

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	22-B	<b>Intake Date</b>	November 10, 2021
<b>Application Name</b>	Brentwood of Wellington	<b>Control No.</b>	2005-00454 Carlyle 2006-00368
<b>Acres</b>	10.22	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	Control No. 2005-00454 Carlyle Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre): Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres): Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres): Parcel 4: 00-41-44-36-11-003-0000 (0.73 acre):  Parcel 5NE: 00-41-44-36-11-000-0020		
<b>Location</b>	West side of State Road 7, approx. 0.5 miles north of Lantana Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban / Suburban	Urban / Suburban	
<b>Use</b>	Vacant	Multi-Family Residential	
<b>Zoning</b>	Parcels 1, 2, 3, 4: Planned Unit Development (PUD)  Parcel 5: Community Commercial (CC)	Multi-Family Residential (RM)	
<b>Future Land Use Designation</b>	Parcels 1, 2, 3, 4: High Residential, 8 units per acre (HR-8) on 8.44 acres and Commercial Low, w/underlying 8 units per acre (CL/8) on 0.73 acre  Parcel 5 (1.05 acres): Commercial Low, w/underlying 2 units per acre (CL/2)	High Residential, 8 units per acre (HR-8)	
<b>Underlying Future Land Use Designation</b>	Parcel 4 (0.73 acre): High Residential, 8 units per acre (CL/8) Parcel 5 (1.05 acres): Low Residential, 2 units per acre (CL/2)	No underlying designations are proposed.	
<b>Conditions</b>	<b>Parcels 1, 2, 3, 4 – Ord. No. 2009-005 9.17 ac.</b> The density associated with the Residential, 8 units per acre High (HR-8) , future land use utilized for designation shall only be the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be	<b>Delete conditions</b> <b>Parcels 1, 2, 3, 4 - Ordinance No. 2009-005</b> <del>The density associated with the Residential, 8 units per acre High (HR-8) , future land use utilized for designation shall only be the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be</del>	

	limited to Low Residential, two units per acre (LR-2)  <b>Parcels 5 – Ord. No. 2003-065</b> No conditions	<del>limited to Low Residential, two units per acre (LR-2)</del>
<b>Density Bonus</b>	Not Applicable	TDR Density 2 du/acre x 10.22 ac. = 20 units  WHP Density (Limited Incentive 37%) 8 du/ac x 10.22 ac x 0.24 = 30 units

## B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	Parcel 1,2,3,4: Up to 175 CLF beds (by condition Ord. 2009-005)  Parcel 5: up to 22,869 sf commercial (1.05 acres x .50 FAR)	Parcel 1,2,3,4: 73.36 units Parcel 5: 8.4 units  82 total Units (10.22 acres x 8 du/acre = 81.76)
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	Parcel 1,2,3,4: None (by Ord)  Parcel 5: 2 units (1.05 acres x 2 du/ac)	82 total FLU Units (10.22 acres x 8 du/acre = 81.76) Plus WHP = 30 du Plus TDR = 20 du Total DU with bonus = 132
<b>Maximum Beds (for CLF proposals)</b>	Parcel 1,2,3,4: Up to 175 beds  Parcel 5: Up to 5 beds (1.05 acres x 2 du/ac x 2.39)	None
<b>Population Estimate</b>	Parcel 1,2,3,4: Up to 175 Residents  Parcel 5: Up to 5 Residents (1.05 acres x 2 du/ac x 2.39)	<u>132</u> max du x 2.39 = <u>Up to 316 Residents</u>
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	Parcel 1,2,3,4: None (by Ord.)  Parcel 5: up to 22,869 sf commercial (1.05 acres x .50 FAR)	None
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	----	Multi-family: 132 DUs
<b>Max Trip Generator</b>	ITE 820 LU Gen. Commercial: $\text{Ln}(T)=0.68 \text{Ln}(X) + 5.57$ ITE 254 Assisted Living Facility: 2.6/DU	ITE 220 LU Multi-family: 7.32/DU
<b>Maximum Trip Generation</b>	1,400	966
<b>Net Daily Trips:</b>	<u>-800</u> (maximum minus current) <u>-434</u> (proposed minus current)	
<b>Net PH Trips:</b>	<u>38</u> (9 In / 29 Out) AM, <u>46</u> (29 In / 17 Out) PM (maximum) <u>61</u> (14 In / 47 Out) AM, <u>74</u> (47 In / 27 Out) PM (proposed)	

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

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 2. Applicant Data

#### A. Agent Information

<b>Name</b>	Brian Terry
<b>Company Name</b>	Insite Studio, Inc.
<b>Address</b>	8144 Okeechobee Blvd, Suite A
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561.249.0940
<b>Email Address</b>	brianterry@insitestudio.com

#### B. Applicant Information

<b>Name</b>	Charles Scardina, Jr.
<b>Company Name</b>	AHC of Lake Worth, LLC
<b>Address</b>	2000 Glades Rd, Suite 410
<b>City, State, Zip</b>	Boca Raton, FL 33431
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Applicant above is the Property Owner.



## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	The majority of the subject site is vacant and undeveloped. The southeast corner parcel has been cleared and has a concrete pad near the southeast corner. Please refer to Application Attachment F - Built Feature and Inventory Map
<b>PCN</b>	Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre): Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres): Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres): Parcel 4: 00-41-44-36-11-003-0000 (0.73 acre):  Parcel 5NE: 00-41-44-36-11-000-0020 Please refer to Application Attachment A – Legal Description Please refer to Application Attachment P - Survey
<b>Street Address</b>	10141 Carlyle Village Dr, Lake Worth, FL 33449
<b>Frontage</b>	Approximately 254 feet of frontage along State Rd 7 and 947 feet of depth.
<b>Legal Access</b>	The current and proposed legal access will be from State Rd 7.
<b>Contiguous under same ownership</b>	There is no adjacent land under the same ownership as the subject site.
<b>Acquisition details</b>	Parcel 1-4: The property was acquired on December 24, 2021 by AHC of Lake Worth, LLC from Palm Beach Recovery 2016, LLC. The purchase of the property was a fee simple acquisition of \$4,000,000.  Parcel 5: The property was acquired on December 27, 2021 by AHC of Lake Worth, LLC from HRS Palm Beach, LLC. The purchase of the property was a fee simple acquisition of \$900,000.  Please refer to Application Attachment A – Warranty Deed
<b>Size purchased</b>	Parcel 1-4: The current property owner acquired 9.17 acres of land, comprised of four parcels, in the purchase of the property. The site was not part of a larger acquisition of lands by the previous property owner.  Parcel 5: The current property owner acquired 1.05 acres of land in the purchase referenced above. The site was not part of a larger acquisition of lands by the previous property owner.

