

# G.2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	24-B.	<b>Intake Date</b>	November 8, 2023
<b>Application Name</b>	<b>Central Park Commerce Center MUPD</b>	<b>Control No.</b>	1989-00052
<b>Acres</b>	64.46 Acres (subject of land use change) 138.32 Acres (existing approved MUPD with EDC Land Use)	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	Yes
<b>PCNs</b>	00-40-43-32-00-000-1030/1050; 00-40-43-29-01-001-0000; 00-40-43-29-01-002-0010; 00-40-43-29-01-002-0040; 00-40-43-29-01-002-0050; 00-40-43-29-01-015-0000; 00-40-43-29-01-023-0000; 00-40-43-32-01-012-0030		
<b>Location</b>	North side of Southern Boulevard (SR-80), west of the L-8 Canal, and approximately 3.4 miles west of Seminole Pratt Whitney Road.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Glades Tier	Glades Tier	
<b>Use</b>	Asphalt-Concrete Batch Plant/Rock Processing	Light industrial/warehouse	
<b>Zoning</b>	Special Agricultural (SA) and Multiple Use Planned Development (MUPD).	MUPD – Multiple Use Planned Development	
<b>Future Land Use Designation</b>	Rural Residential 1 Unit per 10 Acres (RR-10) on 64.46 acres. Economic Development Center (EDC) on 138.32 acres.	EDC – Economic Development Center	
<b>Underlying Future Land Use Designation</b>	None	None	
<b>Conditions</b>	Ordinance 2016-026, Amended by Ord. 2018-012 Conditions for adjacent ECD land: <ol style="list-style-type: none"> <li>1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.</li> <li>2. If development of a minimum of 200,000 square feet of uses which make use of the unique</li> </ol>	Conditions of approval in Ordinance 2018-012 will be applied to the 64.46 acre EDC request with the exception of Condition 2 which is being deleted as it has been deemed met. Condition 3 will be renumbered accordingly.	

	<p>attributes of the site, such as adjacency to Florida Power &amp; Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.</p> <p>3. Residential uses (except security or caretakers' quarters) are prohibited.</p>	
<b>Density Bonus</b>	No density is permitted per Plan and Condition.	No density is permitted per Plan and Condition.
<b>Total Number of Units</b>	None	None

## B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	No Density permitted.	Maximum FAR permitted under EDC is .85
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	No Density permitted.	No Density permitted.
<b>Maximum Beds (for CLF proposals)</b>	No Density permitted.	No Density permitted.
<b>Population Estimate</b>	No Density permitted.	No Density permitted.
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0 FAR x 64.46 ac. = 0	.85 FAR x 64.46 ac. = 2,386,696 .85 FAR x 132.32 ac = 4,899,280 (limited per condition)
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	No current FLU conditions on property subject to the land use change request.	Land area proposed to be added to the EDC MUPD and the following condition from Ordinance 2018-12 to include the additional land area but not increase the condition limitation No.1; Condition 2 to be deleted as deemed complete and Condition 3 renumbered accordingly. <ol style="list-style-type: none"> <li>1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square</li> </ol>

		<p>feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.</p> <p><del>2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power &amp; Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 201922, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.</del></p> <p>32. Residential uses (except security or caretakers' quarters) are prohibited.</p>
<b>Max Trip Generator</b>	<p><u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF</p> <p><u>AM Peak Hour</u> Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF</p> <p><u>PM Peak Hour</u> Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF</p>	<p><u>Maximum and Proposed</u></p> <p><u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF</p> <p><u>AM Peak Hour</u> Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF</p> <p><u>PM Peak Hour</u> Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF</p>
<b>Maximum Trip Generation</b>	<p>6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips</p>	<p><u>Maximum</u> 18,094 Daily Trips 2,525 AM Peak Hour Trips 2,295 PM Peak Hour Trips</p> <p><u>Proposed</u> 6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips</p>
<b>Net Daily Trips:</b>	<p><u>12,083</u> (maximum minus current) <u>0</u> (proposed minus current)</p>	
<b>Net PH Trips:</b>	<p><u>1,836</u> AM, <u>1,613</u> PM (maximum) <u>0</u> AM, <u>0</u> PM (proposed)</p>	

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.

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Joni Brinkman
<b>Company Name</b>	Urban Design Studio
<b>Address</b>	610 Clematis Street, #CU02
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561-366-1100/561-366-1111
<b>Email Address</b>	jbrinkman@udsflorida.com

### B. Applicant Information

<b>Name</b>	Enrique Tomeu
<b>Company Name</b>	PBA Holdings, Inc.
<b>Address</b>	20125 State Road 80
<b>City, State, Zip</b>	Loxahatchee, FL 33470
<b>Phone / Fax Number</b>	Contact Agent
<b>Email Address</b>	AlbertM@palmbeachag.com
<b>Interest</b>	Property Owner

<b>Name</b>	J. Bradford Smith
<b>Company Name</b>	WPB Logistics Owner, LLC
<b>Address</b>	1776 Peachtree St. NW, #100
<b>City, State, Zip</b>	Atlanta, GA 30309
<b>Phone / Fax Number</b>	Contact Agent
<b>Email Address</b>	dreinecker@tpa-grp.com
<b>Interest</b>	Property Owner

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The land area associated with the currently approved EDC MUPD is vacant with the exception of areas currently being utilized by FPL for their construction/expansion project and the temporary pond permitted and constructed consistent with the approved plat. The 64.46 acres supports approved uses associated with the mining operation including an asphalt/concrete batch plant. See attachment F.
<b>PCN</b>	Legal descriptions for the existing MUPD, the 64.46 acres and parcels associated with the existing MUPD are included as Attachment A. A survey for the 64.46-acre parcel, as well as the plat for the existing MUPD are included as Attachment P.
<b>Street Address</b>	20299 & 20305 State Road 80
<b>Frontage</b>	The overall property fronts on State Road 80/Southern Blvd. and has a combined frontage of 2,147.49 l.f. and a combined approximate depth of 3,842.19.
<b>Legal Access</b>	Current and proposed legal access will be via the platted 80' right of way Technology Center Drive.
<b>Contiguous under same ownership</b>	Yes. There are two adjacent properties under the ownership of PBA Holdings, Inc. with property control numbers of 00-40-43-32-00-000-1070 and 00-40-43-29-00-000-1020 with acreages of 3.69 ac. and 31.44 ac., respectively. The balance of 00-40-43-32-00-000-1030 is approximately 9.33 acres. 00-40-43-29-00-000-1020 is also contiguous and is 31.44 acres in size.
<b>Acquisition details</b>	<p>All of the property, including the 64.46 acres, was initially purchased by GKK Corporation (now PBA Holdings, Inc.) from Sugar Belle Joint Venture and Flor-As on February 25, 1993 and the deed recorded in Official Records Book 7602/139 indicated a purchase price of 13,500,000. (Note this included land in excess of the land included in this request.</p> <p>In regard to the WPB Logistics Owner, LLC parcel within the platted Central Park of Commerce MUPD, the land was purchased from PBA Holdings, Inc. on February 28, 2023 and per the deed recorded in Official Records Book 34162/1619, the sales price was 36,000,000.</p> <p>The remainder of the land within the platted MUPD was either retained in fee by PBA Holdings, Inc. or dedicated to the Master Association via the plat.</p>
<b>Size purchased</b>	The 64.46-acre parcel was part of the land originally purchased by GKK Corporation (now PBA Holdings, Inc.) in 1993. There is one property contiguous to the subject parcels owned by PBA Holdings, Inc. which has a property control number of 00-40-43-29-00-000-1020 which is approximately 31.44 acres in size and this was included in the boundary for the public notice.

