Dunes 2_13-001\Freehold Capital_LUP_019\Documents\Submitted Documents\052220 FLUA Sufficiency Resubmittal\Attachment G - Consistency with the Comprehensive Plan.docx
April 13, 2020

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

RE: Arden PUD
PCN: 00-40-43-27-01-006-0000 & 00-40-43-27-01-015-0000
Service Availability Letter

Dear Shayne,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the current 2000 dwelling units and the proposed dwelling units of 2,344, an increase of 334 additional units in Phase 3.

The nearest potable watermain and wastewater forcemain are located within Southern Boulevard adjacent to the subject property.

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

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

Sincerely,

Jackie Michels, P.E.,
Plan Review Manager
Hi Jackie,

Thank you for taking the time yesterday to discuss with me the above referenced applications. We sent you the attached amended FLUA request letter for our FLUA application request that was modified to request to amend a condition of approval to remove the limitation on the maximum number of 2,000 dwelling units. This application is not requesting a Future Land Use Atlas change to the current LR-2 designation. The LR-2 designation will allow up to an addition of 418 dwelling units.

Can you please confirm in writing for our records that your attached April 13, 2020 service availability letter does not need to be revised since our revised FLUA request letter was dated on April 14, 2020 and sent to you after we received your letter.

Also, can you please confirm in writing for our records that this attached service availability letter is sufficient to use for the PBCWUD utility letter for the DOA zoning application.

Thank you for all your assistance in this matter.

Shayne Broadnix
SBroadnix@udksstudios.com
610 Clematis Street
Suite CU02
West Palm Beach, FL 33401

We remain committed to providing you uninterrupted service during these unprecedented times. Our office will be working remotely during normal business hours. I will be responding to email, and please feel free to call me directly on my cell at (561) 358-0588.
Jackie,
Per the below portion of the 2020 FLUA Amendment Application from the PBC Planning Department, the nearest water & wastewater facility type/size is being requested. Attachment I that is referenced below is your water and wastewater provider LOS letter. I have attached a previous letter we received from you back in 2018 that listed nearest line currently in service details. Thanks.

C. Portable Water & Wastewater Information

The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

<table>
<thead>
<tr>
<th>Potable Water &amp; Wastewater Providers</th>
<th>Summarize Provider Letter here and provide as Application Attachment I. The application must include a Potable Water &amp; Wastewater Level of Service (LOS) comment letter stating the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Water &amp; Wastewater Facility, type/size</td>
<td>Summarize Provider Letter here and refer to Attachment I.</td>
</tr>
</tbody>
</table>

Shayne Broadnix
Urban Design Kilday Studios
(561) 366-1100 ext. 144

We remain committed to providing you uninterrupted service during these unprecedented times. Our office will be working remotely during normal business hours. I will be responding to email, and please feel free to call me directly on my cell at (561) 358-0588.

From: Jackie Michels <JMichels@pbcwater.com>
Sent: Wednesday, April 15, 2020 1:20 PM
To: Shayne Broadnix <sbroadnix@udkstudios.com>
Subject: RE: Arden PUD FLUA
The letter previously provided should be sufficient. 
Who is requesting the nearest line currently in service?
Thank you

Jackie Michels, P.E.
Project Manager
Palm Beach County Water Utilities
8100 Forest Hill Blvd.
West Palm Beach, Florida 33416
Phone (561) 493-6116
JMichels@pbcwater.com

From: Shayne Broadnix <sbroadnix@udkstudios.com>
Sent: Wednesday, April 15, 2020 12:50 PM
To: Jackie Michels <JMichels@pbcwater.com>
Subject: RE: Arden PUD FLUA

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

Hi Jackie,
Thank you for sending the service availability letter. However, we have amended the attached FLUA request letter as our FLUA application request has been modified. For this FLUA request we please need your service availability letter to include the following as listed in the amended attached letter as we need to list this information in the FLUA application.
Please provide information identifying the distance, in feet, the site is located from the type and size of potable water line and sanitary line operated by the PBCWUD, including the street where the nearest line is located and the service currently exists to the site.

Can we please use your service availability letter to include in our DOA submittal application package? Or do you need us to provide you a formal DOA letter request letter for the same information you provided in your letter. As mentioned in my attached revised FLUA request letter, we are also submitting a Concurrent DOA on May 4th.

