

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20-B	Intake Date	November 6, 2019
Application Name	Boynton Technology Park	Concurrent?	No
Acres	47.21 acres	Text Amend?	No
PCNs	00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-0991, & 00-42-43-27-05-050-0992		
Location	Northeast corner of Boynton Beach Blvd and Acme Dairy Road		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Nursery	Industrial	
Zoning	Agricultural Reserve (AGR)	Planned Industrial Park Development (PIPD) or Light Industrial (IL)	
Future Land Use Designation	Agricultural Reserve (AGR)	Industrial (IND)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	1 du / 5 acres or 0.15 FAR	0.45 FAR
Maximum Dwelling Units¹ (residential designations)	1 du / 5 acres x 47.21 ac. = 9 units	1 du / 5 acres x 47.21 ac. = 9 units (underlying AGR)
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	9 max du x 2.39 = 22 people	9 max du x 2.39 = 22 people
Maximum Square Feet ^{2, 4} (non-residential designations)	0.15 FAR x 47.21 ac. = 308,535 SF of Agriculture Uses	0.45 FAR x 47.21 ac. = 925,606 SF of industrial uses
Proposed or Conditioned Potential ^{3, 4}	None	None
Max Trip Generator	Single Family detached (ITE #210)	Light Industrial (ITE #110)
Maximum Trip Generation	90 trips per day	4,132 trips per day
Net Daily Trips:	4,042 trips per day maximum	
Net PH Trips:	576 AM, 515 PM maximum	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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.

Part 2. Applicant Data

A. Agent Information

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

B. Applicant Information

Name	Randall Tim Linkous	Paul Dye, Kimberly Tieran, Martha Ely, Randy Ely, & Randall Thorne	Bradley Morton, Manager
Company Name	Valico Nurseries		Morton Group Realty, LLC
Address	8289 W. Boynton Beach Blvd	24018 Willow Rose Drive	7330 Floranada Way
City, State, Zip	Boynton Beach, FL 33472	Spring, TX 77389	Delray Beach, FL 33436
Phone Number			(561) 306-7160
Email Address			brad@mortongroupinc.com
Interest	Owner	Owner	Contract Purchaser

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	9,600 SF Warehouse/Storage building, 17,500 SF Warehouse/Storage Building & 5,600 SF Warehouse/Storage building (See Attachment F for Built Features Map)
PCN	00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-0991, & 00-42-43-27-05-050-0992 (See Attachment A for legal description; See Attachment O for Survey)
Street Address	8289 & 8255 Boynton Beach Boulevard
Frontage	+/- 1,600 feet of frontage on Boynton Beach Boulevard & +/- 1,300 feet of frontage on Acme Dairy Road
Legal Access	Boynton Beach Boulevard and Acme Dairy Road
Contiguous under same ownership	None.
Acquisition details	<p>The Property identified by PCN Nos. 00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, & 00-42-43-27-05-050-0991 was acquired on September 21, 1981 from David MacKenzie by Warranty Deed. According to the Warranty Deed, the Property was granted for the consideration of \$10.00.</p> <p>The Property identified by PCN No. 00-42-43-27-05-050-0992 was originally acquired on April 29, 1986 from Can-Flo International Corp by Warranty Deed. According to the Warranty Deed, the Property was granted for the consideration of \$10.00. Subsequently on December 31, 1987 ownership was divided by Quit Claim Deed (Randall P. Thorne - 26.7%, Paul B. Dye - 40%, and Allmon & Tiernan, Inc. - 33.3%). Subsequently on September 13, 1990, 33.3% ownership was transferred from Allmon & Tiernan, Inc. to Scott Tiernan and Kimberly Tiernan by Quit Claim Deed. Subsequently on December 18, 1998 and May 13, 1999 by Quit Claim Deed a percentage of the property was granted to Randy Ely and Martha Ely. Subsequently on April 8, 2014, by Quit Claim Deed pursuant to divorce decree Kimberly Tiernan was granted a percentage of the property ownership. (See Attachment A for Warranty Deeds)</p>
Size purchased	37.96 acres purchased by Valico Nurseries & 9.26 acres purchased by Paul Dye, Kimberly Tieran, Martha Ely, Randy Ely, & Randall Thorne.

III. Development History

Previous FLUA Amendments	Previous application for Commercial (PCN – 00-42-43-27-05-050-1020) - Withdrawn
Zoning Approvals, Control Number	No previous Zoning approvals
Concurrency	None
Plat, Subdivision	Palm Beach Farms Plat 2

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

A. Consistency

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

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Agriculture Uses	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development Preserve (AGR-PUD) – Control Nos. 2000-032 & 2005-014
South	Agriculture Uses	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
East	Florida Turnpike	Utilities & Transportation (UT)	Agricultural Reserve (AGR)
	Vacant – Boynton Commons Medical Office MUPD – 115,000 SF medical office	Commercial Low, with an underlying 5 units per acre (CL/5)	Multiple Use Planned Development (MUPD) – Control No. 2006-367
	Indian Hills PUD - Multi-Family Residential Pod D – 128 units (7.55 du/acre)	Medium Residential, 5 units per acre (MR-5)	Planned Unit Development (PUD) – Control No. 1994-024
West	Retail/Office – West Boynton Center – 13,900 SF commercial/retail and 320 SF office	Commercial Low, with an underlying Agricultural Reserve, (CL/AGR)	Commercial General (CG) and Agricultural Reserve (AGR)
	Agriculture Uses – Preserve Parcel for Monticello PUD	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development Preserve (AGR-PUD) – Control No. 2005-014