#### B. Development History

<b>Control Number</b>	2005-00454 Carlyle 2006-00368
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<b>Previous FLUA Amendments</b>		<p>Parcels 1-4: Ordinance No. 2009-005 Condition: The density associated with the Residential, 8 units per acre High (HR-8) , future land use utilized for designation shall only be the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2)</p> <p>Parcels 5: Ordinance No. 2003-065</p>			
<b>Concurrency</b>		The site currently has a concurrency approval for a Congregated Living Facility with 170 beds and a 3,800 sf Bank with Drive-Thru.			
<b>Plat, Subdivision</b>		The plat for the subject site, Brentwood of Wellington, PUD (PB 117 PG 177) as vacated by Resolution No. 2021-0167 (ORB 32231 PG 1701). The site is subject to the Brentwood of Wellington Master Plan and Subdivision Plan.			
<b>Zoning Approvals &amp; Requests</b>					
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
	DRO-2010-654	Approved	Administrative Modification	Revise final site plan to reduce building sf from 150,000 sf to 79,228 sf, reduce the number of building stories from 3 stories to 2 stories and add development phases.	Revised via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2009-509</b>	W/PDD/R-2008-1902	Approved	Rezoning, Planned Development & Waiver	To allow a Type III Congregated Living Facility	Abandoned via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2009-508</b>	W/PDD/R-2008-1902	Approved	Rezoning, Planned Development & Waiver	Rezoning from RT to PUD Zoning District	Retained via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2009-507</b>	W/PDD/R-2008-1902	Approved	Rezoning, Planned Development & Waiver	Reduction in the required frontage for a PDD	Retained via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2008-2219</b>	DOA-2008-1195	Approved w/ Conditions	Development Order Amendment	Reconfigure site plan	Revised via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
	DRO-2008-1350	Approved	Administrative Review	To allow subdivision of	Retained via concurrent zoning application

				10.22 acre property.	submitted on Dec. 6 <sup>th</sup> , 2021.
	DRO-2008-2219	Approved	Final Site Plan	To allow a bank w/drive-through	Abandoned via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>ZR-2007-58</b>	ZV-2007-1503	Approved w/ Conditions	Variance	To allow reduction of required frontage for MUPD	Retained via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2007-425</b>	Z-2006-963	Approved w/ Conditions	Rezoning	Rezoning from CG to CC Zoning District	Retained via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.
<b>R-2006-1544</b>	Z-2005-1330	Approved w/ Conditions	Rezoning	Rezoning from AR and CG to RT Zoning District	Retained via concurrent zoning application submitted on Dec. 6 <sup>th</sup> , 2021.

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 4. Consistency

#### A. Consistency

<b>Justification</b> Provide as G.1.	Please refer to Application Attachment G, G.1 for the Justification of the subject site.
<b>Residential Density Increases</b> Provide as G.2.	Please refer to Application Attachment G, G.2 for Justification of the proposed residential density increase.
<b>Compatibility</b> Provide as G.3.	Please refer to Application Attachment G, G.3 for Compatibility analysis.
<b>Comprehensive Plan</b> Provide as G.4.	
<b>Florida Statutes</b> Provide as G.5.	

#### B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Single-Family Residential Cypress Lakes Preserve PUD 108 units 2 units per acre	Low Residential, 2 units per acre	Planned Unit Development Petition No. 2000-00019
<b>South</b>	Single-Family Residential Thoroughbred Lake Estates 283 units 2.99 units per acre  Vacant	Low Residential, 1 unit per acre  Commercial Low, w/an underlying 2 units per acre	Planned Unit Development Petition No. 1997-00072  Community Commercial Petition No. 2004-00925
<b>East</b>	Congregated Living Facility Lake Worth Senior Living 134 beds 1,163 sf Office use  Vacant	High Residential, 8 units per acre  Commercial Low, w/an underlying 2 units per acre	Planned Unit Development Petition No. 2005-00122  Community Commercial Petition No. 2004-00925
<b>West</b>	Single-Family Residential Thoroughbred Lake Estates 283 units 2.99 units per acre	Low Residential, 2 units per acre	Planned Unit Development Petition No. 1997-00072

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
<b>Max Trip Generator</b>	ITE 820 LU Gen. Commercial: $\text{Ln}(T)=0.68 \text{ Ln}(X) + 5.57$ ITE 254 Assisted Living Facility: 2.6/DU	ITE 220 LU Multi-family: 7.32/DU
<b>Maximum Trip Generation</b>	1,400	966
<b>Net Daily Trips:</b>	<del>-800</del> (maximum minus current) <del>-434</del> (proposed minus current)	
<b>Net PH Trips:</b>	<u>38</u> (9 In / 29 Out) AM, <u>46</u> (29 In / 17 Out) PM (maximum) <u>61</u> (14 In / 47 Out) AM, <u>74</u> (47 In / 27 Out) PM (proposed)	

<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>	JFO Group, Inc. – Dr. Juan F. Ortega, PE	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	62, WLN – LKW (Lake Worth Rd)	
<b>Nearest Palm Tran Stop</b>	Bus stop # 5927, at the Northeast corner of the Lake Worth Rd and SR 7 intersection, approximately 1.3 miles north of the subject site.	
<b>Nearest Tri Rail Connection</b>	Lake Worth, 1703 Lake Worth Rd	
<b>C. Portable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Project is located within Palm Beach County Water Utility Department's service area. Please refer to Attachment I.	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Existing 8" water main and existing 8" gravity sewer main are stubbed out to SW corner of property. Please refer to Attachment I.	
<b>D. Drainage Information</b>		
Project is within the jurisdictional limits of South Florida Water Management District (SFWMD) and Lake Worth Drainage District (LWDD). Project will be designed to meet the design requirements of the SFWMD C-51 Basin Sub-basin 21B and LWDD. The project will consist of culverts, structures, and a wet detention lake, and will have legal positive outfall through an existing 20' drainage easement into the LWDD L-15W Canal. Please refer to Attachment I.		
<b>E. Fire Rescue</b>		
<b>Nearest Station</b>	The fire rescue station that provides service to the site is Palm Beach County Station # 48, located at 8560 Hypoluxo Rd, Lake Worth.	
<b>Distance to Site</b>	The fire rescue station referenced above is approximately 3.50 miles from the subject site.	
<b>Response Time</b>	The response time from the fire rescue station PBC 48 to the subject property is approximately 9.30 minutes.	
<b>Effect on Resp. Time</b>	The proposed Future Land Use amendment will have an impact of an extended response time to this property of 9 minutes and 30 seconds. For the fiscal year	

	2020, the average response time for this stations zone is 7:07. Please refer to Application Attachment K – Fire Rescue Letter.			
<b>F. Environmental</b>				
<b>Significant habitats or species</b>	There are no surface waters located on the subject property, however, adjacent to the north property line there is a 50' open space tract owned by Thoroughbred Lakes Estates, followed by a 77' L-15W LWDD Canal. No known significant habitats or species on site. The subject site contains some native vegetation scattered throughout the site. The native vegetation consists of Slash Pine, Cypress and Live Oak. Application Attachment L an inventory and map.			
<b>Flood Zone*</b>	The subject site is located within Flood Zone AE and X, Zone X is an area of minimal flood hazard and Zone AE is a special flood hazard area, according to the FEMA Flood Map. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.			
<b>Wellfield Zone*</b>	The subject site is not located in a wellfield protection zone. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.			
<b>G. Historic Resources</b>				
Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the subject property. Please refer to Application Attachment N - Historic Resource Evaluation Letter.				
<b>H. Parks and Recreation - Residential Only (Including CLF)</b>				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
<b>Regional</b>	Okeeheelee Park 7715 Forest Hill Blvd West Palm Beach, FL 33413 (approx. 2.90 Miles)	0.00339	136	0.461
<b>Beach</b>	Ocean Inlet Park 6990 N Ocean Blvd Ocean Ridge, FL 33435 (approx. 11.43 Miles)	0.00035	136	0.048
<b>District</b>	West Boynton Park and Community Center 6000 Northtree Blvd Lake Worth, FL 33463 (approx. 5.91 Miles)	0.00138	136	0.188
<b>I. Libraries - Residential Only (Including CLF)</b>				
<b>Library Name</b>	Wellington Branch Library			
<b>Address</b>	1951 Royal Fern Dr			
<b>City, State, Zip</b>	Wellington, FL 33414			

