

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	23-A	<b>Intake Date</b>	May 11, 2022
<b>Application Name</b>	Boynton Land Commerce	<b>Control No.</b>	1997-120
<b>Acres</b>	15 acres	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-41-45-13-00-000-1030		
<b>Location</b>	West side of State Road 7, approximately 1.25 miles south of Hypoluxo Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	
<b>Use</b>	Agriculture uses	Light Industrial uses	
<b>Zoning</b>	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Agricultural Reserve (AGR)	Commerce (CMR)	
<b>Underlying Future Land Use Designation</b>	None	Agricultural Reserve (AGR)	
<b>Conditions</b>	None	None	
<b>Density Bonus</b>	Not Applicable	Not Applicable	
<b>Total Number of Units</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	1 unit per 5 acres or 0.15 FAR of agricultural uses	0.45 FAR
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	Single Family, 1 unit 1 du/5 acres x 15 ac. = 3 units	Single Family, 1 unit 1 du/5 acres x 15 ac. = 3 units (per underlying AGR)
<b>Maximum Beds (for CLF proposals)</b>	Not Applicable	Not Applicable
<b>Population Estimate</b>	3 max du x 2.39 = 7 people	3 max du x 2.39 = 7 people (per underlying AGR)

<b>Maximum Square Feet</b> <sup>2, 4</sup> (non-residential designations)	0.15 FAR x 15 ac. = 98,010 SF of agricultural uses	0.45 FAR x 15 ac. = 294,030 SF of Commerce uses
<b>Proposed or Conditioned Potential</b> <sup>3, 4</sup>	None	294,030 SF Light Industrial 294,030 SF Flex Space CMR FLU 13 Acres Landscape Services
<b>Max Trip Generator</b>	Nursery (Garden Center) - ITE 817: T = 108.10x; Nursery (Wholesale) - ITE 818: T = 19.5x	Light Industrial - ITE 110: T = 4.96x Flex Space – T = 7.86x Landscape Services – T = 121.70x
<b>Maximum Trip Generation</b>	736 Daily Trips	2080 Daily Trips (Maximum and Restricted)
<b>Net Daily Trips:</b>	1344 daily trips (maximum/restricted minus current)	
<b>Net PH Trips:</b>	499 AM peak hour trips, 275 PM peak hour trips (maximum minus current) 430 AM peak hour trips, 275 PM peak hour trips (maximum minus current)	

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

<b>Name</b>	Heather Waldstein / Jennifer Morton
<b>Company Name</b>	JMorton Planning & Landscape Architecture
<b>Address</b>	3910 RCA Boulevard, Suite 1015
<b>City, State, Zip</b>	Palm Beach Gardens, Florida 33410
<b>Phone Number</b>	(561) 721-4461 / (561) 721-4460
<b>Email Address</b>	<a href="mailto:hwaldstein@jmortonla.com">hwaldstein@jmortonla.com</a> / <a href="mailto:jmorton@jmortonla.com">jmorton@jmortonla.com</a>

### B. Applicant Information

<b>Name</b>	Peter Patel, Authorized Agent
<b>Company Name</b>	8421 Boynton Beach Land Trust
<b>Address</b>	370 Camino Gardens Boulevard, Suite 301
<b>City, State, Zip</b>	Boca Raton, Florida 33432
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Property Owner

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The Property contains one 10,780 SF building utilized for agriculture purposes. In addition, there are several agriculture storage structures scattered throughout the property. See Attachment F for Inventory and Map.
<b>PCN</b>	00-41-45-13-00-000-1030 Legal Description provided as Attachment A. Survey provided as Attachment P.
<b>Street Address</b>	8421 S. State Road 7
<b>Frontage</b>	662.99 feet of frontage on S. State Road 7 and 985.92 feet of depth
<b>Legal Access</b>	State Road 7
<b>Contiguous under same ownership</b>	00-41-45-13-03-001-0080, 00-41-45-13-03-001-0020, 00-41-45-13-03-001-0050, 00-41-45-13-03-001-0060 & 00-41-45-13-03-001-007
<b>Acquisition details</b>	The Property was one of 6 parcels purchased by 8421 Boynton Beach Land Trust on September 16, 2021 from Pontano Family Farms, LLC. Copies of Warranty Deeds are provided as Attachment A.
<b>Size purchased</b>	111.89 acres

### B. Development History

<b>Control Number</b>	1997-120				
<b>Previous FLUA Amendments</b>	None				
<b>Concurrency</b>	None				
<b>Plat, Subdivision</b>	None				
<b>Zoning Approvals &amp; Requests</b>	Variance Approval for encroachment into setback				
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
N/A	BA-1999-041	Approved	Variance	Setback Encroachment	None

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## Part 4. Consistency

### A. Consistency

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

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

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Agriculture (Preserve Parcel)	Agricultural Reserve (AGR)	Planned Unit Development – Preserve Parcel (AGR-PUD) Control No. 2000-032
<b>South</b>	Willis Gliderport – Single Family Residential (43 dwelling units – 0.41 du/ac) and Agriculture	Agricultural Reserve (AGR)	Agricultural Reserve (AGR) Control No. 1976-054
<b>East</b>	Melrose Planned Unit Development – Single Family Residential (1,755 dwelling units – 2.87 du/ac)	Low Residential, 3 units per acre (LR-3)	Planned Unit Development (PUD) Control No. 1982-040
<b>West</b>	Agriculture (Preserve Parcel)	Agricultural Reserve (AGR)	Planned Unit Development – Preserve Parcel (AGR-PUD) Control No. 2000-032