Please feel free to call me at (561) 358-0588 if you need further clarification.
Thank you,
Shayne

Shayne Broadnix
Urban Design Kilday Studios
(561) 366-1100 ext. 144

We remain committed to providing you uninterrupted service during these unprecedented times. Our office will be working remotely during normal business hours. I will be responding to email, and please feel free to call me directly on my cell at (561) 358-0588.
From: Jackie Michels <JMichels@pbcwater.com>  
Sent: Tuesday, April 14, 2020 9:00 AM  
To: Shayne Broadnix <sbroadnix@udkstudios.com>  
Subject: Arden PUD FLUA

Shayne,  
Attached find service availability letter.  
Thank you

Jackie Michels, P.E.  
Project Manager  
Palm Beach County Water Utilities  
8100 Forest Hill Blvd.  
West Palm Beach, Florida 33416  
Phone (561) 493-6116  
JMichels@pbcwater.com

From: Shayne Broadnix <sbroadnix@udkstudios.com>  
Sent: Friday, April 3, 2020 2:33 PM  
To: Jackie Michels <JMichels@pbcwater.com>  
Subject: PBCWUD request

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

Hi Jackie,  
Please see the attached PBCWUD request letter and location maps for the Arden PUD FLUA application to be submitted on May 4, 2020. 
Thank you,  
Shayne

We remain committed to providing you
uninterrupted service during these unprecedented times. Our office will be working remotely during normal business hours. I will be responding to email, and please feel free to call me directly on my cell at (561) 358-0588.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
I. INTRODUCTION
Highland Dunes Associates Property LLC is proposing to construct a mixed-use development in the central portion of Palm Beach County, Florida. The overall site, which encompasses approximately 1,210 acres, is located north and adjacent to State Rd. 80 and east of and adjacent to the South Florida Water Management District L-8 Canal. These lands are located in Sections 21, 22, 27, 28 and 33, Township 43S, Range 40E in unincorporated Palm Beach County.

The Master Plan of Arden PUD has been prepared by Urban Design Kilday Studio, Inc. That plan shows the development of 2,334 residential homes, Civic, Commercial and Recreation Tracts with the associated roadways, water management and open spaces. This conceptual layout includes the use of the common open areas as a part of the water management system required to serve this site. The use of these areas for both drainage and other permitted uses is further discussed in Section III of this statement.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objectives of that system, based on the rainfall and durations for the design storm events, will be to provide a drainage system that will meet the established criteria for site grading and storage and to limit the post-development discharge from this site so that it will be within the regulatory limits.

II. EXISTING FACILITIES
Ongoing site development has resulted in topographic changes to the ground elevations throughout the project area. Those changes are consistent with the proposed site grading and finished elevations included in the Surface Water Management Plan for this project.

The Arden P.U.D. project site is included in an overall conceptual permit for the surface water management system. That permit, SFWMD Permit No. 50-07467-P, addresses all of the SFWMD C-51 issues and criteria. The projects lakes, interconnected pipe layout, outfall control structure and outfall into the SFWMD C-51 Canal have been constructed as part of the approved Arden Plat 1 site improvements.
III. PROPOSED DRAINAGE SYSTEM

The proposed drainage system will include a combination of surface runoff/storage in the common open areas and conventional inlet and interconnected piping systems. Note that current changes to the project site plan will not affect the overall surface water management system.

As noted above, this system will include utilizing the common open areas as a part of the overall drainage system. Rear lot areas will be graded to allow runoff from the lots to flow to these areas. Drainage easements will be provided in the areas where pipe systems will be constructed. In the easement areas, site improvements will be limited, and no structures or trees will be permitted for those areas. In the balance of the open spaces, the landscaping and other improvements will be designed to allow for the site runoff to flow to the collection system. This overland flow system will provide the storage required, will incorporate the proposed site amenities (landscape, walks, etc.) and allow for the runoff to flow to the collection system and legal positive outfall.

The overall development site was previously proposed and approved for development in 2005. At that time, a surface water management system was designed and a SFWMD permit was issued for the project (SFWMD permit no. 50-07467-P). That permit, which separated this 1,210 acre site from the overall Palm Beach Aggregates site (2,036± acre site), included a conceptual permit for the entire project and a construction and operation permit for the first phase of development. In February 2014, a new South Florida Water Management District Permit was issued for this project (Permit No. 50-10460-P). That permit updated the previous site layout and again confirmed compliance of the proposed system meeting the C-51 basin criteria. The current project site plan modifies portions of the previously approved plan. The proposed surface water management plan will include all of the elements originally incorporated in the above referenced permit. Any additional or modified permit criteria will be addressed in the current permit submittal. Note that the connection to the legal positive outfall to the C-51 Canal will remain as shown on the previous permit.