### B. Development History

<b>Control Number</b>	Central Park Commerce Center MUPD – Control Number 2015-00085 64.46 Acres - Control Number 1989-00052
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<p><b>Previous FLUA Amendments</b></p>	<p>Central Park Commerce Center was approved for text amendments to the plan and a change from RR-10 to EDC via Ordinance 2016-026. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips. Conditions were as follows:</p> <ol style="list-style-type: none"> <li>1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips</li> <li>2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power &amp; Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.</li> <li>3. Residential uses (except security or caretakers' quarters) are prohibited.</li> </ol> <p>Ordinance 2018-012 extended the compliance date for condition 2. to June 30, 2022. This condition is being requested to be deleted and conditions renumbered accordingly as the County has issued a determination that the condition has been met and deemed completed (see Attachment R). Current Conditions are as follows:</p> <ol style="list-style-type: none"> <li>1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips</li> <li>2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power &amp; Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2022, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.</li> <li>3. Residential uses (except security or caretakers' quarters) are prohibited.</li> </ol>
<p><b>Concurrency</b></p>	<p>The existing Central Park Commerce Center MUPD has concurrency granted as indicated on the current approved master plan (see Attachment S) for 206,000 s.f. of Data Information Processing and 1814,000 s.f. of Warehouse with a notation that the square footage amount and uses will be updated as site plans are submitted.</p> <p>The 64.46 acres is included in the current mining approval and the site plan for the central portion (East Coast Paving - see Attachment S) notes concurrency approval for General Light Industrial (Excavation) and 220 Employees and 50 Deliveries.</p> <p>The southwest portion of the site (Adonel Concreate Batch Plant – see Attachment S) also depicted the uses and site layout, confirming concurrency also associated with the excavation approval.</p> <p>Likewise, the Secondary containment Site Plan covering the property in the northwest portion of the 64.46 acres is associated with the excavation approval and has a valid site plan with concurrency associated with the mining approval (see Attachment S).</p>

	<p>Finally, the eastern portion of the parcel is also part of the excavation approval but has been platted to contain a water management tract (see Attachment P) which is temporary in nature and will ultimately be removed and replaced as part of this future development. All this area will be removed from the Excavation Mining approval via a concurrent Development Order Amendment with the MUPD DOA to add the subject land area.</p> <p>The 64.46 acres is currently included in the PBA Hydro-Storage Conservation &amp; Energy Center Final Site Plan (see Attachment S) and will be removed from that approval with the aforementioned DOA.</p>				
<b>Plat, Subdivision</b>	The 64.46 acres proposed to be redesignated as EDC has not been platted. However, the current EDC MUPD has been platted as Central Parck Commerce Center recorded in Plat Book 135, Pages 101-108 (see Attachment P).				
<b>Zoning Approvals &amp; Requests</b>					
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
<b>64.46 Acre Parcel</b>					
None		Valid Site Plan	Administrative Inquiry	Exhibit 70/Control No. 1989-52 Concrete Batch Plant; 451 s.f. building	Propose to allow continuation of use as a non-conforming use.
None		Valid Site Plan	Administrative Inquiry	Exhibit 70/Control No. 1989-52; Secondary Containment Use for Mine; 5,910 s.f.	Propose to allow continuation of use as a non-conforming use.
None		Valid Site Plan	Administrative Inquiry	Exhibit 65/Control No. 1989-52; Asphalt Batch Plant; 2,276 s.f.	Propose to allow continuation of use as a non-conforming use.
<b>Central Park Commerce Center MUPD</b>					
R-2016-0415	DOA-2015-02352	Complete	DOA – Development Oder Amendment	Deleted land area from the Excavation approval for Palm Beach Aggregates, reconfigured site plan and amended conditions.	The land area subject to the land use amendment will also be processing a concurrent DOA to remove the land from that approval consistent with the last process.
R-2016-0551	ZV/PDD-2015-02166	Ongoing	REZ - Rezoning	Rezoned from SA to MUPD and allowed an	A rezoning request will be processed to rezone the land area subject to the

				alternative buffer. Master Plan depicted 1,200,000 s.f. of Data Information Processing; 120,000 s.f. of light industrial; 680,000 s.f. of warehouse and 20,000 s.f. of accessory offices.	land use amendment from SA to MUPD to incorporate it into the approved development.
ZR-2016-027	ZV/PDD-2015-02166	Ongoing	VAR - variance	Concurrent Variance for increase to number of permitted free-standing buildings and modify the parking calculation for Data Information & Processing Use	Confirmation will be requested as part of the DOA that these variances are vested or if they need to be re-requested.
ZR-2017-009	ZV-2016-01648	Ongoing	VAR – Variance	Stand-Alone Variance for a reduction in number of interior trees; eliminate the interconnectivity between uses in and adjacent to project & a reduction in the required parking at the side or rear of the building.	Based on the conditions of approval, these variances may need to be re-requested and, if so, would be requested concurrently with the DOA to rezone the parcels subject to the land use change and incorporate into the MUPD.
<b>PALM BEACH AGGREGATES (64.46 ACRES TO BE REMOVED FROM APPROVAL WITH CONCURRENT DOA)</b>					
R-89-2225	89-52	Ongoing	Special Exception	Excavation (Mining) Approval	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-1997-0248	89-52(A)	Ongoing	REZ – Rezoning CA – Class A Condition Use	Rezoning to SA and Class A Use approval for a Type IIIB Excavation	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the

					continuation of the uses will be made.
R-200-149	89-52(B)	Ongoing	DOA – Development Order Amendment	Modify/delete conditions.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2002-0009	89-52©	Ongoing	DOA – Development Order Amendment	DOA to add an access point and modify conditions for the FPL power facility.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2002-1472	89-52(D)	Ongoing	DOA – Development Order Amendment	DOA to add land area to the for a reservoir.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2003-324	89-52(E)	Ongoing	EAC/DOA – Expedited Development Order Amendment	EAC/DOA to delete engineering condition as a result of SFWMD reservoir	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2004-401	89-52(F)	Ongoing	DOA – Development Order Amendment	DOA to increase mega-watts for the FPL use and assigned condition compliance to either PBA/SFWMD or FPL	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2006-027	89-52(G)	Ongoing	DOA – Development Order Amendment	DOA to delete land area on ease side of L-8 from excavation approval for Highland Dumes (Arden) and modify landscape conditions.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.

R-2007-2144	DOA/EAC-2007-1182	Ongoing	EAC/DOA – Expedited Development Order Amendment	EAC/DOA to increase mega-watts for FPL.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2010-684	DOA-2009-4539	Ongoing	DOA – Development Order Amendment	DOA to add land area to the excavation use approval.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2011-1457	EAC-2011-1426	Ongoing	EAC/DOA – Expedited Development Order Amendment	DOA to the FPL Energy Center to increase square footage.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
R-2016-415	DOA-2015-2352	Ongoing	DOA – Development Order Amendment	DOA to decrease the land area for the excavation by 138.32 acres for the current EDC MUPD.	Latest Approval will be amended via a DOA to remove the 64.46 acres from this approval. Request to allow the continuation of the uses will be made.
BCC Approval	AI-PCN-2020-01012	Ongoing	AI – Administrative Inquiry	AI to provide update to Five Year Monitoring Report	No Change anticipated.