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## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Nursery (Garden Center) - ITE 817: T = 108.10x; Nursery (Wholesale) - ITE 818: T = 19.5x	Light Industrial - ITE 110: T = 4.96x Flex Space – T = 7.86x Landscape Services – T = 121.70x
<b>Maximum Trip Generation</b>	736 Daily Trips	2080 Daily Trips (Maximum and Restricted)
<b>Net Daily Trips:</b>	1344 daily trips (maximum/restricted minus current)	
<b>Net PH Trips:</b>	499 AM peak hour trips, 275 PM peak hour trips (maximum minus current) 430 AM peak hour trips, 275 PM peak hour trips (maximum minus current)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None.	None.
<b>Significantly impacted roadway segments for Test 2</b>	None.	None.
<b>Traffic Consultant</b>	Simmons & White	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 73 – Boynton Beach X-Town via Boynton Beach Boulevard	
<b>Nearest Palm Tran Stop</b>	Stop # 6791 – Bethesda Hospital (approximately 1.5 miles away)	
<b>Nearest Tri Rail Connection</b>	Boynton Beach Tri-Rail Station (Gateway Boulevard) Via Route 73	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. Sufficient capacity is available for the proposed development. Off-site improvements and a lift station will be required. See Attachment I for letter from Palm Beach County Water Utilities Department.	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	A 10" potable water main is located approximately 2200 feet from the Property within Armone Place. An 8" wastewater force main is located approximately 2,900 feet from the Property.	

#### **D. Drainage Information**

The Property is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-15 Drainage Basin. Legal positive outfall if available via discharge to the Lake Worth Drainage District E-1 Canal along the east side of the State Road 7. See Attachment J for Drainage Statement.

#### **E. Fire Rescue**

<b>Nearest Station</b>	Station # 48 – 8560 Hypoluxo Road
<b>Distance to Site</b>	Approximately 3.25 miles
<b>Response Time</b>	9 minutes
<b>Effect on Resp. Time</b>	The proposed change will have some impact on Fire-Rescue facilities. See Attachment K for letter from Fire-Rescue Department.

#### **F. Environmental**

<b>Significant habitats or species</b>	There are no significant habitats or species on the Property. The site has previously cleared and utilized for agricultural purposes. An aerial and several pictures of the Property are provided as Attachment L.
<b>Flood Zone*</b>	Portions of the Property are located in Special Flood Zone AE.
<b>Wellfield Zone*</b>	The Property is not located within a Wellfield Protect Zone. See Wellfield Map as Attachment N.

#### **G. Historic Resources**

There are no significant historic resources on the Property or within 500 feet of the Property. See Attachment O.

**H. Parks and Recreation - Residential Only (Including CLF) – Not Residential**

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

**I. Libraries - Residential Only (Including CLF) – Not Residential**

Library Name			
Address			
City, State, Zip			
Distance	<i>Indicate the distance from the site to the nearest library.</i>		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		

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

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			



# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- 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. **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** 8421 S STATE ROAD 7**Municipality** UNINCORPORATED**Parcel Control Number** 00-41-45-13-00-000-1030**Subdivision****Official Records Book** 32899**Page** 1665**Sale Date** SEP-2021**Legal Description** 13-45-41, ELY 1215.45 FT OF S 1/4 OF NE 1/4 (LESS SR 7 R/W)**Owners**

8421 BOYNTON BEACH LAND TRUST

**Mailing address**370 CAMINO GARDENS BLVD STE 301  
BOCA RATON FL 33432 5816

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
SEP-2021	\$8,525,000	32899 / 01665	WARRANTY DEED	8421 BOYNTON BEACH LAND TRUST
NOV-2011	\$10	24903 / 01058	WARRANTY DEED	PONTANO FAMILY FARMS LLC
AUG-2011	\$3,075,000	24726 / 01019	WARRANTY DEED	PONTANO FARMS INC
DEC-2010	\$100	24278 / 00882	CERT OF TITLE	GRAND BANK & TRUST OF FLORIDA
OCT-2004	\$10	17718 / 00976	WARRANTY DEED	DUBOIS ROBERT M SR

1 2

No Exemption Information Available.

**Number of Units** 0**\*Total Square Feet** 0**Acres** 14.8954**Use Code** 5100 - AG Classification  
CROP SOIL CLASS 1**Zoning** AGR - Agricultural Reserve ( 00-UNINCORPORATED )