Legal positive outfall from Arden P.U.D. will be provided through the connection of the onsite collection system to the master stormwater system (lakes, pipes and outfall) that
was constructed with the Plat 1 improvements. That system of lakes and interconnecting pipes includes the outfall connection to the SFWMD C-51 Canal which is the legal positive outfall for the entire project. Note that the connection to the C-51 Canal is a weir controlled discharge based on SFWMD criteria for connections to that facility.

Based on the information presented herein, it is our opinion that it will be possible to design and construct this site so that the grading, drainage and stormwater systems will be capable of satisfying the applicable regulatory requirements.
April 15, 2020

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

Re: Arden PUD

Dear Shayne Broadnix:

Per your request for response time information to Phase 3 of the Arden PUD, property control # 00404327010060000 and 00404327010150000. This property is served currently by Palm Beach County Fire-Rescue station #20, which is located at 1000 Greenview Shores Blvd. The subject property is approximately 7.25 miles from the station. The estimated response time to the subject property is 17 minutes. For fiscal year 2019, the average response time (call received to on scene) for Station 20’s primary zone was 6:53. This project will increase that response time average.

Residents need to be aware of the extended response time to this property. The additional 418 dwelling units will generate an additional 62 emergency calls per year than the original approval.

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
ATTACHMENT L
NATURAL FEATURES INVENTORY

The 1209.96-acre site is located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The site has a PUD Zoning District and is under construction for a residential development. Phases 1 and 2, in the central and southern portions of the site are entitled. Phase 3, totaling 332.19 acres, is the subject of this Future Land Use Amendment.

This site had previously undergone a major filling operations in association with the mining (dredging) operations of the Palm Beach Aggregates Site, as situated along the west side of the SFWMD L-8 Canal, just north of Southern Boulevard. The Project Site filling operations established the plateau elevation of approximately 23’ NGVD with perimeter grade berm conditions of approximately 30’ NGVD along the south, east and north sides and 40’ NGVD along the west side (L-8 Canal area).

Prior to its development for the PUD, the Site was being used as a temporary agricultural operation (tree farm). The trees were removed/relocated with the onset of construction of the residential development.

Based on its prior use as a receiving site for mining, there are no significant natural features on site.
April 15, 2020

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

RE: Historical and Archaeological Resource Review for: Arden PUD,

Dear Ms. Broadnix,

This correspondence is reaffirming the prior letter’s findings in reply to your request for a review of the above referenced properties identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the properties.

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 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 Statue 872, construction must stop around the remains and the local sheriff and medical examiner be 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: Patricia Behn, Planning Director, PBC Planning Division
    Bryan Davis, Principal Planner, CNU-A, PBC Planning Division
SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application

<table>
<thead>
<tr>
<th>Submittal Date</th>
<th>SCAD No.</th>
<th>FLU /Rezoning/D.O. No.</th>
<th>PCN No.</th>
</tr>
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<tr>
<td>04/27/2020</td>
<td>20042302F – FLU and 20042302D – D. O.</td>
<td>Not Provided - Palm Beach County</td>
<td>A portion of 00-40-43-27-01-006-0000 and A portion of 00-40-43-27-01-015-0000 (affected area)</td>
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</tbody>
</table>

Development Name | Arden PUD

Owner/Agent Name | Highland Dunes Associates Property LLC and Arden HOA Inc. / Urban Design Kilday Studios

SAC No. | 420F

Proposed Amendment | Max. 2420 Residential Units (2000 units previously approved)
Proposed Unit No./Type | 334 Multi-Family Units (2000 units previously approved)

Impact Review

<table>
<thead>
<tr>
<th>Binks Forest Elementary School</th>
<th>Wellington Landing Middle School</th>
<th>Wellington High School</th>
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</thead>
<tbody>
<tr>
<td>New Students Generated</td>
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<td>17</td>
</tr>
<tr>
<td>Capacity Available</td>
<td>146</td>
<td>217</td>
</tr>
<tr>
<td>Utilization Percentage</td>
<td>88%</td>
<td>86%</td>
</tr>
</tbody>
</table>

School District Staff’s Recommendation

Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impact.

In order to address the school capacity deficiency generated by this proposed development at the District High School level, the property owner shall contribute $289,652 to the School District of Palm Beach County prior to the issuance of first building permit.

This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).

Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County’s latest Impact Fee Ordinance, which was adopted on April 16, 2019.

Validation Period

1) This determination is valid from 04/28/2020 to 04/27/2021 or the expiration date of the site-specific development order approved during the validation period.
2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/27/2021 or this determination will expire automatically on 04/27/2021.

Notice

School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.

Joyce Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

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

The School District of Palm Beach County, Florida
A Top-Rated District by the Florida Department of Education Since 2005
An Equal Education Opportunity Provider and Employer