**2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION**

**Part 4. Consistency**

**A. Consistency –**

<b>Justification</b> Provide as G.1.	See Attachment G
<b>Residential Density Increases</b> Provide as G.2.	No density proposed – See Attachment G
<b>Compatibility</b> Provide as G.3.	See Attachment G
<b>Comprehensive Plan</b> Provide as G.4.	See Attachment G
<b>Florida Statutes</b> Provide as G.5.	See Attachment G

**B. Surrounding Land Uses.**

<b>Zoning.</b> Indicate the Zoning and petition numbers. No acronyms. <b>OR 64.46 ACRES Adjacent Lands</b>	<b>Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>FOR 64.46 ACRE PARCEL</b>			
<b>North</b>	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development
<b>South</b>	South Florida Water Management District	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential
<b>East</b>	Vacant	Rural Residential, 1 unit per 10 acres (RR-10)	Special Agriculture (SA)
<b>West</b>	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	<u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF <u>AM Peak Hour</u> Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF <u>PM Peak Hour</u> Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF	<u>Maximum and Proposed</u> <u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF <u>AM Peak Hour</u> Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF <u>PM Peak Hour</u> Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF
<b>Maximum Trip Generation</b>	6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips	<u>Maximum</u> 18,094 Daily Trips 2,525 AM Peak Hour Trips 2,295 PM Peak Hour Trips <u>Proposed</u> 6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips
<b>Net Daily Trips:</b>	<u>12,083</u> (maximum minus current) <u>0</u> (proposed minus current)	
<b>Net PH Trips:</b>	<u>1,836</u> AM, <u>1,613</u> PM (maximum) <u>0</u> AM, <u>0</u> 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>	Pinder Troutman Consulting, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 40	
<b>Nearest Palm Tran Stop</b>	Bus stop #3245 (Seminole Pratt) is located on the northside of Southern Blvd., approximately 3 miles east of the subject site.	

<b>Nearest Tri Rail Connection</b>	Wellington Green Mall provides connections to Route 43 or 62 to WPB or Lake Worth Tri-Trail Rai facilities, respectively.
<b>C. Potable Water &amp; Wastewater Information</b>	
<b>Potable Water &amp; Wastewater Providers</b>	A letter dated November 2, 2023 from Jackie Michels of the Palm Beach County Water Utilities Dept. included herein as Attachment I,  Per the letter, an 18" water main is located in Southern Blvd. adjacent to the property and an 18" sanitary sewer force main is located 400' to the east. Additional capacity assessments will be done during the site planning process.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	A letter dated November 2, 2023 from Jackie Michels of the Palm Beach County Water Utilities Dept. included herein as Attachment I indicates the nearest 18" water main and sanitary sewer force main are approximately 400 feet east of the property within Southern Blvd.
<b>D. Drainage Information</b>	
Per Attachment J provided and prepared by WGI:	
<ol style="list-style-type: none"> <li>1. Pursuant to the report, the site is located within the South Florida Water Management District and the report is signed and sealed by James W. Richie on November 7, 2023.</li> <li>2. The site is located within the SFWMD S-5A Basin located west of the L-8 canal.</li> <li>3. Per the current SFWMD permit ERP 50-00281-S, the PBA property is designed to retain the 100-year 3-day storm but legal positive outfall is permitted to the SFWMD L-12 Canal south of Southern Blvd.</li> <li>4. The site will meet or exceed standard established as identified in the Stormwater Management Sub-Element in the Comprehensive Plan as outlined in Attachment J</li> </ol>	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Station 20 services this property and is located at 1000 Greenview Shores Blvd. in Wellington.
<b>Distance to Site</b>	It is 7.8 miles from the site.
<b>Response Time</b>	The average response time is 7.24 minutes.
<b>Effect on Resp. Time</b>	Per Attachment K, the average response time is 7.24 minutes, but Fire Rescue pointed out that the extended response time is 18 minutes to this property.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	Pursuant to Attachment L, the Environmental Assessment prepared by EW Consults, Inc., no native upland or wetlands were found on site. While the site could potentially attract burrowing owls, least terns, or gopher tortoises, no signs of them were located on site and the level of past disturbance of the site makes the potential unlikely.
<b>Flood Zone*</b>	The site is located in flood zone AO.
<b>Wellfield Zone*</b>	The property is not within or adjacent to a wellfield zone. See attachment M..

**G. Historic Resources**

Per Attachment N included herein, Christian Davenport of the Planning Division identified historic or architecturally significant resources within 500 feet, those being the West Palm Beach Canal which is located on the south side of Southern Blvd. and listed on the NRHP as 'eligible for inclusion. However, it was noted that any potential adverse impacts would be considered minimal. The L-8 is included in the Florida Master Site File but not listed as eligible for inclusion in the NRHP.

The letter also indicates that vertebrate remains were found north of the site in a quarry hole in 2006/07 and the potential additional for undocumented sites on the property based on the general area have resulted in a requirement for a Certificate To Dig being required.

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

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

**I. Libraries - Residential Only (Including CLF)**

Library Name			
Address			
City, State, Zip			
Distance			
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		

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

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

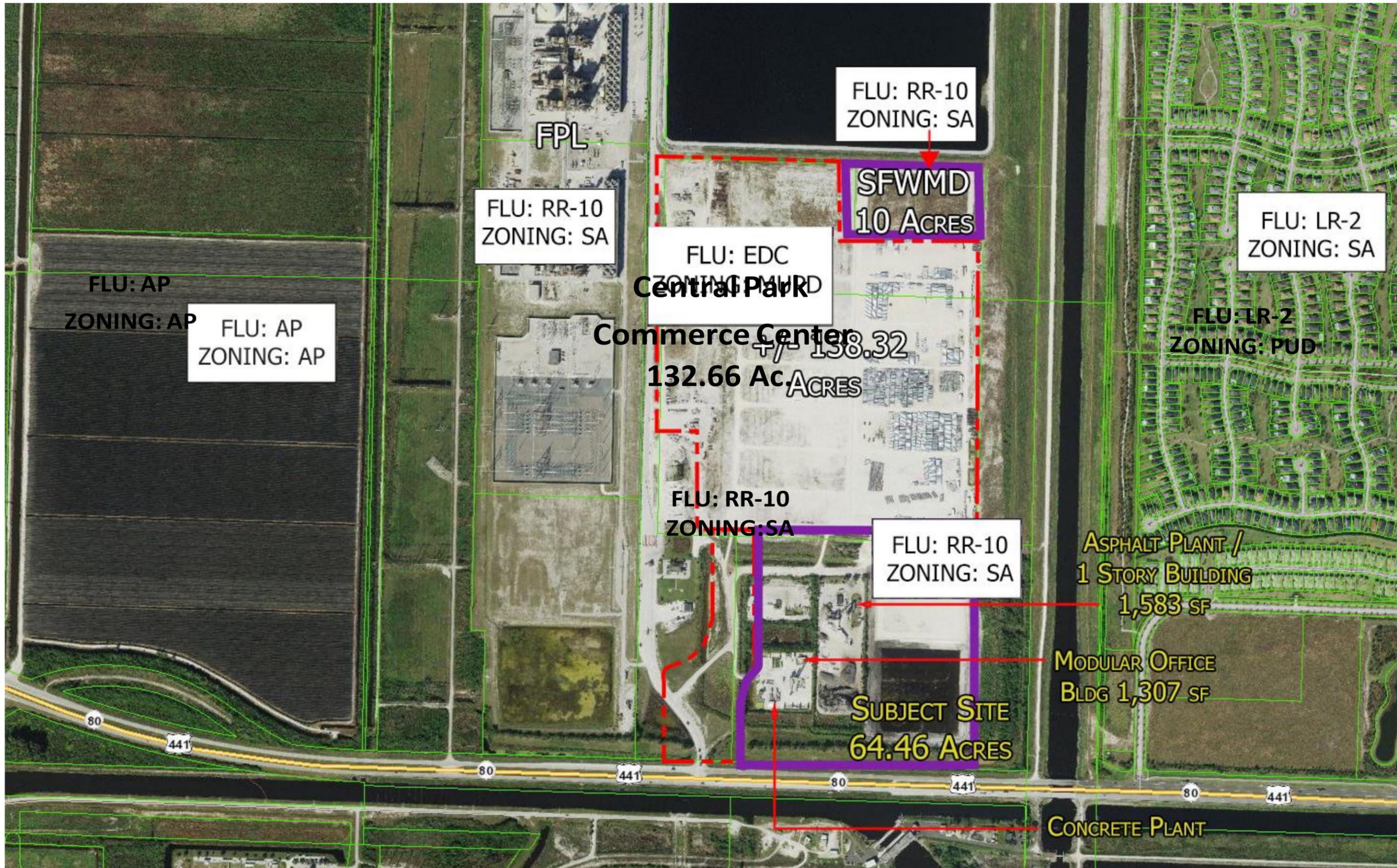
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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **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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**Central Park Commerce Center**  
**Privately Initiated Text Amendment and**  
**Land Use Amendment Justification**  
**Submittal Date: November 8, 2023**  
**Insufficiency Resubmittal: December 11, 2023**  
**Minor Resubmittal: March 12, 2024**  
**Minor Resubmittal: March 14, 2024**  
**Resubmittal: May 28, 2024**