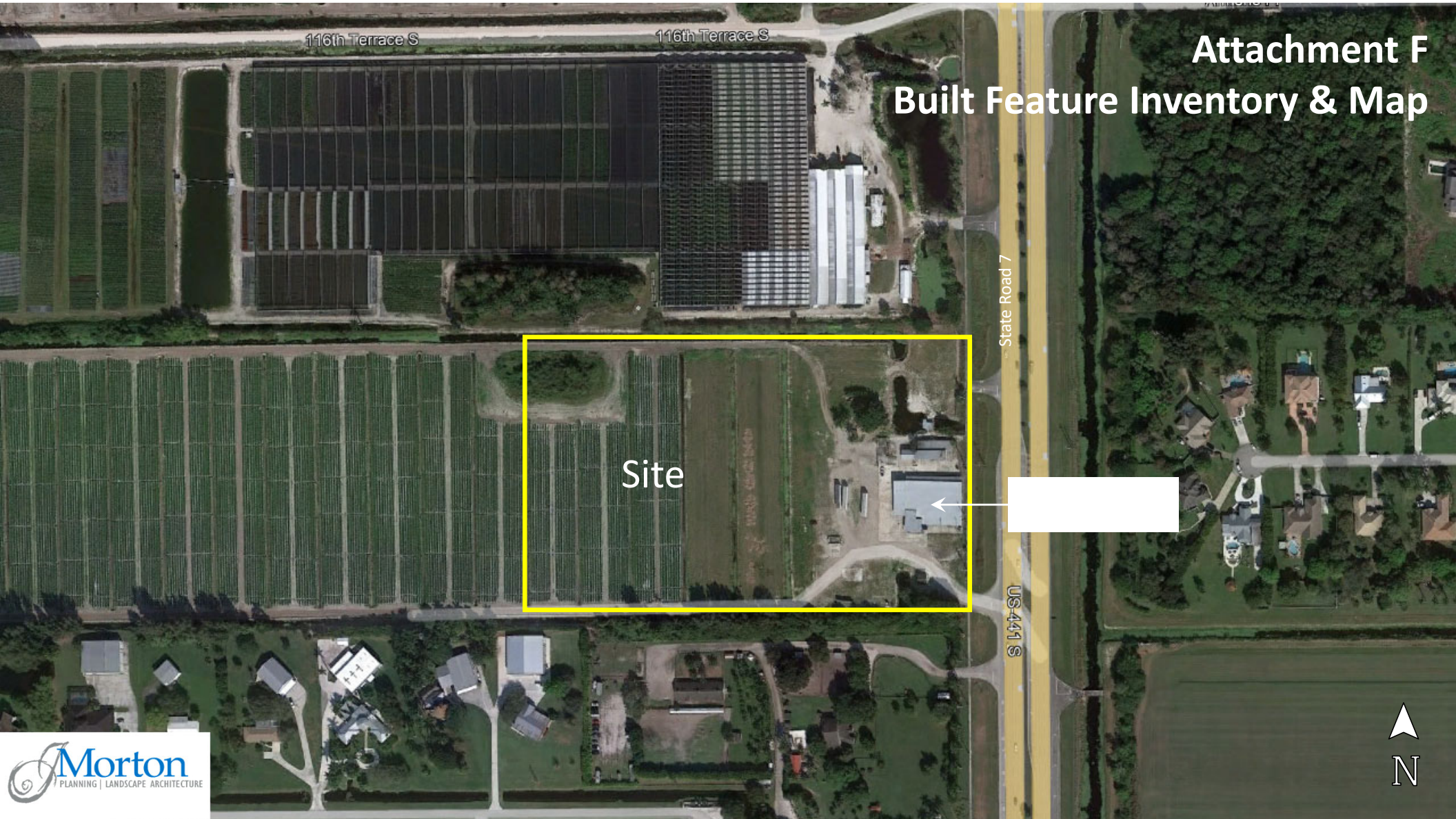
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Improvement Value</b>	\$62,271	\$62,625	\$63,123
<b>Land Value</b>	\$1,295,900	\$1,179,716	\$1,081,406
<b>Total Market Value</b>	\$1,358,171	\$1,242,341	\$1,144,529

All values are as of January 1st each year

<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Assessed Value</b>	\$40,338	\$38,702	\$37,215
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$40,338	\$38,702	\$37,215

<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Ad Valorem</b>	\$1,005	\$1,003	\$1,006
<b>Non Ad Valorem</b>	\$743	\$743	\$743
<b>Total tax</b>	\$1,748	\$1,746	\$1,749

# Attachment F Built Feature Inventory & Map



Site

State Road 7

US 441 S

N



## 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 for the property located at 8421 South State Road 7 (“Property”).

### **I. PROPOSED FLUA MAP AMENDMENT**

The Commerce Land Use designation was recently adopted by the Board of County Commissioners (BCC) at their meeting of August 25, 2022. In anticipation of the Commerce Land Use Designation Ordinance becoming effective, the Applicant is proposing to amend the Future Land Use designation from Agricultural Reserve (AGR) to Commerce (CMR).

### Description of Site Vicinity

The Property is located on the west side of State Road 7, approximately 1.5 miles north of Boynton Beach Boulevard at 8421 South State Road 7. The Property has a Future Land Use designation of Agricultural Reserve. Within the vicinity of the Property are multiple agricultural uses including row crops and agriculture sales and service. To the east of the Property is the Urban/Suburban Tier.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
<b>North</b>	Agricultural Reserve (AGR)	Planned Unit Development – Preserve Parcel (AGR-PUD)	Agriculture Row Crops	2000-032
<b>South</b>	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	Single Family and Agriculture	None
<b>East</b>	Low Residential, 3 units per acre (LR-3)	Planned Unit Development (PUD)	Melrose PUD (Single Family Residential)	1982-040
<b>West</b>	Agricultural Reserve (AGR)	Planned Unit Development – Preserve Parcel (AGR-PUD)	Agriculture Row Crops	2000-032

### 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 Commerce Future Land Use designation is suitable and appropriate for the subject site. The Commerce designation establishes a third industrial destination which will correspond to the Light Industrial zoning designation allowing for light industrial uses. The Board of County Commissioners (BCC) has recently determined that it is appropriate to locate light industrial uses along the State Road 7 through policy direction as well as through the approval of multiple map amendments to the Comprehensive Plan. The*