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family detached (ITE #210)	Light Industrial (ITE #110)
Maximum Trip Generation	90 trips per day	4,132 trips per day
Net Daily Trips:	4,042 trips per day	
Net PH Trips:	576 AM, 515 PM	
Significantly impacted roadway segments that fail Long Range	None.	None.
Significantly impacted roadway segments for Test 2	None.	None.
Traffic Consultant	Simmons & White, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Palm Tran Route 73 runs along Boynton Beach Boulevard immediately adjacent to the Property.	
Nearest Palm Tran Stop	Boynton Beach Boulevard & Caridad Service Road – Stop # 6744 (0.2 mile)	
Nearest Tri Rail Connection	Route 73 intersects with Route 70 which links directly to the Boynton Beach Tr-Rail Station.	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	The proposed future land use amendment from Agricultural Reserve to Industrial will not impact the current level of service for the Property.	
Nearest Water & Wastewater Facility, type/size	A 42" potable water main and 24" wastewater forcemain are located within the Boynton Beach Boulevard right-of-way adjacent to the Property. See Attachment I for the letter from Palm Beach County Water Utilities Department.	

D. Drainage Information

The Property is located within the boundaries of the LWDD and SFWMD C-16 Basin. Legal positive outfall is available via connection to the Acme Dairy Road drainage system adjacent to the west property line.

See Attachment J for Drainage Statement.

E. Fire Rescue

Nearest Station	PBC Fire-Rescue Station # 47 7950 Enterprise Center Circle Boynton Beach, FL 33437
Distance to Site	Approximately 1.25 miles
Response Time	Average response time: 6:54 minutes
Effect on Resp. Time	No significant impact on response time. See Attachment K for letter from Fire-Rescue.

F. Environmental

Significant habitats or species	The Property has been used for agricultural purposes. As such, there are no significant habitats or species on-site. Please see Attachment L for the Natural Feature Inventory Map.
Flood Zone	The Property is located in Flood Zone X.
Wellfield Zone	The Property is not located within a Wellfield Protection Zone. See Attachment M for Wellfield Map.

G. Historic Resources

No known archaeological resources are located on or within 500 feet of the Property. See Attachment N for Historic Resources Letter.

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

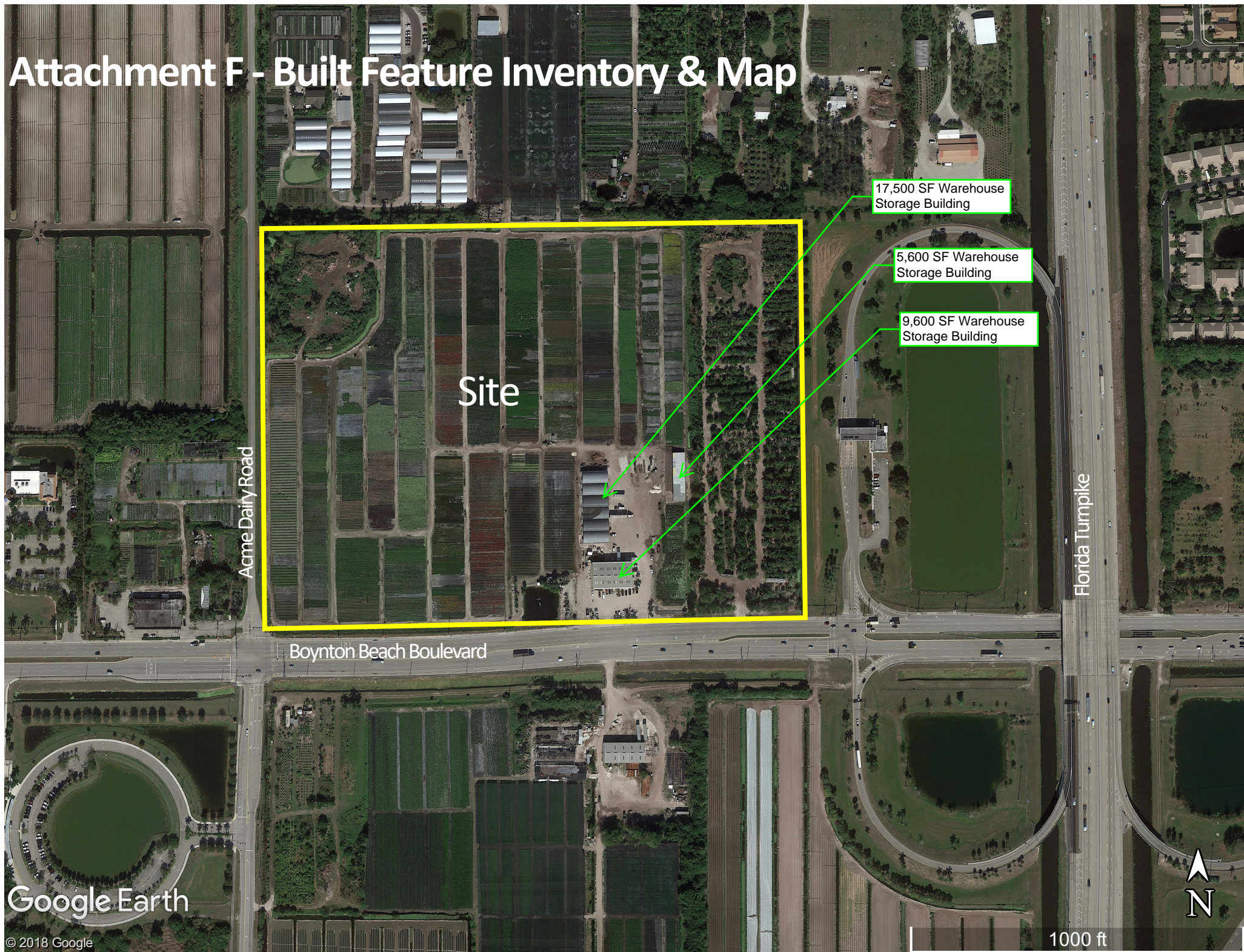
- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & 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. **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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Attachment F - Built Feature Inventory & Map