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Urban Design  
 Land Planning  
 Landscape Architecture

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Introduction

On behalf of the property owner, PBA Holdings, Inc., Urban Design Studio (UDS) has prepared and hereby respectfully submits this application for a **Privately Initiated Comprehensive Plan Text Amendment and Land Use Map Amendment** to allow for the expansion of the Economic Development Center (EDC) land use currently applicable to the Central Park Commerce Center Multiple Use Planned Development (MUPD). The text request is to amend Policy 1.8-c. and Objective 3.3 contained in the Future Land Use Element of the Palm Beach County Comprehensive Plan as well as Note 2 in Table III.C, and Maps LU 1.1 and LU 2.1 of the Map Series. These text amendments would be applicable only to the land area west of the L-8 Canal, east and south of the existing land area with current EDC land use possessing a land use designation of RR-10 which will now equate to 202.67 acres in total. Both the traffic report and the Environmental Assessment did include a review of additional land area associated with a 10 acres parcel under the ownership of the South Florida Water Management District that are not included in this request, but remain valid as they did assess the addition of the 64.46 acres.

As such, the Large-Scale Land Use Plan Amendment being requested in Round 24-B for the 64.46 acres is to change the land use designation from RR-10 to EDC, consistent with the MUPD, with a concurrent zoning application to rezone the land from Specialized Agriculture (SA), which equates to Agricultural Production (AP), to MUPD and incorporate it into the Central Park Commerce Center MUPD. No changes to the boundary of the Glades Area Protection Overlay (GAPO) are being proposed as part of this request.

The property control numbers and ownership information for the 64.46 acres are as follows;

PCN	Owner Information
00-40-43-32-00-000-1030	PBA Holdings, Inc.
00-40-43-32-00-000-1050	PBA Holdings, Inc.
00-40-43-32-01-012-0030	PBA Holdings, Inc.

In addition to the 64.46-acre land area subject to the land use change, as the text and map amendments also include the acreage associated with the currently approved MUPD, the following property control numbers are also included in this request:

PCN	Owner Information
00-40-43-29-01-001-0000	Central Park Commerce Center Master Association, Inc.
00-40-43-29-01-002-0010	PBA Holdings, Inc.
00-40-43-29-01-002-0040	WPB Logistics Owner, LLC
00-40-43-29-01-002-0050	PBA Holdings, Inc.
00-40-43-29-01-015-0000	Central Park Commerce Center Master Association, Inc.
00-40-43-29-01-023-0000	Central Park Commerce Center Master Association, Inc.

Please note that the acreage associated with the overall existing MUPD is now 138.203 as a result of the RW tract of the plat now being depicted on PAPA as being dedicated to FDOT.

Text Amendment Request

Specifically, the text amendments being requested are outlined below:

A request to amend the Future Land Use Element Policy 1.8-c, Policy 3.3-a.5, and Service Area Map L.U. to reflect the expansion of the LUSA on the land area associated with this request as follows:

**Policy 1.8-c:** Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and ~~138.31 acres~~ 202.67 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the “Service Areas Map” contained in the Comprehensive Plan Map Series.

**Policy 3.3-a:** The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

- 5. the area east of the SFWMD L-8 Canal and ~~138.31 acres~~ 202.67 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;

**Table III.C:** 2. Within the Glades Area Protection Overlay, ~~138.31~~ 202.67 acres of EDC future land use designation is allowed.

**Map Series Managed Growth Tier System Map, LU 1.1, and Service Area Map, LU 2.1:** incorporate the subject site within the LUSA;

The text amendment was presented to the Planning Commission on October 13, 2023 with a recommendation for the BCC to initiate and to the BCC on November 1, 2023 and initiated unanimously to move forward in the process. The amendment was transmitted by the BCC on May 1, 2024 with the proposed acreage defined as 202.79. This will be amended at the adoption hearing to 202.67 acres and revised legal description and survey for this boundary/land area is included in the lasted zoning application submittal and provided to the Planning Division.

### Land Use Amendment Request

As previously stated, the request is to redesignate 64.46 acres from RR-10 to EDC and concurrently process a rezoning application to incorporate that into the existing MUPD with a rezoning on that acreage from SA to MUPD. The total acreage will be 202.67 acres to account for rounding discrepancies identified when the current plat was recorded at 138.32 acres versus the acreage in the original amendment of 138.31.

Based on a meeting on August 25, 2023, with Planning and Zoning representatives, including the Planning Director, Kevin Fischer, Zoning Director Lisa Amara, Stephanie Gregory, Maria Bello, and Jerome Ottey it was directed that the appropriate process to allow for the additional land area to monitored under the traffic condition currently associated with the approved MUPD land use ordinance, is to amend that Ordinance with the land use change on the applicant's land to be incorporated into one Ordinance for the entire property. At that time the approach was to include the additional 10 acres for the SFWMD parcel in the amendment, but the request has been revised to no longer included it and another amendment would need to be processed in the future should that land transfer be arranged.

### History

The land area is located on the north side of Southern Boulevard, west of the L-8 and east of the Florida Power & Light facilities. The Central Park Commerce Center MUPD has been the subject of two Large Scale Land Use Plan Amendments, LGA-2016-005 and LGA-2018-027, approved on April 27, 2016 and July 23, 2013, respectively via Ordinances 2016-026 and 2018-012.

Ordinance 2016-026 changed the land use on approximately 138.31 acres from RR-10 to EDC and also included a text amendment to allow the EDC designation in the Glades Area Protection Overlay (GAPO), and an identical request to revise the policies associated with the incorporation of that land within a LUSA.

There were three conditions of approval associated with Ordinance 2016-026.

1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019, then County staff shall bring back to the Board of County Commissioners for consideration of initiation of an amendment to change the designation to an appropriate future land use designation.

3. Residential uses (except security or caretakers' quarters) are prohibited.

It is not anticipated that conditions 1 and 3 associated with the initial land use amendment for the existing MUPD will need to be amended. This is due in part that no additional intensity above that included in Condition No 1 is being requested. The new uses/square footage that will ultimately be proposed for the expanded MUPD will stay within the limits of that condition. Of note, Condition 2 has been deemed complete based on the plats being recorded for the MUPD, as well as extensive infrastructure improvements having been commenced and which are continuing.