*Property is currently being utilized for agriculture row crops, however, it is the Applicant's intent to develop a light industrial use on the Property that will serve the surrounding agriculture uses such as a location for cold storage, landscape services, and/or office warehouse. These uses can also serve the residents that are located to the east within the Urban/Suburban Tier without directly impacting those single family homes, as this Property is located on the west side of State Road 7.*

*This Property is an ideal location for a Commerce use as it is located along a major transportation corridor. The proposed project will provide for needed light industrial development along this corridor which has historically been developed in a piecemeal fashion inclusive of agriculture, industrial, commercial and single family residential uses. Access to other major rights-of-way such as Hypoluxo Road and Boynton Beach Boulevard, which are within close proximity (approximately 1 to 1.5 miles, respectively), ensures that services and employment opportunities are easily available to future users, tenants, employees, etc.*

**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:** The Agricultural Reserve Tier has recently been the subject of numerous changes. The commercial cap has been increased to accommodate new commercial projects along Boynton Beach Boulevard, State Road 7 and Atlantic Avenue. For example, the Future Land Use designation of the Homrich Nursery located at the southwest corner of Boynton Beach Boulevard and State Road 7 was changed to Commercial Low, with an underlying Industrial designation in 2016. Since then, the Homrich Nursery property has been developed with a landscape service business and a dispatch office/contractor storage yard for a waste management hauler. This Future Land Use amendment was the first change that spurred the Board of County Commissioners to re-examine the opportunity for industrial type development on the west side of State Road 7. Further, the Board of County Commissioners recognized the changing characteristics of the area and the compatibility concerns for certain agriculture uses that are industrial in nature on adjacent properties.*

*Earlier this year, the Board of County Commissioners also approved the adoption of a Future Land Use Amendment for the LAS Farms Property from Agricultural Reserve (AGR) to Industrial (IND/AGR) subject to conditions limiting the property to light industrial uses. The Board of County Commissioners also approved the Sunflower Industrial project on the west side of State Road 7 south of Atlantic Avenue in 2020. This project was also the subject of a Future Land Use Amendment from Agricultural Reserve (AGR) to Industrial (IND/AGR) subject to conditions limiting the property to light industrial uses.*

*All of these changes and the recent direction from the Board of County Commissioners regarding additional light industrial uses in the Agricultural Reserve are evidence that additional land and opportunities for light industrial projects is needed and appropriate for properties fronting on State Road 7.*

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

***Response:** As mentioned above, the characteristics of State Road 7 within the Agricultural Reserve have changed since the Agricultural Reserve Master Plan's inception. Multiple residential projects have been developed between State Road 7 and Florida's Turnpike. The Bethesda Hospital located at the northeast corner of Boynton Beach Boulevard and State Road 7 was constructed in the early 2000's and an expansion was recently approved by the Board of County Commissioners that will nearly double the size and intensity of the medical complex. The residential and commercial developments that have been constructed within the central part of the Tier along Boynton Beach Boulevard, Atlantic Avenue, and Lyons Road have forced several agricultural operations to relocate. The Alderman Farms Packing Plant relocated from the*

*northeast corner of Boynton Beach Boulevard and Lyons Road to the west side of State Road 7 which allowed for the approval and development of the CobbleStone Commons retail plaza. The Thomas Packing Plant closed and relocated out of the area after approval of the comprehensive plan amendment removing that property, located at the northeast corner of Clint Moore Road and State Road 7, from the Agricultural Reserve Tier and designating it as commercial Low, with an underlying 2 units per acre (CL/2).*

*Additionally, the other recent Future Land Use amendments approved on the west side of State Road 7 including Stop and Shop (LGA 2016-023) to allow for gas sales and service and retail uses, Homrich Commercial (LGA 2016-019) to allow for industrial and commercial uses, Sunflower Light Industrial (LGA 2021-016) to allow for light industrial uses, and most recently LAS Farms (LGA 2022-001) to allow light industrial uses have been approved which substantiates the changed conditions of the Agricultural Reserve. All of these changes allow for additional businesses to serve the needs of the growing number of residents moving to the Agricultural Reserve.*

*These changes also indicate that the Agricultural Reserve has continued to change from a rural agricultural area to a suburban community with a growing population that needs various services and goods within proximity of their homes. A sustainable community is a community that is planned, built and modified to promote a living environment that focuses on urban infrastructure, social equity, efficient provision of utility services and economic sustainability. Sustainable communities incorporate principles that improve access to affordable housing, increase transportation options, and lower transportation costs while protecting the environment. Approval of additional industrial land will allow for needed services to be located near existing housing, thus reducing vehicle trips outside of the Agricultural Reserve and ultimately contributing to less traffic congestion and better access throughout the Agricultural Reserve.*

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

**Response:** *The consultants that prepared the Agricultural Reserve Master Plan in 2000 recognized the industrial corridor along Atlantic Avenue between State Road 7 and Smith Sundry Road/Half Mile Road. Furthermore, the consultant recommended 330,000 square feet of additional industrial square footage within the Agricultural Reserve. In 2000, when the Board of County Commissioners reviewed the Agricultural Reserve Master Plan and directed Staff to prepare additional Comprehensive Plan policies for the Agricultural Reserve Tier, the addition of industrial land and industrial uses was not included. Twenty years have passed since these Agricultural Reserve policies were incorporated into the Comprehensive Plan and the Agricultural Reserve Tier is close to being “built out”. Of the 22,000 acres within the Agricultural Reserve, only 1,700 acres remain without any development approvals. This represents a total of 5% of the Agricultural Reserve that is not entitled for development or preservation.*

*The consultants that developed the Agricultural Reserve Master Plan anticipated that the Agricultural Reserve would be a place where people can live, work and play without having to travel to the Urban/Suburban Tier. Contrary to the intent of the Master Plan, the Agricultural Reserve has become an exclusive community comprised mainly of expensive single family homes. Most of the employment opportunities available within the Tier are generated by the commercial centers, farming activities, and industrial corridor along Atlantic Avenue. The proposed Future Land Use amendment to Commerce will create another opportunity for a service not currently located in the Tier. This opportunity would ultimately meet the intent of the Master Plan that has yet to be realized by the current limited development pattern.*

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

**Response:** *N/A*

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

**Response:** *N/A*

## **G.2 Residential Density Increases**

This proposed FLU amendment is not requesting to increase residential density.