Attachment G

Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the property located at the northeast corner of Boynton Beach Boulevard and Acme Dairy Road (“Property”) to amend the future land use designation from Agricultural Reserve (AGR) to Industrial, with an underlying Agricultural Reserve (IND/AGR). The Property is located within the Agricultural Reserve Tier and is currently utilized for agriculture purposes including palm trees, potted plant materials and ornamentals for landscaping purposes.

I. PROPOSED FLUA MAP AMENDMENT

The Applicant is requesting a Future Land Use Amendment from Agricultural Reserve (AGR) to Industrial, with an underlying Agricultural Reserve (IND/AGR). The current future land use designation would allow for the development of nine (9) dwelling units or 308,535 SF of agricultural uses. The proposed future land use designation allows a maximum of 925,606 SF of industrial uses. The Applicant is proposing to pursue a rezoning to Planned Industrial Park Development (PIPD).

Description of Site Vicinity

The Property is located on the Boynton Beach Boulevard corridor within the Agricultural Reserve Tier. To the east of the Property is the Florida Turnpike and beyond that the Urban/Suburban Tier. To the west of the property is a pre-existing commercial property known as West Boynton Center as well as a preserve parcel for the Monticello PUD. Further to the West along the Boynton Beach Boulevard corridor are several institutional uses including two schools, a future County park and library, the Caridad Center and Soup Kitchen, a place of worship, and the Bethesda Hospital. Other significant projects along the Boynton Beach Boulevard corridor include commercial projects such as the Canyons Town Center and CobbleStone Commons.

Additional comprehensive plan changes are currently being proposed for the Boynton Beach Boulevard corridor of the Agricultural Reserve Tier. One such change is for the site immediately to the west of the Property for the purpose of allowing the development of a self-storage facility.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	AGR	AGR	Agricultural uses	N/A	N/A
South	AGR	AGR	Agricultural uses	N/A	N/A
East	UT	MUPD	Florida Turnpike	N/A	N/A
	CL/5	MUPD	Vacant (Approved for 115,000 SF of office)	2006-367	R-2019-908, R-2019-909, & R-2019-910
	MR-5	PUD	Indian Hills PUD - Multi-Family Residential Pod D – 128 units (7.55 du/acre)	1994-024	R-1994-1315 & R-1995-858

West	CL/AGR	CG & AGR	Retail & Office – West Boynton Center – 13,900 SF commercial/retail and 320 SF office	N/A	N/A
	AGR	AGR-PUD	Preserve Parcel – Monticello PUD	2005-014	R-2018-1703 & R-2018-1704

History

The Agricultural Reserve Master Plan was originally developed and adopted to preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve. Since the adoption of the Ag Reserve Master Plan, numerous residential developments have been built and the number of residents living within the boundaries of the Ag Reserve has significantly increased. The needs of those residents as well as good planning practices, have spurred additional changes in the Ag Reserve. These changes included increasing the commercial square footage cap to allow for additional smaller commercial projects, allowing 5-acre standalone preserve parcels, and allowing smaller commercial projects to develop without the need to provide preserve acreage. Additional changes are being proposed to allow the development of congregate living facilities and self-storage facilities within the Ag Reserve.

G.1 Justification

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

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

Response: *The proposed future land use designation of Industrial (IND) is suitable and appropriate for the Property. The Property is located on Boynton Beach Boulevard which is a major east-west right-of-way that provides easy access to the Florida's Turnpike as well as State Road 7 and I-95. The consultants that originally prepared the Agricultural Reserve Master Plan recommended that up to 330,000 square feet of industrial uses be allowed in the Tier. Specifically, new industrial was recommended to be located at the intersections of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike.*

An Industrial future land use corridor currently exists along Atlantic Avenue between State Road 7 and Half Mile Road/Smith Sundry Road. The Boynton Beach Boulevard corridor within the Agricultural Reserve currently lacks industrial land. The Board of County Commissioners has previously stated that there is a shortfall of industrially viable property within Palm Beach County. According to a report prepared by Marcus & Millchap, "Palm Beach County is among the tightest industrial markets in the country. A bevy of demographic trends come together to support the local industrial market. First, the county boasts the fastest rate of population growth among the South Florida markets, which is supporting household growth that nearly triples the national average. Many of these households are formed by retirees moving from colder climates or acquiring a winter retreat. Retirees also have a disproportionate level of discretionary income, which encourages spending and ultimately demand for industrial space. The local workforce also continues to grow, including the construction sector, which is building homes in the market to keep pace with household growth. Construction companies use a significant amount of industrial space and play a key role in generating the low vacancy Palm Beach County enjoys. New development of industrial space will accelerate this year, though sufficient pent-up demand will keep vacancy trending lower."