<b>Distance</b>	Approximately 5 miles		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person	136	272
<b>Periodicals</b>	5 subscriptions per 1,000 persons	136	1
<b>Info Technology</b>	\$1.00 per person	136	136
<b>Professional staff</b>	1 FTE per 7,500 persons	136	0.018
<b>All other staff</b>	3.35 FTE per professional librarian	136	456
<b>Library facilities</b>	0.34 sf per person	136	46.24
<b>J. Public Schools - Residential Only (Not Including CLF)</b>			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Discovery Key Elementary	Polo Park Middle	Palm Beach Central
<b>Address</b>	3550 Lyons Rd	11901 Lake Worth Rd	8499 W Forrest Hill Blvd.
<b>City, State, Zip</b>	Lake Worth, FL 33467	Wellington, FL 33449	Wellington, FL 33414
<b>Distance</b>	Approx. 2.5 miles	Approx. 3.2 miles	Approx. 5 miles



# 2020 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. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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

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

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**Attachment E**  
**Disclosure of Ownership Interests**

**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

**[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]**

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**


STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Charles Scardina, JR, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Manager *[position - e.g., president, partner, trustee]* of AHC of Lake Worth, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2000 Glades Rd, Suite 410  
Boca Raton, FL 33431
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

  
Charles Scardina, Jr. Manager  
Affiant  
(Print Affiant Name)

**NOTARY PUBLIC INFORMATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

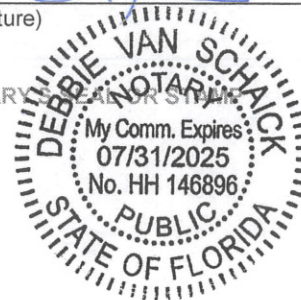
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 8th day of February, 20 22 by Charles Scardina, Jr. Manager (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath (circle correct response).

Debbie Van Schaick  
(Name - type, stamp or print clearly)

  
(Signature)

My Commission Expires on: 7-31-25

NOTARY PUBLIC



**EXHIBIT "A"****PROPERTY**

BEGINNING AT THE NORTHEAST CORNER OF BRENTWOOD OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 177 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N.89~~00~~<sup>00</sup>' 51"E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 947.43 FEET TO THE NORTHEAST CORNER OF SAID PLAT, THENCE S.0128'20"W., ALONG THE EAST LINE OF PARCELS B AND C, A DISTANCE OF 253.98 FEET TO THE SOUTHEAST CORNER OF PARCEL C, THENCE S.89~~03~~<sup>03</sup>'41"W., ALONG THE SOUTH LINE OF PARCEL C, A DISTANCE OF 263.48 FEET TO THE EAST LINE OF A 20 FOOT BUFFER TRACT AS DEPCITED IN SAID PLAT, THENCE S.0128'20"W., ALONG THE EAST LINE OF SAID BUFFER TRACT A DISTANCE OF 310.27 FEET TO THE SOUTHEAST CORNER OF SAID PLAT, THENCE S.89~~03~~<sup>03</sup>'41"W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 659.70 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, THENCE N.00~~59~~<sup>59</sup>'28"W., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 562.98 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"****DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

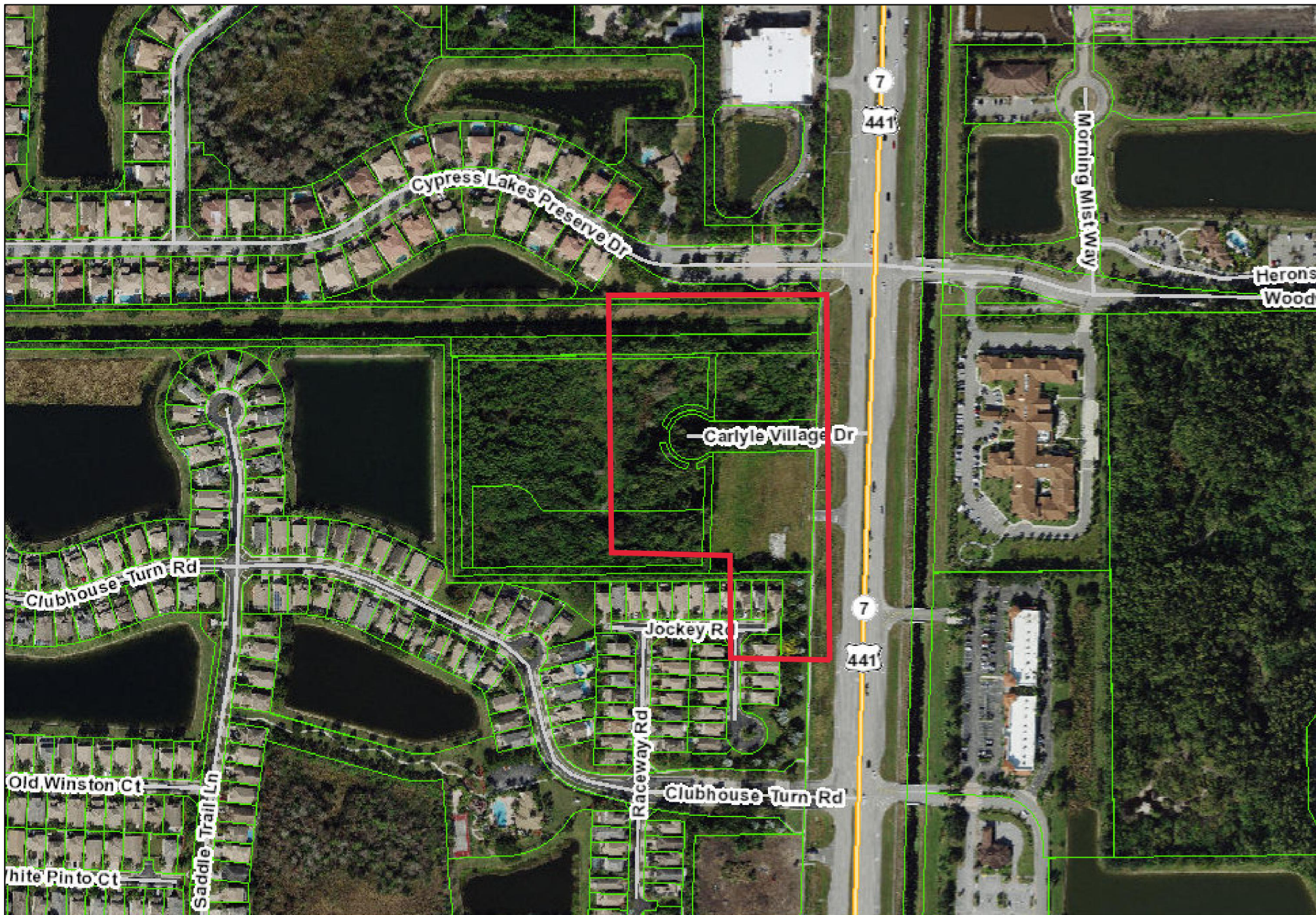
Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

**Name****Address**

Charles Scardina, Jr - 7593 Boynton Beach Blvd, Suite 220, Boynton Beach, FL 33437

**Attachment F**  
**Built Feature Inventory & Map**

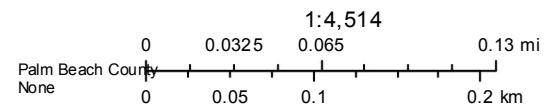




Created by: Palm Beach County

October 25, 2021

## Location Map





**Property Detail**

Parcel Control Number:	00-41-44-36-11-002-0000	Location Address:	
Owners:	PALM BEACH RECOVERY 2016 LLC		
Mailing Address:	19535 GULF BLVD STE E, INDIAN ROCK BEACH FL 33785 2240		
Last Sale:	JAN-2019	Book/Page#:	30564 / 1463
Property Use Code:	9400 - R/W - BUFFER	Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD BUFFER TRS	Total SF:	0
		Acres	0.99

**2021 Values (Current)**

Improvement Value  
Land Value  
Total Market Value  
Assessed Value  
Exemption Amount  
Taxable Value

All values are as of January 1st each year.