Ordinance 2018-12 granted an extension to the aforementioned Condition 2 June 30, 2019 compliance date to June 30, 2022. Again, that condition was deemed to be met as referenced above and confirmed by a March 16, 2022 letter from Ramsay Bulkeley, Planning, Zoning & Building Director and is being requested to be deleted. No revisions were made to Conditions 1 or 3 with Ordinance 2018-12. The current conditions with the proposed deletion of the aforementioned condition are as follows:

1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

~~2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2022, then County staff shall bring back to the Board of County Commissioners for consideration of initiation of an amendment to change the designation to an appropriate future land use designation.~~

~~3~~2. Residential uses (except security or caretakers' quarters) are prohibited.

#### Current MUPD Approvals

Two plats have been recorded to date that now allow for building permits to be issued for the existing MUPD approval. The PBA Hydro Storage Water Conservation and Energy Center Plat was recorded on February 21, 2023 in Plat Book 135/109. The Central Park Commerce Center MUPD plat was recorded the same date in Plat Book 135/101. Subsequent to the plat recordation a deed transfer was recorded in ORB 34162/1619 which included the land area associated with the approved warehouse to allow for that portion of the development to move forward.

Master Plan, Final Site Plans and Regulating Plans, as well as final Subdivision Plans consistent with the recorded plat, were approved by the County under Control Number 2015-85. The Master Plan vests the project for 206,000 s.f. of Data Center and 1,814,000 s.f. of Warehouse, consistent with the land use condition (Exhibit 15). The approved final site plan currently depicts 206,000 s.f. of Data Information Processing and 1,200,000 s.f. of Warehouse with, with accessory office in compliance with the limitations of the Unified Land Development Code.

Surrounding Uses

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development
<b>South</b>	South Florida Water Management District	Rural Residential 10	Agricultural Residential
<b>East</b>	Vacant	Rural Residential 10	Specialize Agriculture
<b>West</b>	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development

**North:** PCN 00-40-43-29-01-002-0040 is under the ownership of WPB Logistics Owner, LLC via the deed recorded in ORB 34162/1619 (the warehouse) and PCN 00-40-43-29-01-002-0050 is under the ownership of PBA Holdings, Inc. (shown as future development on the MUPD plans). The internal right of way on the plan PCN 00-40-43-29-01-001-0000 is owned by the Central Park Commerce Center Master Association, Inc. as private right of way internal to the MUPD.

**South:** PCN’s 00-40-43-32-00-000-5010 & 7030 are under the ownership of the South Florida Water Management District. The land area has a land use designation of RR-10 and a zoning district of AP under today’s zoning code.

**East:** PCN 00-40-43-32-00-000-1060 is under the ownership of South Florida Water Management District. This land area, as is the subject property, is currently included in the site plan approval for PBA Hydro-Storage Water Conservation & Energy Center, Exhibit 76/Control Number 1989-00052, and has a land use designation of RR-10 and a zoning district of AP. It is approximately 400 feet in width and is conditioned in that approval as a wildlife corridor.

**West:** PCN's 00-40-43-29-01-015-0000 and 00-40-43-29-01-023-0000

are under the ownership of the Central Park of Commerce Master Association, Inc. per the recordation of the aforementioned plat as buffer and water management tracts. It has a land use designation of EDC and is zoning MUPD consistent with the overall planned development area.

#### Existing Uses on the 64.46 Acres Subject to the Land Use Change:

This parcel is currently included in the overall Palm Beach Aggregates Excavation approval (Control No. 89-52) and supports uses ancillary to the mining use. These have valid site plans on file with the Zoning Division and include the following:

- Concrete Batch Plant: Exhibit 70
- Secondary Containment Site: Exhibit 70 – a.k.a. a Concrete Batch Plant
- Asphalt Batch Plant: Exhibit 65

These ancillary uses are being requested to allow to continue as 'non-conforming' uses pursuant to the current approved plans with the application of the EDC land use on the property. Discussion have taken place with the Zoning Division and it is anticipated condition(s) may be created during the zoning review process to accommodate this approach. They are noted on the zoning PMP and the exhibits will be updated during DROE with this project's control number.

In addition to these uses, there has been a temporary drainage facility constructed in the eastern portion of the site as reflected in the PBA Hydro Storage Water Conservation & Energy Center Plat recorded in PB 135/109.

#### Proposed Entitlement Process

The Board of County Commissioners approved the initiation of the Text amendment on October 13, 2023, allowing Phase 2 of that process to begin and the submittal of the land use plan amendment. The land use request was transmitted by the BCC on May 1, 202. The zoning application is currently in the certification process and will be presented to the Zoning Commission prior to being presented to the BCC concurrently with the land use plan/text adoption.

#### Consistency with the Comprehensive Plan

##### **G.1 - Justification**

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use. The applicant is requesting to expand the LUSA and amend the current FLUA designation from RR-10 to EDC. The proposed Text and FLUA amendment meet the required standard as follows:

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

**Response:** The proposal to expand the LUSA and the EDC land use designation to the subject property is suitable and appropriate. The same changes were previously deemed

appropriate via the approvals granted in association with the Central Park Commerce Center MUPD, which bounds the property on the north and west. The existence of the L-8 Canal to the east also continues to serve as a buffer and separation between the already approved light industrial and warehouse uses within the existing EDC MUPD approval. The request to 'fill in' this area with the consistent land use designation of EDC is also appropriate due to the location on State Road 80, a major transportation corridor suitable for the transportation of goods and benefits the community by creating additional employment opportunities. Again, there is no expansion of the GAPO associated with this request.

2) *There is a basis for the proposed amendment 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 noted, the adjacent 138 acres previously requested and received the same LUSA expansion and land use change, and has an approved master plan, site plan and subdivision plan, and has been platted. The subject land area was not included at that time and now could be considered an 'infill' parcel due to the boundary created by the EDC land to the north and west, and the L-8 Canal and Southern Blvd. to the east and south. This is a change on adjacent properties that warrants the requests.

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

**Response:** With the buildout approaching for the Arden PUD to the east, the character of this area of the County has changed over time. Arden is approved for 2,334 dwelling units, a 970-student elementary school, 50,000 s.f. of retail, 50,000 s.f. of general government and a 20 ac. Park. This has changed the character of the area and also created a need for additional employment opportunities. Additionally, while the zoning application will be requesting to allow the currently existing heavier industrial uses associated with the mining operation to continue until the phase of development that would replace these uses commences, the LUSA expansion and land use change will allow for those uses to go away over time and be replaced with light industrial or other EDC uses.

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

**Response:** While not new information, the change in circumstance associated with the physical development not only on the Arden PUD, but also with the City of Westlake and the increase in population associated with their new residential development should be considered in support of these requests. The requests will allow for additional employment generating development to provide for increase employment opportunities for the residents of the western communities.

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

**Response:** While the RR-10 designation on this land area may have been appropriate in the past, the GAPO prohibits any residential density from being developed on the land and limits the potential uses thereof. Redesignating the land to EDC will allow for uses already

deemed appropriate via the prior EDC amendment to take place on the property and make reasonable use of the land.

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

**Response:** This is not applicable. GAPO, which limits the residential density development on the RR-10 land in the overlay, was not adopted until 2004, so the RR-10 was appropriate when assigned.