The Property's location at a major transportation node is an important factor for support of the proposed industrial designation. In accordance with general good planning practice as further described by Alexander Dukes in "A Town Well Planned: Hierarchical Zoning" published in Strong Towns, "Industrial land uses are the most flexible because people are generally unconcerned with the activities that occur in industrial areas as long as they're not interfering with the rest of the city or harming the environment. Because residential districts

are so inflexible, industrial land uses should not be placed within them. The noise, shipping traffic, and odor of many industries will harm homeowners' enjoyment of their residential land." The Property is not located adjacent to any residential development, rather it is surrounded by existing agriculture with frontage along two major transportation corridors (Boynton Beach Boulevard & Florida Turnpike).

As previously discussed, the Boynton Beach Boulevard corridor has changed significantly over that last 20 years. A Traditional MarketPlace (Canyons Town Center) was approved and developed at the southeast corner of Boynton Beach Boulevard and Lyons Road. Two schools were approved and developed on the north and south sides of the road to accommodate the increasing number of families with children moving into the Agricultural Reserve. A certificate of need was approved and a large hospital was constructed at the intersection of Boynton Beach Boulevard and State Road 7. The County has recognized the pre-existing institutional and commercial uses on Boynton Beach Boulevard through the adoption of several future land use atlas amendments. Most recently, a 16-acre commercial project (Cobblestone Commons) was approved and developed across from the Canyons Town Center Traditional MarketPlace. All of these changes have been made to address the shifting demographics and the continued influx of residents into the Agricultural Reserve.

This Property is the ideal location for an industrial use as it is located at an important transportation node and a major intersection. The proposed industrial project will provide for needed industrial development along a corridor that has developed in a piecemeal pattern which includes institutional, commercial and agricultural development. Access to major rights-of-way as well as major transportation corridors ensures that the 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: *As previously mentioned, significant changes to the original master plan have been approved and are being requested within the Agricultural Reserve Tier. The Board of County Commissioners approved several new commercial projects along the Boynton Beach Boulevard corridor including Cobblestone Plaza, 3 Amigos, West Boynton Plaza and Homrich Nursery. With the approval of these new commercial centers, the cap on commercial square footage was increased, commercial was no longer limited to one location within the Boynton Beach Boulevard and Lyons Road intersection, the preserve requirement for commercial parcels less than 16 acres was eliminated, and the requirement to utilize the Traditional MarketPlace zoning designation was changed. In addition to the commercial changes, the hospital (Bethesda) received a certificate of need to be located in the Agricultural Reserve Tier. The Board of County Commissioners also approved the solid waste authority on the east side of State Road 7. Finally, residential development continues to grow within the Tier. This rapid rate of growth has created a need for additional services within the Agricultural Reserve Tier.*

While the Atlantic Avenue corridor has been the subject of several recent industrial zoning applications, no industrial uses currently exist on Boynton Beach Boulevard. The residential developments within the vicinity of Atlantic Avenue do not travel to Boynton Beach Boulevard for services and vice versa, the residents within the vicinity of Boynton Beach Boulevard do not travel to Atlantic Avenue for services. In order to meet the current and future demand for those residents within the Boynton Beach Boulevard corridor, it is anticipated that new industrial development similar to that proposed along the Atlantic Avenue corridor will be developed within the next several years as the need continues to increase.

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

Response: *The characteristics of the area have changed significantly since the 1989 Comprehensive Plan was adopted. The Agricultural Reserve Master Plan originally intended that more intense uses and development would occur at nodes within the Tier. The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the Agricultural Preserve parcels. This development pattern has not occurred, rather development is disconnected. Commercial parcels and preservation parcels leapfrog along the corridor. The new hospital now surrounds an agricultural packing facility and other existing commercial, institutional and industrial type uses.*

As discussed above, the characteristics of the Boynton Beach Boulevard corridor have changed. A Traditional MarketPlace (Canyons Town Center) was approved and developed at the southeast corner of Boynton Beach Boulevard and Lyons Road. Two schools were approved and developed on the north and south sides of the road to accommodate the increasing number of families with children moving into the Agricultural Reserve. A large hospital was approved and constructed at the intersection of Boynton Beach Boulevard and State Road 7. The County has recognized the pre-existing commercial uses on Boynton Beach Boulevard through the adoption of several future land use atlas amendments. Most recently, a second commercial shopping center was approved and developed across from the Canyons Town Center Traditional MarketPlace. After which the Canyons Town Center rezoned to a Multiple Use Planned Development (MUPD) to allow for a more traditional type of commercial project with outparcels. All of these changes have been made to address the increasing demands of the residents who continue to move into the Agricultural Reserve.