**2021 Taxes**

\$0 Ad Valorem \$0  
\$0 Non Ad Valorem \$0  
Total Tax \$0

**2022 Qualified Exemptions**

\$0 No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 0 )**

No Image Found

**Subarea and Square Footage (Building 0 )**

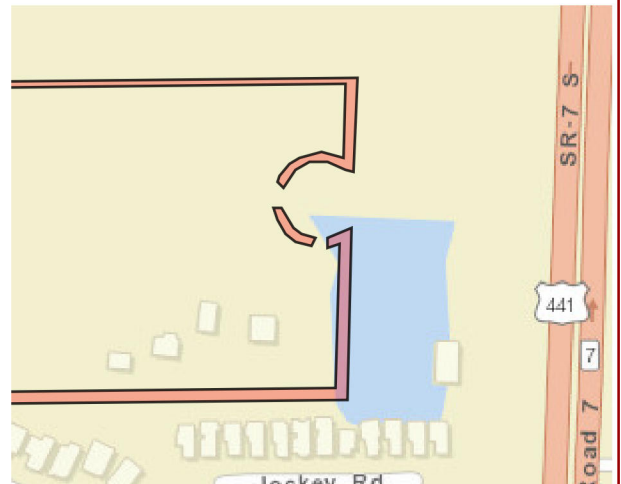
Description	Area	Sq. Footage
No Data Found.		

**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		


**Structural Details (Building 0 )**

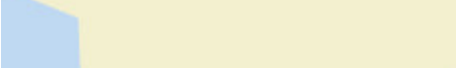
Description

**MAP**

Property Detail					
Parcel Control Number: 00-41-44-36-11-023-0000		Location Address:			
Owners: PALM BEACH RECOVERY 2016 LLC					
Mailing Address: 19535 GULF BLVD STE E, INDIAN ROCK BEACH FL 33785 2240					
Last Sale: JAN-2019		Book/Page#:	30564 / 1463	Price:	\$2,968,490
Property Use Code: 9500 - RIVER/LAKES		Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )		
Legal Description: BRENTWOOD OF WELLINGTON PUD WATER MGMT TR		Total SF:	0	Acres	2.17


<b>2021 Values (Current)</b>	<b>2021 Taxes</b>
Improvement Value	\$0 Ad Valorem \$0
Land Value	\$0 Non Ad Valorem\$0
Total Market Value	\$0 Total Tax \$0
Assessed Value	\$0 <b>2022 Qualified Exemptions</b>
Exemption Amount	\$0 No Details Found
Taxable Value	\$0 <b>Applicants</b>
<b>All values are as of January 1st each year.</b>	No Details Found

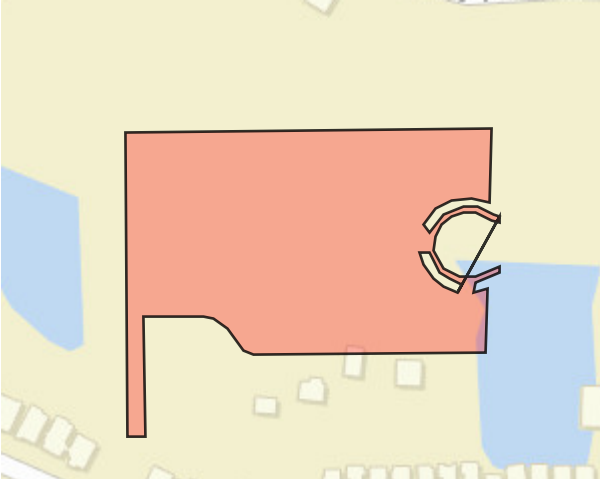
Building Footprint (Building 0 )		Subarea and Square Footage (Building 0 )		
	Description		Area	Sq. Footage
	No Data Found.			
	Extra Features			
Description		Year Built		Unit
		No Extra Feature Available		

Structural Details (Building 0 )	MAP
Description	

Parcel Control Number:	00-41-44-36-11-001-0000	Location Address:	10141 CARLYLE VILLAGE DR		
Owners:	PALM BEACH RECOVERY 2016 LLC				
Mailing Address:	19535 GULF BLVD STE E,INDIAN ROCK BEACH FL 33785 2240				
Last Sale:	JAN-2019	Book/Page#:	30564 / 1463	Price:	\$2,968,490
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )		
Legal Description:	BRENTWOOD OF WELLINGTON PUD PAR A	Total SF:	0	Acres	5.26

<b>2021 Values (Current)</b>		<b>2021 Taxes</b>	
Improvement Value	\$0	Ad Valorem	\$27,023
Land Value	\$1,555,792	Non Ad Valorem	\$297
Total Market Value	\$1,555,792	Total Tax	\$27,320
Assessed Value	\$1,555,792	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,555,792	<b>Applicants</b>	
<b>All values are as of January 1st each year.</b>		No Details Found	

Building Footprint (Building 0 )		Subarea and Square Footage (Building 0 )		
	Description		Area	Sq. Footage
	No Data Found.			
	Extra Features			
Description		Year Built		Unit
		No Extra Feature Available		

Structural Details (Building 0 )		MAP
Description		

## Property Detail

Parcel Control Number:	00-41-44-36-11-003-0000	Location Address:	
Owners:	PALM BEACH RECOVERY 2016 LLC		
Mailing Address:	19535 GULF BLVD STE E, INDIAN ROCK BEACH FL 33785 2240		
Last Sale:	JAN-2019	Book/Page#:	30564 / 1463
Property Use Code:	9400 - R/W - BUFFER	Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD PAR C K/A PRIVATE ST	Total SF:	0
		Price:	\$2,968,490
		Acres	0.73

## 2021 Values (Current)

Improvement Value  
Land Value  
Total Market Value  
Assessed Value  
Exemption Amount  
Taxable Value

All values are as of January 1st each year.

## 2021 Taxes

\$0 Ad Valorem \$0  
\$0 Non Ad Valorem \$0  
Total Tax \$0

## 2022 Qualified Exemptions

\$0 No Details Found

## Applicants

No Details Found

## Building Footprint (Building 0 )

No Image Found

## Subarea and Square Footage (Building 0 )

Description	Area	Sq. Footage
No Data Found.		