## **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, 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 maintain the subject Property’s compatibility with the surrounding properties, some of which have undergone land use amendments while preventing land area for needed services.

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, an industrial 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 Amendment designation will be compatible with neighboring uses.

- Primary access is available from State Road 7, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located on a major north/south transportation route (State Road 7). Many uses along this transportation route are industrial or commercial in nature even though they are technically agricultural uses. For example, there are multiple agriculture sales and service establishments, produce packing houses, agricultural storage locations for farm equipment and materials, a chipping and mulching facility, and a farmers’ market all on the west side of State Road 7. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the State Road 7 corridor.

As mentioned, many uses that are permitted and currently exist on the agriculture land within the Agricultural Reserve have similar impacts on adjacent properties. Farming activities often include: pesticide and herbicide spraying, heavy equipment storage and operation, produce packing activities, truck deliveries and loading including refrigeration trucks, 24 hour operations, noise, dust, and outdoor storage of materials and dead plants/vegetation. Agriculture activities are often not buffered from adjacent properties and uses. Additionally, the County code requires setbacks, buffers and landscaping for all on-site structures to ensure compatibility.

## **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.

- **Strategic Planning** – “...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 a light industrial use on a Property with access to State Road 7, a major north/south transportation route. The area surrounding the Property is a mix of agricultural, industrial, and commercial uses. Residential PUDs are*

*prohibited from being located on the west side of State Road 7. This use will ensure that the Agricultural Reserve Tier is a diverse community that can meet the needs of the existing and future residents located on the east side of State Road 7 and within the Tier.*

- **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:** The proposed amendment will further the County’s Goals by establishing criteria for light industrial uses in the Agricultural Reserve Tier, allowing employment based uses at suitable locations, along major thoroughfares, ensuring land use compatibility. 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 on a major transportation route with access/frontage on State Road 7 contributes to timely, cost effective service provision. The proposed Commerce designation will allow for development of a use that will better serve the immediate and future needs of the community as it will provide additional services and employment opportunities.*

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

- **FLUE Objective 2.2 Future Land Use Provisions - General** – “Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provisions of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.”

***Response:** The newly adopted Commerce Future Land Use designation establishes a third category allowing industrial uses; and allows an opportunity for light industrial uses in appropriate locations in order to allow employment based uses at suitable locations along major thoroughfares while protecting adjacent residences from more intense uses. A change to the Commerce Future Land Use designation would allow for the development of light industrial uses to support the growing residential communities within the Agricultural Reserve by providing additional services to the residents within the Tier and without further impacting the roadway network leading to the Urban/Suburban Tier.*

- **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) with services and public facilities available. The recently adopted Commerce Land Use designation established a third category for industrial uses, specifically light industrial uses. Development of a light industrial use on the Property would be consistent with the existing development pattern along State Road 7. A change to the Future Land Use designation would allow for the development of a project that would provide an employment opportunity and additional services to the surrounding community.*

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

- **FLUE Policy 1.5-v:** “The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations to provide a balance of land uses for current and new residents of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements:
  1. Limited to the Commerce (CMR) future land use designation.



2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use;
3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way); and
5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following:
  - a. The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process.

**Response:** *The Project proposes a light industrial development on a 15-acre property located west of and with frontage along State Road 7. The Applicant is requesting a Land Use Designation of Commerce (CMR) corresponding with the concurrent request for a rezone to MUPD; and meeting the Performance Standards and Property Development Regulations. The Property is 15 acres and is not required per the Policy above to provide a preserve area.*

- **FLUE Policy 2.2.4-a:** “The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.”

**Response:** *The recently adopted Commerce Land Use designation establishes a third category allowing industrial uses, specifically light industrial uses and provides policy guidance on location requirements, limiting to major corridors. Providing additional industrial land within the Agricultural Reserve ensures the availability of employment opportunities and needed services to the residents of the Agricultural Reserve Tier. By adding valuable industrial land to the Agricultural Reserve Tier, economic diversity is ensured within the Tier and Palm Beach County. The County has already determined that the west side of State Road 7 is an appropriate location for industrial as evidenced by the approval of the Homrich Nursery, LAS Farms Industrial, and Sunflower Industrial Comprehensive Plan amendments.*

- **FLUE Policy 2.2.4-c:** “The three Industrial future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element).

1. **Commerce.** The Commerce (CMR) future land use designation is intended to accommodate light industrial uses to provide an option for low-trip generating non-residential and/or employment generating uses on arterial roadways. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.

**Response:** *Development of a light industrial use on the Property would be consistent with the existing development pattern along State Road 7. A change to the Future Land Use designation would allow for the development of a project that would provide an employment opportunity and additional services to the surrounding community.*

- **FLUE Policy 2.2.4-d:** “Industrial uses shall be considered either Light or Heavy as defined below.