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

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

- 1) *Demonstrate a need for the amendment.*
- 2) *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.*

**Response:** The applicant is not requesting any residential density and is prohibited from doing so per Policy 1.8.b.

## **G.3 – Compatibility**

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

Response: Compatibility is defined in the County's Unified Land Development code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions." Based on this definition and accepted growth management ideals, the proposed amendment to allow for the expansion of the LUSA and the change to EDC land use on the property is compatible with the surrounding uses and adjacent lands. There are existing non-residential uses adjacent to the parcel and to the south of Southern Boulevard and the property is separated from the residential development to the east by the L-8 Canal and a significant berm created during the construction of the L-8 Flow Equalization Basin now owned by SFWMD. To the west of the site is the Florida Power & Light West County Energy Center, a 3,800 MW Natural Gas Power Plant. The development plan resulting from approval of the proposed Plan amendments and FLUA amendment will not create or foster undesirable effects.

## **G.4 – Comprehensive Plan**

**Optional:** *The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).*

**Response:** Please see below consistency to the Overlay and Plan in regard to the request for the LUSA expansion and the change to the land use designation from RR-10 to EDC.

**OBJECTIVE 1.8 Glades Area Protection Overlay**

**General:** The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.

**Response:** This request is consistent with this Objective as the proposed EDC land use designation for the property does not threaten the EAA to the west. The GAPO includes not only the subject property, but also the FP&L West Energy Center Power Plant to the west. The west boundary of the GAPO will remain intact with the proposed change and no additional development potential is extended to the west as a result of this amendment. The subject land area is not suitable for agricultural development as it has not been utilized in the recent past for agricultural production (nor is the land use on the property AP – Agricultural Production). The proposal also does not propose the expansion of urban and suburban activities into the Glades Tier. Of note; however, is that services have been extended to the immediate vicinity of the property. Finally, the introduction of the EDC land use into the GAPO has previously been deemed consistent with the overall based on the approvals associated with the adjacent Central Park Commerce Center MUPD, which is proposed to be expanded to include this land area.

**Objective:** The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

**Response:** Again, the proposal is consistent with this Objective. The proposal does not negate the barrier created by the Plan to prevent the expansion of urban and suburban activities into the Agricultural Production areas to the west of the FPL West County Energy Center. It also is consistent with the objective to provide opportunity to recognize existing uses and the expansion of new uses within the overlay.

**Policy 1.8-a:** The Glades Area Protection Overlay, generally described, as the area north of State Road 80 (SR-80), approximately 2.25 miles west of Seminole Pratt Whitney Road directly south of the Deer Run rural subdivision, to approximately 2.0 miles west of the SFWMD L-8 Canal, encompassing the western portions of sections 8 and 17, all of sections 20, 28, 29 and 32, and the northern portion of section 33, Township 43, Range 40, with an approximate total

acreage of 3,063.66 acres, is depicted on the Special Planning Areas Map in the Map Series. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded to incorporate areas other than the ones described in this policy.

**Response:** The request is consistent with this policy as it does not propose to change the boundary of the GAPO.

**Policy 1.8-b:** The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

**Response:** The request is consistent with this policy as the uses proposed have already been deemed compatible with the overlay via the prior EDC amendment approval and subsequent approval of the master plan and site plan for the existing EDC/MUPD. No residential is proposed as part of this request, which is also consistent with the policy.

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

**Response:** With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

### **OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)**

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;

**Response:** Utilities already exist in the vicinity of the subject land area, specifically to the existing EDC/MUPD which is located to the west and north of the area subject to the future land use plan amendment. With additional residential growth in the area, there is an increased need for employment centers and light industrial uses.

- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and

**Response:** The applicant believes that the location of this property, on Southern Boulevard, a major east/west State Road, provides unique advantages and opportunities for the expansion of the previously approved employment generating uses. There are relatively few parcels of significant size to attract warehousing and light industrial uses within the Urban Suburban Tier, especially on this State Road. The proposal meets various policy goals as outlined in this consistency assessment as previously determined when the LUSA and land use was amendment for the MUPD. Additionally, the inland location, elevation of the developed portions of the site, proximity to the FPL West County Energy Center and transmission, as well as other unique attributes of the site demonstrate significant advantages of this site.

- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

**Response:** As mentioned above, the size and location of the property on a major east/west State Road has already been determine to provide for the potential to create a major economic impact for not only central Palm Beach County, but also the tri-city Glades area. The creation of jobs located to take advantage of this location near of mass transit and new residential development will provide for additional job opportunities for the residents of Palm Beach County.

**Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:**

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/ North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;
5. the area east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;
6. an Agricultural Enclave pursuant to Policy 2.2.5-d;
7. the Western Communities Residential Overlay; and
8. the Trotting Center Overlay

**Response:** With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy (item 5 above). The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

In addition, the request to add this property to the LUSA of Palm Beach County is consistent with the placement of the designation on both the United Technology and General Aviation Facility areas. Both of these areas are envisioned to provide for job creation/employment opportunities for the residents of the County, as will the subject parcel. Amending the text associated with item 5 above is permitted to be requested and, in part, reflects the installation of utilities already in existence in the vicinity of the subject parcel. The designation would also fill in the 'hole in the donut' in this area north of Southern Blvd. with the LUSA already in place to the west and north with the existing MUPD land use, and would remove the existing RR-10 designation on the property that could be considered incompatible with the adjacent uses.

**Policy 3.3-b:** The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.

**Response:** The Palm Beach County Water Utilities would be the provider in this case and utilities have already been extended to the area and a Standard Developers Agreement was put in place for the MUPD.

- **C. County Directions**

- **FLUE Goal 1 Strategic Planning**

It is the GOAL of Palm Beach County 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:** The requests are not inconsistent with the goal of creating livable communities as there is adequate separation from existing residential to the east of the L-8 Canal and the request creates additional employment opportunities in this area of the County.

- **FLUE Objective 1.1 Managed Growth Tier System Policy 1.1-a**

The County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision, and shall map the location of each Tier on the Managed Growth Tier Map located in the Comprehensive Plan Map Series.

**Response:** No Tier change is proposed as part of this request. The expansion of the LUSA and the previously granted EDC land use designation to this area not inconsistent with the Managed Growth Tier System.

- **FLUE Goal 2 Land Planning:**

It is the GOAL of Palm Beach County 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, environmental and economic

needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

**Response:** The requests are consistent with this goal as it provides for an acceptable distribution of land uses, provides for employment opportunities for current and future residents and respects the natural and manmade environment.

- **FLUE Objective 2.1 Balanced Growth**

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

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

**Response:** The land area is currently being utilized for non-residential purposes and is not in active agricultural production. As such the request is consistent with this policy.

2. The availability of facilities and services;

**Response:** Below is more detailed information on each of those facilities and services:

- *Traffic:* Future FLUA Amendment application attachments will feature a Comprehensive Plan Amendment Transportation Analysis and corresponding Traffic Approval from the County's Traffic Division.
- *Mass Transit:* There are currently mass transit routes running along Southern Boulevard adjacent to the Subject Property. The nearest Palm Tran Bus Route to this property runs along Southern Boulevard with stops as far west as Belle Glade. The closest stop is located at the corner of Southern Boulevard and Seminole Pratt Whitney Road east of the Subject Property on the north side of Southern Boulevard. However, the plat and approved site plan for the Central Park Commerce Center MUPD provides for a 10 x 30 Palm Tran Easement.
- *Potable Water and Wastewater:* Future FLUA Amendment application attachments will include a PBC Water Utilities Department letter wherein it will state the availability of water and wastewater capacity for the proposed development via the existing watermain and force main within Southern Boulevard adjacent to the property.
- *Drainage:* Future FLUA Amendment application attachments will include a Drainage Statement prepared by a civil engineer which identifies the location of legal positive outfall.
- *Fire Rescue:* Future FLUA Amendment application attachments will include a Fire Rescue letter which confirms the nearest PBC Fire Rescue station and approximate response time for service to the Subject Property. The nearest station is expected to be Station 20, approximately 4.5 miles east.
- *School:* No residential density is permitted so it is not anticipated that school capacity will need to be addressed during the Future FLUA Amendment application review.
- *Parks and Recreation:* Future FLUA Amendment application attachments will include an analysis of the impacts on regional and district parks and recreation facilities.