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

Response: *In terms of the proposed FLU amendment, recently updated population projections (2013 TAZ projections) indicate strong demand/need for additional services during the 2015 – 2025 period within the Agricultural Reserve Tier. Based upon Comprehensive Plan directives, industrial FLU designations and uses should occur 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 promote economic development. Changes have occurred in the AGR Tier to address the increased population and those resident's demands for goods, services and employment opportunities. Other changed circumstances include the recent FLU amendments to Commercial Low (i.e. Cobblestone Plaza, 3 Amigos, West Boynton Plaza and Homrich Nursery) along Boynton Beach Boulevard and within proximity of the Property.*

d. Inappropriateness of the adopted FLU designation.

Response: *AGR is not the most appropriate FLUA designation for the Property to create an appropriate balance of land uses within the Agricultural Reserve Tier. Based upon projected demand/need for additional industrial space and the location and size of the property in relation to Comprehensive Plan directives, IND is a more appropriate FLUA designation. The IND FLU designation is also consistent with neighboring agriculture and non-residential uses. The original master plan prepared by the professional consultants recommended that Boynton Beach Boulevard and Turnpike as an appropriate location for industrial. As previously mentioned, approval of this FLU amendment would create an employment node at the Boynton Beach Boulevard and Florida turnpike intersection.*

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, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, 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 Map Amendment designation will be compatible with neighboring uses.

- Primary access is available from Boynton Beach Boulevard, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located at a major intersection as defined by FLUE Policy 1.5-p (Boynton Beach Boulevard and Acme Dairy Road) and at a major transportation node (Boynton Beach Boulevard & Florida Turnpike). Boynton Beach Boulevard is currently developed with a mix of institutional, commercial, residential and agricultural uses. The proposed industrial use will provide for additional services along this important east-west corridor of the Agricultural Reserve and Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Boynton Beach Boulevard corridor.

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

G.4 Comprehensive Plan

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

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

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

***Response:** Approval of this proposed FLU amendment will allow for the development of an industrial project. Industrial designations are typically employment generators and encourage economic development opportunities. Residential development in the Agricultural Reserve has been growing substantially without the service and job opportunities needed to protect livable communities and contribute to an overall balanced growth trend. Residents of the Agricultural Reserve continue to travel outside of the Tier for necessary services such as employment, shopping, medical needs, restaurants, etc. The proposed FLU*

amendment will bring additional job opportunities to the Agricultural Reserve Tier catering to the residents of the Tier thus enhancing the quality of life for those that have chosen to live within the western Boynton Beach area.

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

Response: *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major transportation node with access/frontage on Boynton Beach Boulevard and Acme Dairy Road contribute to timely, cost effective service provision. The proposed industrial project will better serve the immediate and future needs of the community as it will provide employment opportunities west of the Florida Turnpike. As noted in the justification section, the professional planners, hired by Palm Beach County, also recommended industrial at this location to provide a balance of land uses within the Agricultural Reserve Tier. Traffic on the east-west roadways in the Agricultural Reserve Tier is caused by the number of residents leaving the Tier in the mornings for work and other necessary services. This proposed amendment to IND will allow for the creation of employment and service opportunities thus keeping residents west of the Florida Turnpike and off the major east-west roadways.*

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

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

Response: *The Property is located at the intersection of Boynton Beach Boulevard and Acme Dairy Road. The Property also abuts the Florida Turnpike a state-wide north-south corridor. The Boynton Beach Boulevard corridor was identified by the professional consultant of the Agricultural Reserve master plan as the location for non-residential land uses to serve the neighboring residential communities. This proposed amendment will keep development close to transportation nodes and major intersections as described by FLUE Policy 1.5-p. The Agricultural Reserve Master Plan originally intended that more intense uses and development would occur at nodes within the Tier. The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the environmentally sensitive parcels. This development pattern has not occurred, rather residential development occurs throughout the tier leapfrogging preservation parcels and other existing commercial and industrial type uses. Approval of this FLU amendment would provide for an additional development opportunity close to the Florida Turnpike and away from environmentally sensitive lands.*

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

Response: *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major transportation node with access/frontage on Boynton Beach Boulevard and Acme Dairy Road contribute to timely, cost effective service provision. The proposed industrial project will better serve the immediate and future needs of the community as it will provide industrial space for the service providers to serve their customers in the immediate area. Traffic on the east-west roadways in the Agricultural Reserve Tier is*

caused by the number of residents leaving the Tier in the mornings for work and service providers traveling into the area. This proposed amendment to IND will allow for the creation of employment and service opportunities thus keeping residents west of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.

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

- **FLUE Policy 1.5-p:** “In order to reflect the unique and limited commercial opportunities within the Agricultural Reserve Tier and the function of Acme Dairy Road as a collector roadway for 60/40 AGR-PUDs as identified by Policy 1.5.1-i, the intersection of Acme Dairy Road and Boynton Beach Boulevard shall be considered a Major Intersection and as meeting collector/arterial requirements for the purposes of location criteria in the ULDC.”