## Extra Features

Description	Year Built	Unit
No Extra Feature Available		

## Structural Details (Building 0 )

Description

## MAP



Property Detail				
Parcel Control Number:	00-41-44-36-11-000-0020	Location Address:		
Owners:	HRS PALM BEACH LLC			
Mailing Address:	2 20TH ST N STE 1700,BIRMINGHAM AL 35203 4015			
Last Sale:	Not available	Book/Page#:	/	Price: Not available
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	CC - Community Commercial ( 00-UNINCORPORATED )	
Legal Description:	BRENTWOOD OF WELLINGTON PUD PAR B	Total SF:	0	Acres 1.0504

Location Address:

Total SF:	0	Acres	1.0504
-----------	---	-------	--------

No Details Found

No Extra Feature Available

**Attachment G**

**Consistency with the Comprehensive Plan  
and Florida Statutes**

---

**Brentwood of Wellington**  
**Comprehensive Plan Amendment**  
**Large Scale Round 21-B**  
**Submittal Date: November 10, 2021**

---

Applicant: AHC Acquisitions, LLC  
7593 Boynton Beach Blvd, Suite 220  
Boynton Beach, FL 33437

Property Owner(s): Palm Beach Recovery 2016, LLC  
19535 Gulf Blvd, Suite E  
Indian Shores, FL 33785

HRS Palm Beach, LLC  
2 North 20th St., Suite 1700  
Birmingham, AL 35203

Agent(s): Brian Terry  
Insite Studio, Inc.  
8144 Okeechobee Blvd, Suite  
West Palm Beach, FL 33411

Scott Backman  
Dunay, Miskel & Backman, LLP  
14 SE 4<sup>th</sup> St., Suite 36  
Boca Raton, FL 33432

Engineer: Caulfield & Wheeler  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434

Traffic: Juan F. Ortega  
JFO Group Inc.  
11924 Forest Hill Blvd, Ste 10A-123  
Wellington, FL 33414

### Property Location

The property is located approximately ½ mile north of the intersection of Lantana Rd and SR 7, on the west side of SR 7. The property consists of 10.22 acres and is comprised of five parcels, identified by the Property Control Numbers below.

Parcel 1: 00-41-44-36-11-002-0000

Parcel 2: 00-41-44-36-11-001-0000

Parcel 3: 00-41-44-36-11-023-0000

Parcel 4: 00-41-44-36-11-003-0000

Parcel 5: 00-41-44-36-11-000-0020.

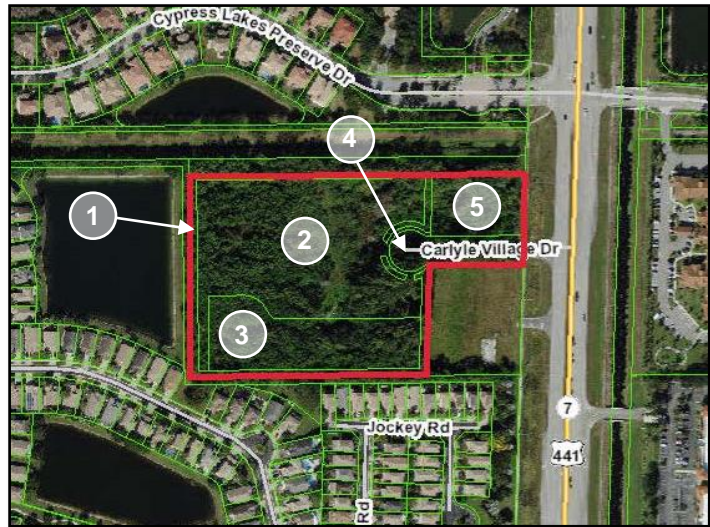


Figure 1: Subject Site, Parcel Designation

### Property History

The subject property is under Unincorporated Palm Beach County jurisdiction and does not lie within any overlay district or neighborhood plan. Parcels 1, 2 and 3 have a High Residential, 8 units per acre (HR-8) Future Land Use (FLU) designation and are within the Planned Unit Development Zoning District (PUD). Parcel 4 has a Commercial Low, w/underlying 8 units per acre (CL/8) FLU designation and is also within the Planned Unit Development (PUD) Zoning District. Parcel 5 has a Commercial Low, w/underlying 2 units per acre (CL/2) FLU designation and is within the Community Commercial (CC) Zoning District.

In 2009, the Palm Beach County Board of County Commissioners (BCC) approved Ordinance No. 2009-005 which allowed a Future Land Use Amendment for the property, from Low Residential, 2 units per acre (LR-2) and Commercial Low, with an underling 2 units per acre (CL/2) to High Residential, 8 units per acre (HR-8) and Commercial Low, w/underlying 8 units per acre (CL/8). Notably, a condition within the ordinance referenced above, states that the density associated with the HR-8 FLU designation shall only be utilized for the development of the property with a Congregated Living Facility (CLF). If the property should be development as anything other than as a CLF, the density shall be limited to the LR-2 FLU designation.

In 2011, the final site plan for the property was approved to allow a two-story Type III Congregated Living Facility with 170 beds and a 3,800 sf bank w/drive-through located on the northeast parcel (Parcel 5). Although the site has a previous approval for the uses above, the site remains vacant and undeveloped.

Please see the table below for previous zoning approvals for the site.



HISTORICAL ZONING APPROVALS			
Reso. No.	App. No.	Status	Description
	DRO-2010-654	Approved	Revise FSP to reduce bldg sf and number of stories and add development phases.
R-2009-509	W/PDD/R-2008-1902	Approved	To allow a Type III Congregated Living Facility
R-2009-508	W/PDD/R-2008-1902	Approved	Rezoning from RT to PUD Zoning District
R-2009-507	W/PDD/R-2008-1902	Approved	Reduction in the required frontage for a PDD
R-2008-2219	DOA-2008-1195	Approved w/ Conditions	Reconfigure site plan
	DRO-2008-1350	Approved	To allow subdivision of 10.22 acre property.
	DRO-2008-2219	Approved	To allow a bank w/drive-through
ZR-2007-58	ZV-2007-1503	Approved w/ Conditions	To allow reduction of required frontage for MUPD
R-2007-425	Z-2006-963	Approved w/ Conditions	Rezoning from CG to CC Zoning District
R-2006-1544	Z-2005-1330	Approved w/ Conditions	Rezoning from AR and CG to RT Zoning District

### Application Request

The petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of 10.22 acres, comprised of five parcels, from a Palm Beach County FLU designation of HR-8, CL/8 and CL/2 to Palm Beach County HR-8 FLU designation. Although Parcels 1, 2 and 3 currently have a HR-8 FLU designation, the previous Comprehensive Plan amendment of these parcels is tied to Ordinance 2009-005 which limits these parcels to the LR-2 FLU if developed as any residential use, other than a CLF.

An additional application has been filed concurrent to this request:

A Rezoning application will be submitted to rezone Parcel 5, from PBC Community Commercial (CC) Zoning District to the Multi-Family Residential (RM) Zoning District.

The applicant is requesting this change in Land Use to accommodate for the development of a multi-family residential development. The proposed residential community will be composed of up to 132 dwelling units. The property is located along the State Road 7 corridor, north of Lantana Rd which is composed of primarily commercial and residential uses. The FLU amendment request to High Residential, 8 units per acre is consistent with the residential uses that are both approved or proposed, along State Road 7.

### Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

**North:** Cypress Lakes Preserve PUD, located in Unincorporated Palm Beach County. The residential development directly north of the subject site consists of 108 single-family units. The property has a LR-2 FLU designation and is within the PUD Zoning District.

**South:** Thoroughbred Lake Estates, located in Unincorporated Palm Beach County. The residential development directly south of the subject site consists of 283 single-family units. The property has a LR-1 FLU designation and is within the PUD Zoning District.

**East:** Identified by PCNs: 00-42-43-27-05-035-0172 & 00-42-44-31-07-001-0000, located in Unincorporated Palm Beach County. The parcel abutting the southeast boundary of the subject property is vacant, has a CL/2 FLU designation and is within the CC Zoning District. The parcel located east of the subject property, across SR 7 is the Lake Worth Senior Living Facility and has a HR-8 FLU designation and is within the PUD Zoning District.