3 The adjacent and surrounding development;

**Response:** The proposed amendment and resulting increase in EDC land area is compatible with the existing uses on surrounding properties and consistent with the future land use

designations along this portion of the Southern Boulevard corridor. Please refer to Section G.3 - Compatibility and Surrounding Uses above.

4. The future land use balance;

**Response:** The proposed Plan amendments and associated FLUA amendment to allow the expansion of the LUSA and the EDC land use to this property will improve the balance of future land use designations for properties in this area of the County, specifically along this portion of the Southern Boulevard corridor. The location and size of the property make it well suited for a for light industrial and other EDC uses due to its separation from residential uses and the proximity to the approved EDC MUPD. The proposed amendments and ultimate EDC FLU designation will result in a more balance future land use pattern for this area of the County which will allow land owners to better provide for the needs of current residents and future generations with additional employment opportunities and additional economic development.

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

**Response:** The proposed amendments and resulting expansion of the EDC MUPD will prevent urban sprawl as it will allow for the development of an underutilized property located within an area already provided with urban services. Further, the existence of the FPL power plant located to the west of the Subject Property creates a significant physical boundary to prevent the extension of urban uses into the EAA. The proposed amendments and development plan will not result in the further extension of infrastructure west and will represent the development of a property within an area surrounded by comparable levels of development.

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

**Response:** The Subject Property is not governed by a community plan and is not located within a special planning area, although it is already located within the GAPO, consistent with the adjacent EDC designated lands.

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

**Response:** The Subject Property is surrounded by lands located within unincorporated Palm Beach County. The applicant and their consultants will coordinate with any necessary municipal representatives as well as the County's Fire Department, Water Utilities District, Historical Resources Section, and other municipal agencies as necessary. Further, the applicant recognizes the application will be reviewed by the Treasure Coast Regional Planning Council (TCRPC) as well as the Intergovernmental Plan Amendment Review Committee (IPARC).

- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

**Response:** As described above, the proposed amendments and associated level of development to be permitted will be appropriate for the Subject Property as it will allow for a distribution of uses in this area of the county and provide for additional employment

opportunities, while the separation distance from residential land uses will have no impact on the lifestyles of residential development in the area.

- **FLUE Policy 2.1-h:** The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.

**Response:** The proposed amendments serve to reduce the potential for piecemeal development in this area of the County and will allow for land bounded by prior approvals to be consolidated into an overall development. Necessary utility infrastructure has already been routed along Southern Boulevard and is accessible to the Subject Property. The planned development and necessary amendments to facilitate such development will not serve to create residual parcels, but will conversely work to bring a larger land area under the regulations of an existing MUPD.

- **FLUE Policy 2.1-k:** Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.

**Response:** As described above, this request does not include any amendment to the GAPO overlay and the Subject Property is already under that overlay. The inclusion of the Subject Property in the LUSA boundary is logical as the site borders the current EDC MUPD.

- **FLUE Policy 2.2.1-a:** Coastal High Hazard Area – The County shall coordinate with coastal municipalities to control population densities in coastal high-hazard areas, in accordance with Coastal Management Objective 2.3. The County shall not increase the density in unincorporated areas located within the coastal high-hazard areas.

**Response:** The Subject Property is not located within a coastal high-hazard area.

## **G. – Florida Statutes**

**Optional:** *The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.*

Please consider the following responses demonstrating consistency with Chapter 163.3177, F.S.

- **F.S., Section 163.3177.6(a)8:** Future land use map amendments shall be based upon the following analysis:

a. An analysis of the availability of facilities and services.

**Response:** Supporting data and analysis demonstrating the availability of facilities and services will be presented in FLUA Application Attachments H (Traffic Study), I (Water and Wastewater Service Letter), J (Drainage Statement), and K (Fire Rescue Letter).

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

**Response:** Supporting data and analysis demonstrating the proposed use is suitable based on the character of the Subject Property will be presented in FLUA Application Attachments F (Built Features Inventory & Map), J (Drainage Statement), L (Natural Features Inventory & Map), M (Wellfield Zone Statement & Map), N (Historic Resource Evaluation Letter), and O (School Capacity Availability Determination Letter).

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

**Response:** The Subject Property 64.46 acres is contiguous to the approximately 138 acres Central Park Commerce Center EDC MUPD. The combination of the property will allow for a size suitable for an economic development center and appropriate uses.

- **F.S., Section 163.3177.6(a)9:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
  - a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. 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:

- (I) 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 proposed Plan amendments and FLUA change will allow for additional non-residential light industrial development in an area already deemed appropriate for such uses with enough significant development to not create a low-intensity development or a single use.

- (II) 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 Subject Property is located in the central western sector of the County near the western limits of the County's urbanized eastern area. Utility infrastructure has been established in this area at sufficient scale to serve the proposed development. Additionally, the lack of industrial employment generating land area of this size within the existing Urban Service Area supports this request.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Response:** The Subject Property is not isolated and this amendment will not alter the development pattern of the surrounding area. There is EDC development to the north and west with Southern Boulevard creating a natural barrier with Stormwater Treatment Areas to the south. Further to the west and northwest also exists the FPL West County Energy Center and the mining approvals for the Palm Beach Aggregates. The development of the Subject Property will result in filling a gap in the existing development pattern of primarily non-residential uses along this section of Southern Boulevard.

- (IV) 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:** The requested text and map amendments and proposed FLUA change do not fail to adequately protect and conserve natural resources as no natural resources currently exist on the Subject Property. The resulting development will have no negative impacts on environmentally sensitive areas or other significant natural systems and evidence in this regard will be included in the land use amendment application.

- (V) 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 subject property is not located in the agricultural area of the EAA or the Agricultural Reserve, areas of the County targeted to preserve agriculture and is not in agricultural production. Further it is separated from the agricultural area of the EAA by existing approved uses and development approvals, including the West County Energy Center. The intent of the creation of GAPO is to protect the agricultural lands to the west, the Everglades Agricultural Area (EAA), from encroachment of urban/suburban forms of development. The proposed amendments further this goal and will have no impact on the agricultural activities of surrounding properties.

- (VI) Fails to maximize use of existing public facilities and services.

**Response:** The requested amendments and proposed development plan are justified in part by the existence of utility infrastructure that has been routed along the Southern Boulevard right-of-way extending to the Subject Property. The development of the Subject Property will utilize water and wastewater facilities existing within Southern Boulevard and will provide drainage in a form compatible with surrounding systems and the area's larger drainage network.

- (VII) Fails to maximize use of future public facilities and services.

**Response:** Various letters of determination will be provided as attachments to this FLUA amendment application to verify the availability and capacity of existing public facilities and services in relation to the demand expected to be generated by the proposed level of development.

- (VIII) 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 facilities and services are currently available to the Subject Property and the requested amendments would not increase the cost in time, money, or energy for providing and maintaining these facilities and services. It is not anticipated that the previously required turn lane lengths on Southern Boulevard into the property will need to be amended based on the addition of this land area to the MUPD.

(IX) Fails to provide a clear separation between rural and urban uses.