***Response:** The Property is located at the northeast corner of Boynton Beach Boulevard and Acme Dairy Road. As this intersection is now defined as a major intersection, the opportunity from commercial and industrial uses increases. This designation was the result of a request by the property at the northwest corner and allows for more intensive commercial uses such as a gas station. The Property is adequately served by public utilities and transportation facilities. This proposed project will potentially create new job opportunities and contribute to economic development within the Agricultural Reserve Tier.*

- **FLUE Policy 2.2.4-a: “Industrial.** 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 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 proposed FLU amendment to Industrial will allow for the development of employment generating uses. The Property’s location at a major intersection as defined by FLUE Policy 1.5-p as well as being located adjacent to the Florida Turnpike further indicates that the Property’s location is appropriate for an Industrial designation. It is important to note that the closest industrial areas are located approximately 5 miles away on Atlantic Avenue just east of State Road 7 or at Lantana Road just west of State Road 7. One small +/- 5 acre industrial parcel is located approximately 1.5 miles to the east of the Property on Boynton Beach Boulevard and another small commercial/industrial parcel is located at the northwest corner of Boynton Beach Boulevard and State Road 7 (Homrich Property).*

- **FLUE Policy 2.2.4-c: “Industrial.** The Industrial and Economic Development Center 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 Administrative Element).”

***Response:** The proposed FLU amendment to Industrial will accommodate the uses described in the Policy above. These uses typically generate employment opportunities and encourage economic development. This type of employment node was originally contemplated and encouraged by the consultant in one of the versions of the Agricultural Reserve Master Plan. Unlike the Atlantic Avenue corridor, this area of Palm Beach County is severely lacking industrial space. The proposed amendment will bring this use to the northern portion of the Agricultural Reserve Tier with the intent of providing much needed services and employment opportunities to the nearby residents.*

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 IND/AGR which will provide additional services along the Boynton Beach Boulevard corridor of the Agricultural Reserve Tier. The Agricultural Reserve is an existing area of low intensity/density and single-use development, however the proposed amendment will provide uses which will allow for job employment opportunities and provide additional services not currently in existence within the Boynton Beach Boulevard corridor of the Agricultural Reserve Tier.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - **Response:** *The Property is located in the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) and within the Boynton Beach Boulevard corridor which is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The development is not isolated in nature as development surrounds the Property along the Boynton Beach Boulevard corridor. Specifically, commercial uses have been approved and developed at the intersection of Boynton Beach Boulevard and Lyons Road just to the west of the Property. Several institutional uses including two schools, a hospital, a place of worship and the Caridad Center have been developed along the corridor. The proposed development would be considered infill development at a major intersection and transportation node between the intense commercial projects and the Urban/Suburban Tier boundary line along a rapidly changing roadway corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is located within the Agricultural Reserve Tier. Although it is currently utilized as a nursery, the Property is not designated as a preserve parcel. The Property's location on a major right-of-way, bordered by development to the east and west is not an optimal location for agricultural uses. The overall development pattern for this corridor has been determined by the recent County approvals and existing uses (commercial, institutional, and residential).*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are*

allowed in private civic parcels, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.

- Fails to maximize use of future public facilities and services.
 - **Response:** Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed in private civic parcels, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA). The Property is not adjacent to the Rural Tier therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment in close proximity to where people live.
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** This amendment will allow for infill development as development exists both east and west of the Property. The proposed project 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 an industrial use within an area of the County that has historically only been developed with low intensity/density residential development. This industrial project will contribute to a functional mix of uses within the Boynton Beach Boulevard corridor which has been relatively homogeneous in the past.
- Results in poor accessibility among linked or related land uses.
 - **Response:** The proposed development will be designed with pedestrian connections as required through the 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 undeveloped and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

- **Response:** *The development will be designed meeting the requirements for a planned industrial park development (PIPD) project which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- **Response:** *Approval of this proposed amendment will allow the development of an industrial use within an area of the County that has historically only been developed with low intensity/density residential development. This industrial project will contribute to a functional mix of uses within the Boynton Beach Boulevard corridor which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding residential community and Agricultural Reserve as it will provide for additional services and employment opportunities.*

Conclusion

As described above, the proposed FLU amendment from Agricultural Reserve (AGR) to Industrial, with an underlying Agricultural Reserve (IND/AGR) is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment is consistent with the Agricultural Reserve Master Plan as well as provide a much needed service to the area residents that 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
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

October 18, 2019

Morton
3910 RCA Boulevard
Palm Beach Gardens, Fl. 33410

RE: West of Florida Turnpike and North of Boynton Beach Blvd.
PCN 00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-0991, & 00-42-43-27-05-050-0992
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. PBCWUD has the capacity to provide the level of service required for the proposed land use amendment from Agricultural Reserve (AGR) to Industrial (IND). The proposed land use change will allow for the maximum development of 925,606 SF of industrial uses.

A 42" potable water main and 24" wastewater forcemain are located within Boynton Beach Blvd. right of way adjacent to the subject property. Offsite extensions will be required to serve future development.

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,

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

Jackie Michels, P.E,
Plan Review Manager



October 23, 2019
Job No. 19-132

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Tivoli Town Center
47.22 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the northeast corner of Boynton Beach Boulevard and Acme Dairy Road in Palm Beach County, Florida and contains approximately 47.22 acres. The Property Control Numbers (PCN) for the subject parcel are:

00-42-43-27-05-050-1020	00-42-43-27-05-050-1010
00-42-43-27-05-050-1000	00-42-43-27-05-050-0991
00-42-43-27-05-050-0992	

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

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available via connection to the Acme Dairy Road drainage system adjacent to the west property line. Drainage Design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.

SITE DRAINAGE (CONTINUED)

3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.
5. Allowable discharge to be in accordance with South Florida Water Management District Basin criteria.
6. Due consideration to water quality.