**West:** Thoroughbred Lake Estates, located in Unincorporated Palm Beach County. The residential development directly west of the subject site consists of 283 single-family units. The property has a LR-1 FLU designation and is within the PUD Zoning District.



Figure 2: Surrounding FLU Designations

## **FLUA Form - Part 4, A. Consistency** **Comprehensive Plan Amendment Review Standards**

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

### **Section G.1 Justification**

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

The subject property is currently vacant and undeveloped, in an area composed of moderate to high intensity and density. The SR 7 corridor specifically is experiencing immense development as residents relocate to the new residential communities being constructed along the corridor. Less than a ¼ mile northeast of the subject site, on the east side of SR 7, a new residential community comprised of single-family homes is under construction. Approximately 4 miles north of the subject site, also along SR 7, a new multi-family residential development (Lotis Wellington) comprised of 191 units was approved by the Village of Wellington in December 2020.

In the past 20 years, State Road 7 has evolved into a major corridor, as western communities continue to experience extensive growth. Naturally, the lands directly abutting SR 7 will continue to develop with more intense and dense uses, compared to the agricultural uses that previously existed. The proposed multi-family use is more feasible than the previously approved Congregated Living Facility, as a Senior Living Facility is located directly across from the subject site.

Due to ongoing growth in the surrounding area, there is a demand for residential development in close proximity to neighboring established services. Palm Beach County, specifically areas near SR7/441, have become a major center for large scale medical, residential and commercial uses. The proposed High Residential, 8 units per acre (HR-8) Future Land Use designation is suitable and appropriate for the subject site. The site consists of approximately 10.22 acres, allowing adequate capacity for a low scale multi-family residential use. The proposed HR-8 FLU change will allow a two-story townhome style development, which is consistent with the surrounding residential use and height make-up of the area.

#### **2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:**

- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**
- **Changes in the access or characteristics of the general area and associated impacts on the on the subject site;**
- **New information or change in circumstances which affect the subject site;**

- **Inappropriateness of the adopted FLU designation; or**
- **Whether the adopted FLU designation was assigned in error.**

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

According to the 2020 US Census, Palm Beach County is the third largest county in the state, with a 13% growth since 2010. However, this data does not accommodate for the influx of residents that the state and county have experienced during the Covid-19 pandemic and currently. A report from the state's Office of Economic and Demographic Research, revealed that the state gained approximately 330,000 new residents between April 2020 and April 2021. In addition, multiple reports utilizing internal metrics and U.S. Census Bureau data, discovered that Florida was the third most popular place to move in the past year. Specifically, Palm Beach County saw an influx of more than 13,000 new residents. As the County's population continues to grow, the housing demand has drastically risen, causing a need for residential development.

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

The site was subject to an approval to allow a Congregated Living Facility and Financial Institution. However, there is no longer a demand for the approved uses. A Senior Living Facility is located directly across from the subject site and as the online banking usage has raised significantly in the past ten years, banks are no longer of high demand. Due to this new information and changes within the surrounding market conditions, the multi-family residential use is the most appropriate long-term use of the land.

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

As mentioned above, Ordinance 2009-005 approved the existing FLU designations. The ordinance contains a condition which limits the property to develop solely as a CLF or residential use with a LR-2 FLU designation.

**[Section G.2 Residential Density Increases](#)**

**Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:**

- **Demonstrate a need for the amendment.**
- **Demonstrate that the current FLUA designation is inappropriate.**
- **Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.**

**Demonstrate a need for the amendment.**

As mentioned, the previous ordinance approving the current FLU designation limits the development of the property to either a CLF or Low-Residential, 2 units per acre use. This

limitation in itself, urges a FLUA as the approved use is no longer the most efficient or logical use of the property. In addition, Palm Beach County has experienced an influx of new residents since the Covid-19 pandemic in April 2020. As the population grows, as well as housing market, the demand for affordable housing has catapulted. Naturally, the evolution of SR 7 becoming a major corridor connecting the eastern and western communities, the lands abutting the roadway have experienced tremendous development of commercial and residential uses.

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

The current FLUA designation is inappropriate due to an existing condition within the ordinance which limits the property to a CLF use. This use was approved ten years ago and is no longer consistent with the current market demand or use make-up of the area.

**Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.**

The proposed development will be utilizing the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs. Please refer to the WHP Determination Letter from PBC Planning Department, included in this application.

**Section G.3 Compatibility**

**Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.**

The proposed HR-8 FLU designation is compatible with the surrounding uses, which consists of commercial, single-family and multi-family residential. Additionally, neighboring large-scale developments are composed of residential uses. The property across from the subject site along SR 7, has a HR-8 FLU designation. The subject site which is vacant and surrounded by development, is also located in an area composed of moderate to high intensity and density.

# **Attachment I**

## **Water & Wastewater Provider LOS Letters**





**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**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

November 19, 2021

Insite Studio  
8144 Okeechobee Blvd. Suite A  
West Palm Beach, FL 33411

RE: Brentwood of Wellington  
PCN: 00-41-44-36-11-002-0000, 00-41-44-36-11-001-0000, 00-41-44-36-11-023-0000, 00-41-44-36-11-003-0000 & 00-41-44-36-11-000-0020  
Service Availability Letter

Dear Ms. Swanson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Service capacities are available subject to a Capacity Reservation Agreement with PBCWUD.

The nearest available potable water and sanitary sewer connections are a 16" watermain and a 4" forcemain located within State Road 7 right of way adjacent to the subject property. In addition there is an 8" watermain and an 8" gravity sanitary sewer stub out at the southwest corner of the property. Capacity will need to be confirmed by the engineer prior to connecting to the gravity sewer system.

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

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

Sincerely,

Jackie Michels, P.E,  
Project Manager

**Attachment J**  
**Drainage Statement**





**CAULFIELD & WHEELER, INC.**

Consulting Engineers • Surveyors & Mappers

Celebrating  
**35**  
years

Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

November 8<sup>th</sup>, 2021

Mrs. Joanne Keller, P.E.  
Palm Beach County Land Development  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, Florida 33411-2745

**Subject: Drainage Statement  
Brentwood of Wellington  
Carlyle Village Drive and SR 7 (US 441)  
Palm Beach County, Florida**

Dear Mrs. Keller:

The drainage system for the proposed 10.22 acre “Brentwood of Wellington” project will consist of culverts, structures, and wet detention areas. The project will have a legal positive outfall through an existing 20’ Drainage Easement (PB 117, PG 177; ORB 15005, PG 252; ORB 19841, PB 1703) into the Lake Worth Drainage District L-15W canal that runs along the north side of the property. The project is within the SFWMD C-51 Basin, and the site will comply with the Sub-basin 21B requirements of discharge requirements of 27 CSM (cubic feet per square mile).

The South Florida Water Management District criteria for this project will be a water control elevation of 14.50 feet NAVD. The proposed road and finished floor criteria will exceed the calculated 10-year and 100-year storm criteria as required by code for those storm events. A control structure will be installed on-site to regulate the discharge into the LWDD L-15W Canal to not exceed the allowable discharge for the 10-year storm, 3-day event, which meets the required level of service for Palm Beach County.

Submitted By:  
Caulfield & Wheeler, Inc.