**Light Industrial.** Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted."

**Response:** *As previously indicated, agriculture uses often generate dust, smoke, fumes, odor, noise, vibration and other objectionable effects such as aerial spraying of pesticides, etc. on adjacent properties. The proposed Future Land Use amendment to Commerce would ensure the development of a light industrial use that is located away from residential development and would not have such similar negative impacts on adjacent properties.*

### **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), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (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 CMR for the purpose of providing additional services along the State Road 7 corridor. The amendment does not promote low intensity/density or single-use development.*
- 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 along the State Road 7 corridor which is not rural in nature as evidenced by urban services such as police, fire rescue and water/wastewater/drainage utilities are existing in the immediate area. The proposed Commerce designation is consistent with the surrounding commercial, industrial and agricultural uses and activities.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - **Response:** *The Property is not isolated in nature and currently supports agriculture storage/sales uses. The Property is located on a major north/south transportation corridor within close proximity of other development.*
- 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 not have a 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 currently utilized as an agriculture use. Several changes have already been granted to properties within the immediate area that allow the development of commercial and industrial uses. The area has been changing from agriculture to commercial and industrial uses since 2006. Since the proposed request is for Commerce, no negative impacts to agricultural uses are anticipated with the land use change. The small size of the Property will not impact the adjacent larger parcels supporting agriculture operations rather provide a support service for those adjacent agriculture uses.*
- Fails to maximize use of existing public facilities and services.
  - **Response:** *This amendment will maximize the use of existing facilities. The Property's location within a Limited Urban Service Area (LUSA) means that services and public facilities are available to serve the Property.*
- 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. This amendment will maximize the use of any future facilities proposed or constructed in the future and provide additional tax base. Therefore, the proposal will maximize the existing public services in the area.*
- 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:** *Approval of a Commerce Future Land Use designation will be consistent with the style of development to the south. While the property is located within the Agricultural Reserve Tier of the County, this major roadway corridor has been changing as new commercial and industrial uses are approved and developed. The surrounding residential developments are supporting and increasing the demand for these uses. Therefore, the proposal discourages the proliferation of Urban/Sprawl.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - **Response:** *This amendment will allow for the development of a small Property that is consistent with the existing and proposed uses to the south. Future development on the Property will serve the current and future needs for the surrounding communities.*
- Fails to encourage a functional mix of uses.
  - **Response:** *Approval of this proposed amendment will allow the development of industrial uses that will provide services to the surrounding existing residential communities and regional hospital rather than allowing the current single use development pattern that has occurred in the Agricultural Reserve to continue. Development of the Property will allow the community needs to be met within the Tier which will cause trips to remain in the Agricultural Reserve Tier.*
- Results in poor accessibility among linked or related land uses.
  - **Response:** *The proposed development will be designed with pedestrian connections as required through the site plan approval 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.*

**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 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 proposed Future Land Use amendment will maximize the use of future public facilities and services existing and within a relatively urban area. 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.*
- 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 with pedestrian connections to State Road 7 as required through the site plan approval process.*
- 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 an industrial use that will provide the additional employment opportunities within an area of the County that has historically only been developed with low density single family residential development. In order to meet the growing demand, additional industrial land is needed in this area. Therefore, the proposed amendment would contribute to livable communities and help balance the land uses within the Agricultural Reserve while maintaining the character of the community.*

### **Conclusion**

As described above, the proposed FLU amendment from Agricultural Reserve (AGR) to Commerce (CMR) 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, does not contribute to urban sprawl, is consistent with the Comprehensive Plan and will not negatively impact service provision.

### **II. ULDC CHANGES**

No ULDC changes are needed in response to this proposed Comprehensive Plan Future Land Use atlas amendment.





**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  
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Commissioners**

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Maria G. Marino  
Dave Kerner  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

April 18, 2022

Morton  
3910 RCA Boulevard  
Palm Beach Gardens, FL 33410

RE: Boynton Land Trust Commerce  
PCN 00-41-45-13-00-000-1030  
Service Availability Letter

Dear Ms. McClellan,

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 land use amendment from Agricultural Reserve (AGR) to Industrial (IND) on approximately 14.9 acres. The proposed change will allow approximately 292,070 SF of light industrial uses.

The nearest point of connection is a 10" potable water main located approximately 2200' from the subject property within Armone Place. The nearest point of connection to sanitary sewer is an 8" gravity main approximately 2900' from the subject property. Offsite improvements and a lift station will be required.

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,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,  
Project Manager



April 29, 2022

Job No. 22-072

LAND USE PLAN AMENDMENT APPLICATION  
STATEMENT OF LEGAL POSITIVE OUTFALL

Boynton Land Commerce  
14.9 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the west side of State Road 7, south of Hypoluxo Road in Palm Beach County and contains approximately 14.9 acres. The Property Control Number (PCN) for the subject parcel is 00-41-45-13-00-000-1030. The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 14.9 acre parcel's designation to Industrial (IND) or Commerce (CMR) with underlying Agricultural Reserve on the Palm Beach County Comprehensive Plan.