Bryan G. Kelley, P.E.
FL Reg. No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been electronically signed and sealed by Bryan G. Kelley, P.E. on 10/24/2019 using a SHA-1 Authentication Code.

Printed copies of this document are not considered signed and sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



Fire Rescue

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



**Palm Beach County
Board of County
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Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

October 17, 2019

JMorton
Attention: Lauren McClellan
3910 RCA Boulevard
Suite 1015
Palm Beach Gardens, FL 33410

RE: 00424327050501020
00424327050501010
00424327050501000
00424327050500991
00424327050500992

Dear Lauren McClellan:

Per your request for response time information to the subject property located on the NW corner of Boynton Beach Boulevard and the FL Turnpike. This property is served currently by Palm Beach County Fire-Rescue station #47, which is located at 7950 Enterprise Center Circle. The subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 6:54.

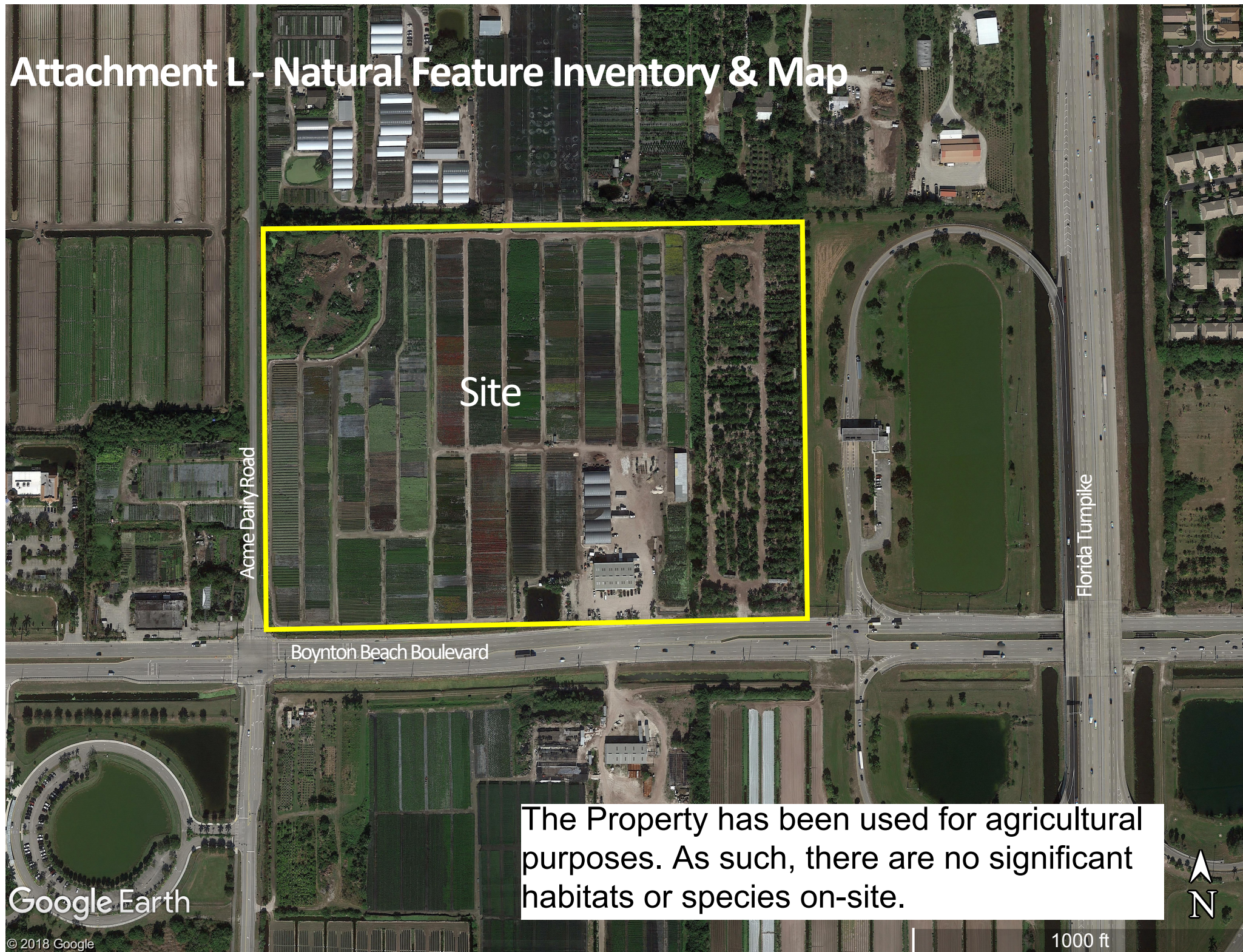
Changing the land use of this property will little impact on Fire Rescue.

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

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

Attachment L - Natural Feature Inventory & Map



Site

Acme Dairy Road

Boynton Beach Boulevard

Florida Turnpike

The Property has been used for agricultural purposes. As such, there are no significant habitats or species on-site.