---

Ryan D. Wheeler, P.E.  
Professional Engineer #71477  
State of Florida

RDW:rw

P:\09705-00-00\eng-docs\permits\PBCLD\submittals\Drainage Statement\2021-11-08\_9705\_Drainage Statement.doc

**Attachment K**  
**Fire Rescue Letter**

November 1, 2021

Cheryl Allan  
Palm Beach County Fire Rescue  
405 Pike Road  
West Palm Beach, FL 33411

**Re: Property subject to Future Land Use Amendment**

Dear Cheryl,

Insite Studio, Inc. is the acting agent for the property owner, who intends to file a large-scale Future Land Use Map amendment application. Per Palm Beach County request, a letter from the Fire Rescue Department identifying the impact on the extended response time, is required upon application submittal.

The property is located approximately ½ mile north of the intersection of Lantana Rd and R 7, on the west side of SR 7. The property is comprised of five parcels, identified as PCNs 00-41-44-36-11-002-0000, 00-41-44-36-11-001-0000, 00-41-44-36-11-023-0000, 00-41-44-36-11-003-0000 and 00-41-44-36-11-000-0020. The property is currently vacant but has a previous approval to allow a Congregated Living Facility and a Bank. The property currently has a High Residential, 8 units per acre (HR-8) on 8.44 acres, Commercial Low, w/underlying 8 units per acre (CL/8) on 0.73 acre and Commercial Low, w/underlying 2 units per acre (CL/2) on 1.05 acres. A HR-8 FLU designation is proposed for the 10.22-acres property to allow for the development of Multi-Family development. The property is serviced by PBC Fire Station 48, located approximately 3 miles northwest of the subject site at 8560 Hypoluxo Rd in Lake Worth.

The intent of this letter is to request the following:

- Approximate response time from PBC Station 48 to the subject site located at 10141 Carlyle Village Dr, Lake Worth, FL 33449
- Impacts on extended response time from the proposed development

Thank you for the consideration of this request. Upon review please don't hesitate to contact my office, 561-249-0940, if you have any questions or concerns.

Sincerely,

**Camille Swanson**  
Planner  
Insite Studio, Inc.



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

November 5, 2021

Insite Studio  
Attention: Camille Swanson  
8144 Okeechobee Blvd  
Suite A  
West Palm Beach, FL 33411

Re: Brentwood of Wellington

Dear Camille Swanson:

Per your request for response time information to the subject property comprised of five parcels, identified as PCNs 00-41-44-36-11-002-0000, 00-41-44-36-11-001-0000, 00-41-44-36-11-023-0000, 00-41-44-36-11-003-0000 and 00-41-44-36-11-000-0020. This property is located approximately ½ mile north of the intersection of Lantana Rd and SR7, on the west side of SR7. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road. The subject property is approximately 3.50 miles from the station. The estimated response time to the subject property is 9 minutes 30 seconds. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 7:07.

Residents need to be aware of the extended response time of 9 minutes 30 seconds to this property.

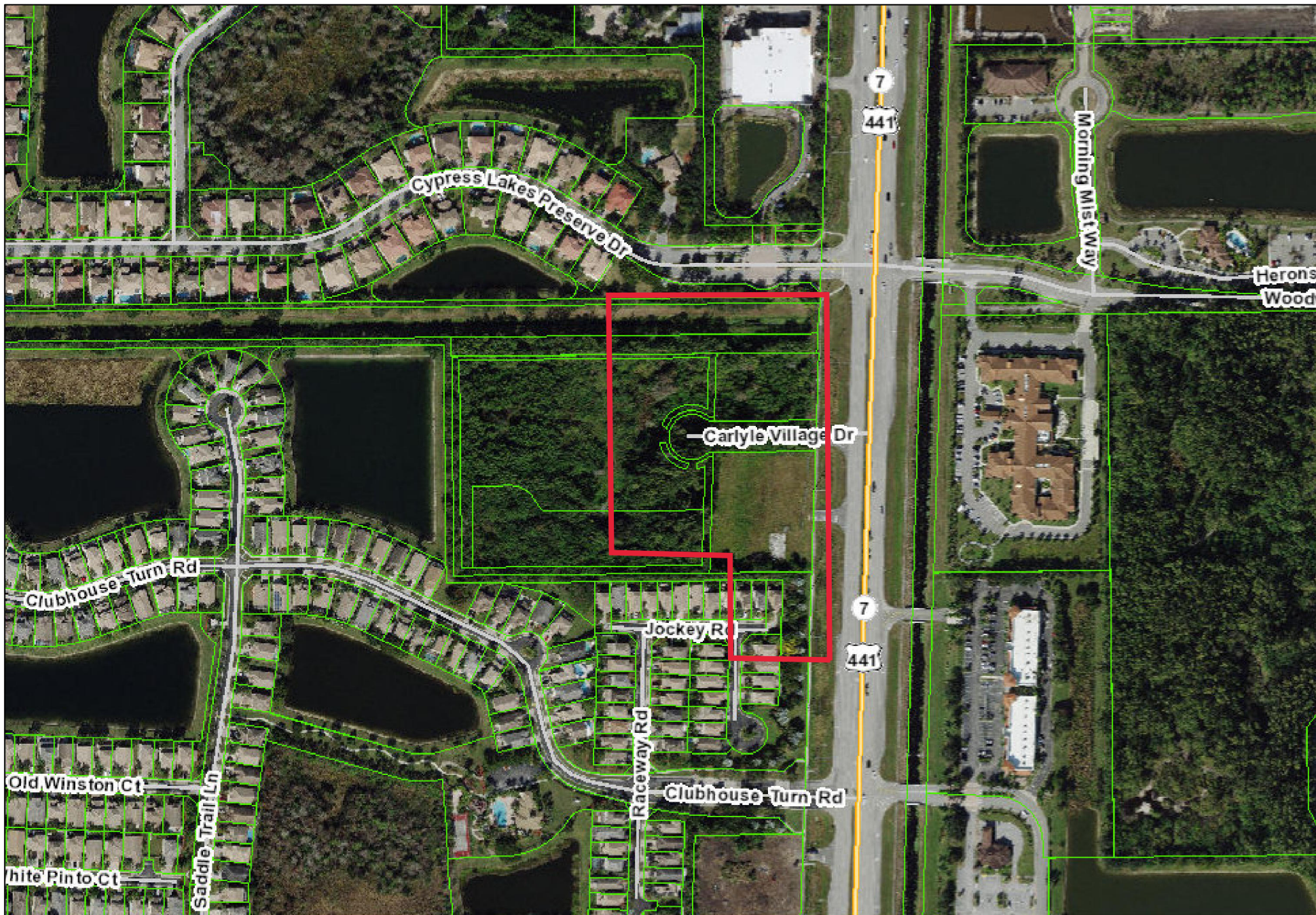
If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue