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-15 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District E-1 Canal along the east side of State Road 7. 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 revelations to be at or above the level produced by the 100 year 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

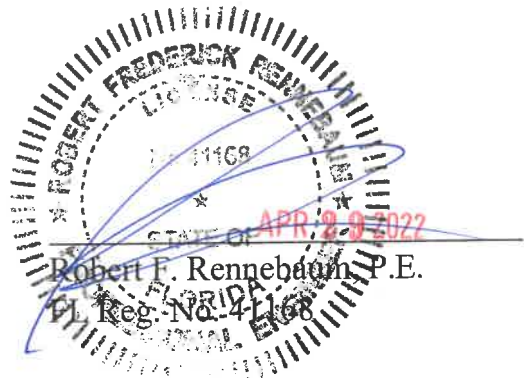
LUPA Statement of Legal Positive Outfall

Job No. 22-072

April 29, 2022 – Page 2

SITE DRAINAGE (CONTINUED)

5. Allowable discharge to be in accordance with Lake Worth Drainage District and South Florida Water Management District Basin criteria.
6. Due to 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  
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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  
3910 RCA Boulevard  
Palm Beach Gardens, FL 33410

Re: Boynton Land Trust Commerce

Dear Ms. McClellan:

Per your request for response time information to the subject property located on the west side of State Road 7 (PCN: 00414513000001030). This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road. The maximum distance traveled to subject property is approximately 3.25 miles from the station. The estimated response time to the subject property is 9 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 13 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.