Google Earth

© 2018 Google

1000 ft





October 23, 2019
Job No. 19-132

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Tivoli Town Center
47.22 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the northeast corner of Boynton Beach Boulevard and Acme Dairy Road in Palm Beach County, Florida and contains approximately 47.22 acres. The Property Control Numbers (PCN) for the subject parcel are:

00-42-43-27-05-050-1020	00-42-43-27-05-050-1010
00-42-43-27-05-050-1000	00-42-43-27-05-050-0991
00-42-43-27-05-050-0992	

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

WELLFIELD PROTECTION ZONE

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

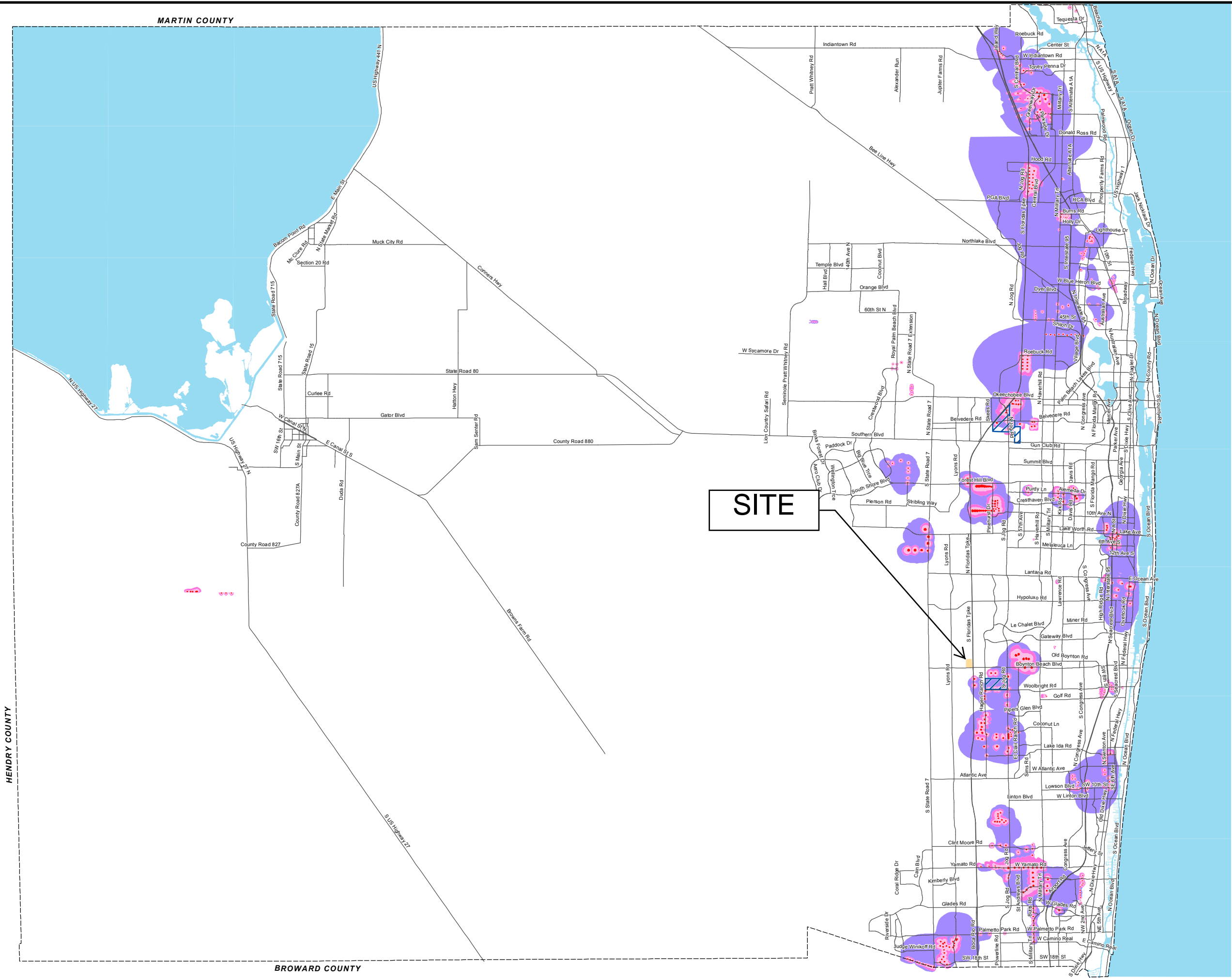
Bryan G. Kelley, P.E.
FL Reg. No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been electronically signed and sealed by Bryan G. Kelley, P.E. on 10/24/2019 using a SHA-1 Authentication Code.

Printed copies of this document are not considered signed and sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

sa: x:/docs/trafficedrainage/lupawellfield.19132



MAP LU 4.1

GENERALIZED
WELLFIELD MAP



SOURCES:
PBC Dept. of Environmental Resources Management

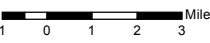
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

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.

Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 6/12/2015
Filename: N:\Map Series\MXDs\Adopted
Contact: PBC Planning Dept.



**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



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October 15, 2019

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

RE: Historical and Archaeological Resource Review for properties located on the northwest corner of Boynton Beach Blvd & the FL Turnpike, under PCN's: 00-42-43-27-05-050-1020, 1010, 1000, 0991 and 0992.

Dear Ms. McClellan:

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

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

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

However, should any artifacts or skeletal remains be encountered during construction, per Florida Statue 872, construction must stop around the remains and the local sheriff and medical examiner contacted.

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

Sincerely,

Christian Davenport, MA, RPA
County Historic Preservation Officer/ Archeologist

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