**Attachment L**  
**Natural Feature Inventory & Map**

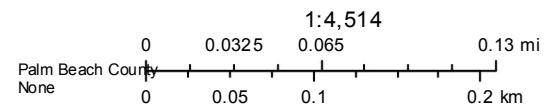




Created by: Palm Beach County

October 25, 2021

## Location Map



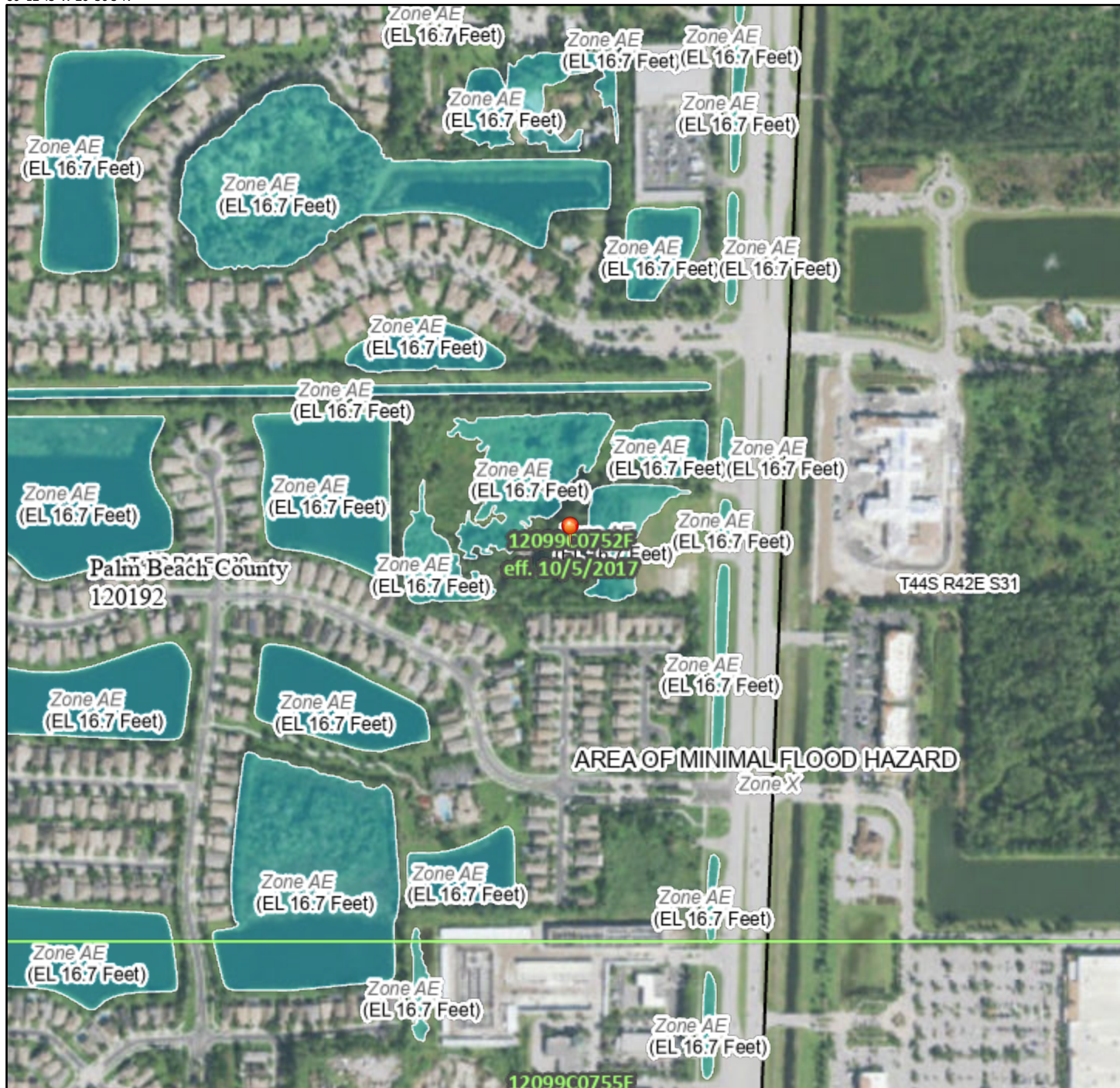


**Attachment M**  
**Wellfield Zone & Flood Zone**

# National Flood Hazard Layer FIRMette



80°12'45"W 26°36'5"N

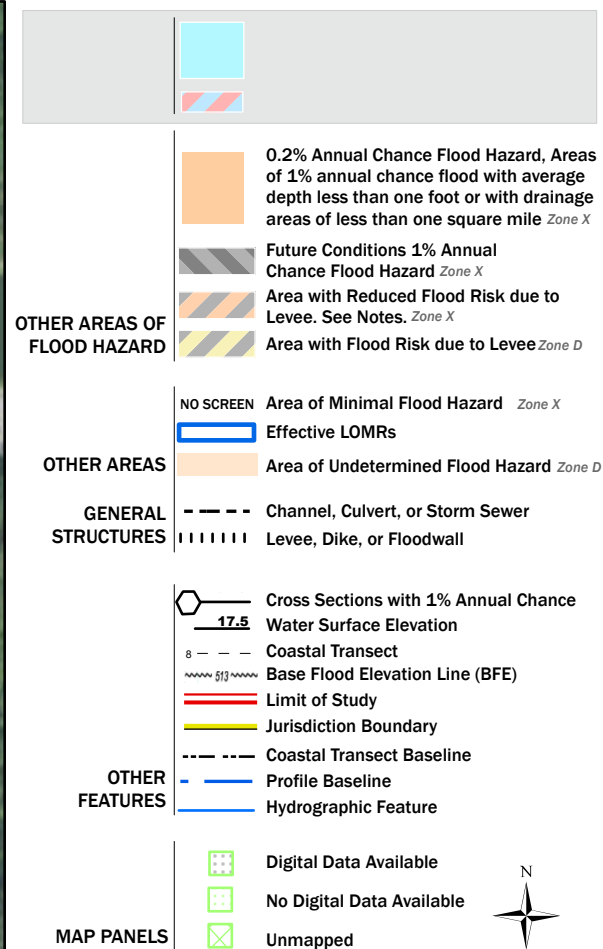


12099C0755F

1:6,000

80°12'8"W 26°35'33"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/10/2021 at 1:04 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Attachment N**  
**Historic Resource Evaluation Letter**



**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  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

November 4, 2021

Camille Swanson  
Insite Studio, Inc.  
8144 Okeechobee Blvd., Suite A  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for project named  
Brentwood of Wellington under PCN's: 00-41-44-36-11-002-0000, 00-  
41-44-36-11-001-0000, 00-41-44-36-11-023-0000, 00-41-44-36-11-003-  
0000 and 00-41-44-36-11-000-0020.**

Dear Ms. Swanson,

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

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

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

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

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

Sincerely,

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

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

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



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH SANCHES, MBA  
CHIEF OPERATING OFFICER

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	02/07/2022		
	SCAD No.	22012701F/FLU; 22012701Z/Re-Zoning; 22012701D/D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control Numbers	00-41-44-36-11-002-0000; 001-0000; 023-0000; 003-0000; 000-0020		
	Development Name	Brentwood of Wellington		
	Owner / Agent Name	PB Recovery 2016, LLC & HRS PB, LLC / Brian Terry		
	SAC No.	206B		
	Proposed FLU Proposed RE-ZONING Proposed D. O.	Max. 194 Residential Units Max. 194 Residential Units 194 High-Rise Units		
Impact Review		Discovery Key Elementary School	Polo Park Middle School	Palm Beach Central High School
	New Students Generated	3	2	2
	Capacity Available	-78	22	-365
	Utilization Percentage	107%	98%	113%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary</b>, and <b>high school level</b>, the property owner shall contribute a total of <b>\$46,324.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from <b>02/07/2022</b> to <b>02/06/2023</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>02/06/2023</b> or this determination will expire automatically on <b>02/06/2023</b>.</p>			
Notice	<p>1) The SCAD letter under 21120601F(Z&amp;D) issued on 12/13/21 is replaced by this letter.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

*Joyce Cai*

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

February 7, 2022

Date

[joyce.cai@palmbeachschools.org](mailto:joyce.cai@palmbeachschools.org)

Email Address

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