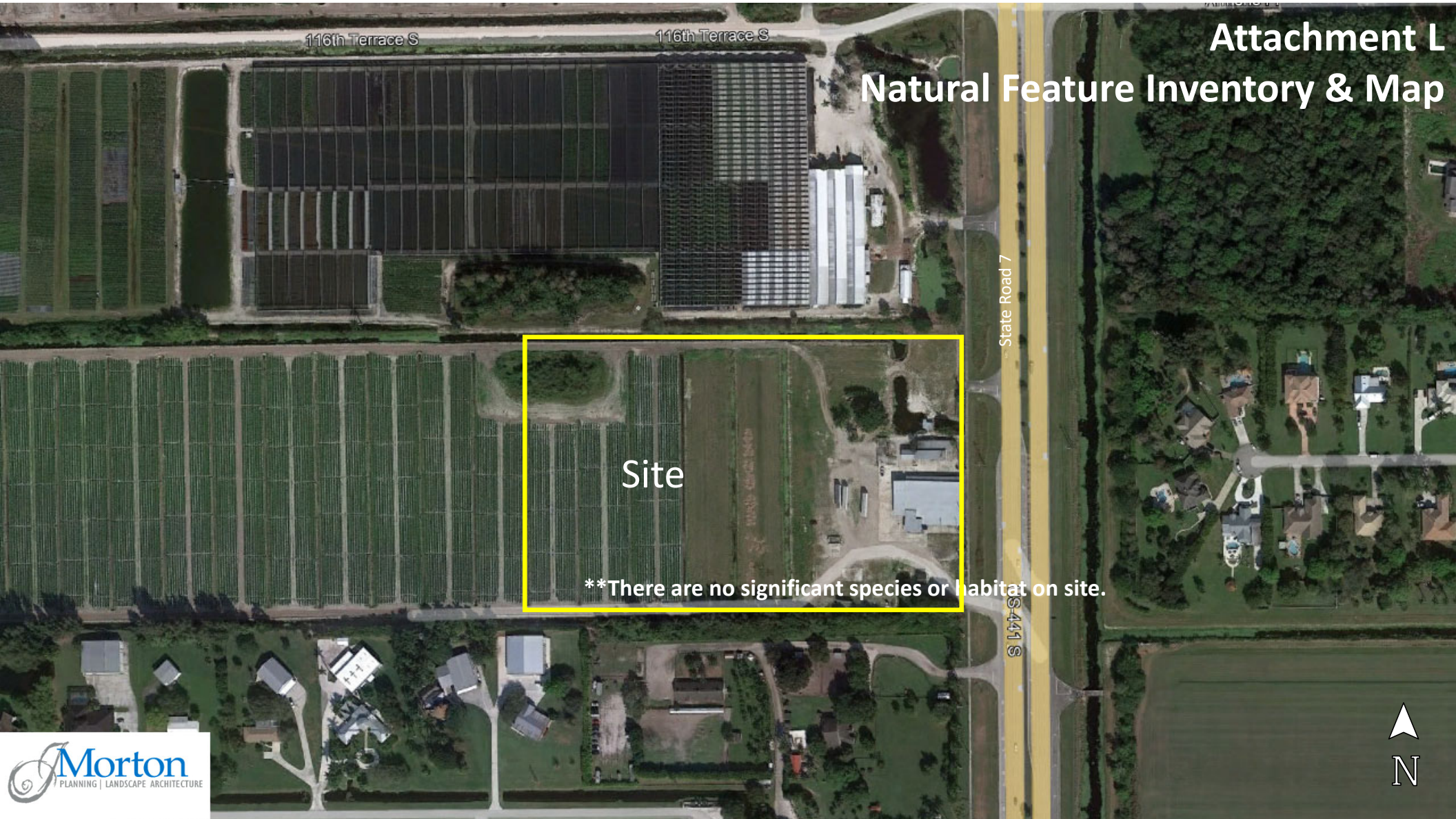
Sincerely,

Alyssa Tagdharie, Planner  
Palm Beach County Fire-Rescue



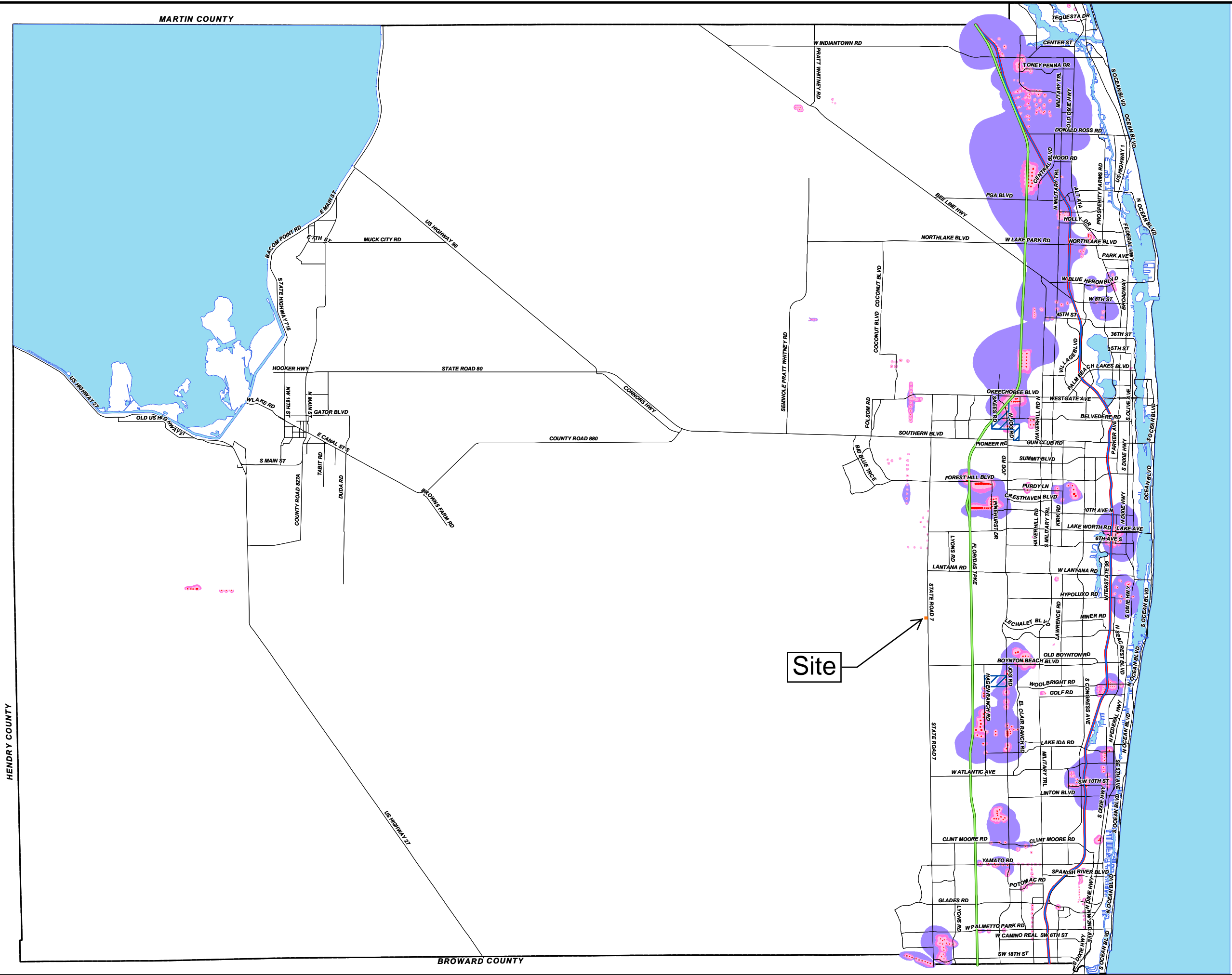
# Attachment L

## Natural Feature Inventory & Map



Site

\*\*There are no significant species or habitat on site.



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



1 0 1 2 3 4 Miles

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





April 29, 2022

Job No. 22-072

LAND USE PLAN AMENDMENT APPLICATION  
WELLFIELD PROTECTION ZONE STATEMENT

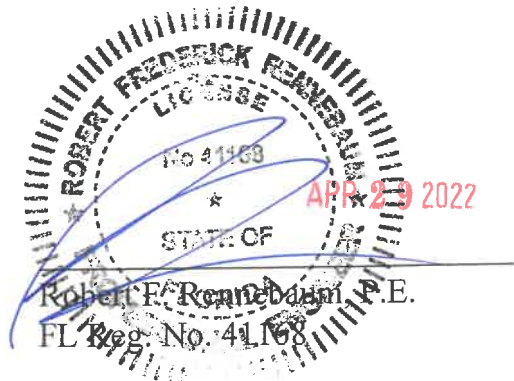
Boynton Land Commerce  
14.9 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the west side of State Road 7, south of Hypoluxo Road in Palm Beach County and contains approximately 14.9 acres. The Property Control Number (PCN) for the subject parcel is 00-41-45-13-00-000-1030. The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 14.9 acre parcel's designation to Industrial (IND) or Commerce (CMR) with underlying Agricultural Reserve on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

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



sa: x:/docs/trafficanddrainage/lupawellfield.22072



**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](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
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Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

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March 30, 2022

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

RE: Historical and Archaeological Resource Review for project name: Boynton  
Land Trust Commerce, under PCN: 00-41-45-13-00-000-1030.

Dear Ms. McClellan:

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

Staff 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 property.

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 property.

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,

A handwritten signature in black ink, appearing to read "Christian Davenport".

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J.  
Morton\ Project:Boynton Land Trust Commerce\_ PCN\_00414513000001030\_Letter\_3-30-2022.doc