**Response:** The Subject Property is located on the western periphery of the urbanized area of the County. The requested amendments propose to include the Subject Property in the boundaries of existing LUSA previously approved for the Central Park Commerce Center MUPD and to fill in the existing gap of development between that development and the boundary of Southern Boulevard. The L-8 canal will continue to serve as a clear separation between the existing residential development to the east.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Response:** The requested text and map amendments and resulting development plan do not discourage or inhibit the redevelopment of existing communities. In a sense, the proposed development could be viewed as infill development as it proposes to develop a current vacant property with a development pattern similar to and compatible with surrounding approved development to the west and north sides.

(XI) Fails to encourage a functional mix of uses.

**Response:** The Subject Property is currently designated with an RR-10 FLU designation which, however, does not allow for residential development. The provision for additional employment opportunities furthers the creations of a functional mix of uses within this western section of the County.

(XII) Results in poor accessibility among linked or related land uses.

**Response:** The resulting development will be provided with a similar level of access as to what has been approved for the existing EDC MUPD. The final determination on any additional access point onto Southern Boulevard will be addressed during the rezoning/development order amendment process to bring the land area into the approved MUPD.

(XIII) Results in the loss of significant amounts of functional open space.

**Response:** The Subject Property is not currently utilized as functional open space and so no loss will occur with the approval of the proposed FLUA change.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- 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:** The proposed amendment seeks to develop a property that was cleared of natural resources many decades ago, is located outside of a wellfield protection zone, and has existing uses considered heavier in nature that would be permitted in the EDC land use designation. As such, development of the Subject Property would not have an adverse impact on natural resources or ecosystems and the applicant will abide by County ULDC provisions with respect to addressing existing plant materials through the zoning approval process.

- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Response:** The proposed development of the Subject Property facilitated by the amendment requests will maximize the use of existing public facilities and services available to the site along the Southern Boulevard corridor. The Subject Property is located along an area of existing development and would not require the extension of public facilities further west. The Applicant will cooperate with the County through the zoning application process to provide any required right-of-way dedications for Southern Boulevard.

- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Response:** The proposed amendment will introduce additional employment opportunities in an area of the County experiencing a high and growing demand from both current and future residents. The Subject Property is of sufficient size, location, and conditions to allow for the development of a cohesive EDC planned development.

- Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**Response:** The proposed amendments will allow for the compatible development of a property within an area that allows for non-residential uses. The development of the Subject Property will not perpetuate a sprawling development pattern but rather will work to provide for a more efficient use of the land based on the proximity to the approved EDC MUPD.

## **CONCLUSION**

The information presented within this justification narrative and the supporting materials included with this application serve to support the request for a Comprehensive Plan Text and Map Amendment to allow for the development of the Subject Property with a land use designation consistent and compatible with the adjacent EDC land use planned development. The expansion of this development pattern to the south will serve create a consolidated planned development along this portion of the Southern Boulevard corridor providing for enhances employment opportunities for the existing and future residents in this area of Palm Beach County.

On behalf of the applicant, UDS, respectfully requests approval of these requests for a Comprehensive Plan Text and Map Amendment and to amend the FLUA designation on the subject property. The Project Managers at UDS are Joni Brinkman, [JBrinkman@udsflorida.com](mailto:JBrinkman@udsflorida.com), and Robert Dinsmore, [RDinsmore@udsflorida.com](mailto:RDinsmore@udsflorida.com), who can be reached via email or by phone at 561-366-1100.



**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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

November 2, 2023

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

RE: Central Park Commerce Center  
PCN 00-40-43-29-00-000-5010 & 00-40-43-32-00-000-1050  
Service Availability Letter

Dear Joni,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the existing Rural Residential designation and possibly for the proposed EDC designation. PBCWUD would need additional information regarding water use, fire flow and wastewater use prior to confirming capacity.

The nearest point of connection is an 18" potable water main located within Southern Blvd. adjacent to the subject property and an 18" sanitary sewer force main approximately 400' east of the subject property within Southern Blvd.

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

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

Sincerely,

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

Jackie Michels, P.E,  
Project Manager

*"An Equal Opportunity  
Affirmative Action Employer"*



## DRAINAGE STATEMENT

Prepared for: PBA Holdings, Inc.  
WGI Project: 2160.05  
November 7, 2023

Land Use Amendment (RR-10 to EDC)	Central Park Commerce Center MUPD
PCN: 00-40-43-32-00-000-1050	PCN: 00-40-43-29-01-001-0000
00-40-43-32-00-000-1030 (portion thereof)	00-40-43-29-01-002-0000

The subject parcels of the proposed land use amendment lie adjacent to the Central Park Commerce Center MUPD (“MUPD”) and PBA Hydro Storage Water Conservation & Energy Center plat (“PBA Hydro”) and include a portion of the PBA Hydro plat. The subject parcels are located north of Southern Boulevard (SR 80) and west of the South Florida Water Management District (SFWMD) L-8 Canal in Sections 29 and 32, Township 43, Range 40 East, in unincorporated Palm Beach County (PBC), Florida. The anticipated development consists of warehouses, offices, parking, and roads.

The subject parcels are in the South Florida Water Management District (SFWMD) S-5A Basin, which is upstream and west of the C-51 Basin, and served by the master storm water management system of the PBA Holdings property permitted in SFWMD Environmental Resource Permit (ERP) 50-00281-S. The PBA Holdings master system is designed to retain the 100-year 3-day storm but discharge is permitted and provided by pumping through an existing culvert beneath SR 80 into the SFWMD L-12 canal—the point of legal positive outfall.

Storm water runoff from parcel 00-40-43-32-00-000-1050 and the portion of parcel 00-40-43-32-00-000-1030 is permitted to be conveyed through the PBA Holdings master system. Presently developed parcels provide onsite treatment and flood attenuation before discharging into the PBA Holdings master system. Runoff from the proposed land use shall also receive onsite pretreatment and flood attenuation, as needed, before discharging into the PBA Holdings master system. Flood storage shall be provided in the PBA Holdings master system.

Historical drainage within and adjacent to the subject parcels is accommodated by the MUPD, PBA Hydro, and PBA Holdings master systems. Refer to the corresponding PBC Land Development Permits and ERP 50-00281-S.

Storm water management levels of service shall meet or exceed the requirements in the Stormwater Management Sub-element of the Palm Beach County Comprehensive Plan and the SFWMD Environmental Resource Permit criteria:

- Finished floor elevations – 100-year 3-day zero-discharge storm event, FEMA flood maps, and SFWMD rule;
- Local roads and commercial parking lots – 3-year 1-day routed storm event or 5-year 1-day routed storm event for exfiltration systems;
- Open spaces – inundation duration less than eight hours for the 3-year 1-day routed storm event;

Drainage Statement  
PBA Holdings, Inc.  
November 7, 2023

- Perimeter and discharge controls – 25-year 3-day routed storm event required by SFWMD and PBC, and the 100-year 3-day routed storm event within the PBA Holdings master system;
- Onsite dry pretreatment – ½” of runoff over the site required by SFWMD; and
- Water quality – 1” over the site or 2.5 times the percentage of imperviousness, whichever is greater, required by SFWMD.

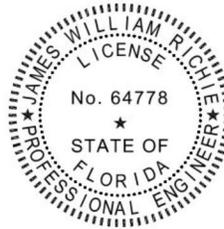
Respectfully submitted,

**WGI, Inc.**

James W. Richie, State of Florida, Professional Engineer, License No. 64778

This item has been electronically signed and sealed by James W. Richie, PE, on November 7, 2023 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



James W  
Richie  
2023.11.07  
11:34:13  
-05'00'



October 17, 2023

**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

Urban Design Studio  
Attention: Joni Brinkman  
610 Clematis Street  
Suite CU02  
West Palm Beach, FL 33401

Re: Central Park Commerce Center

Dear Joni Brinkman:

Per your request for response time information to the subject property located on the north side of State Road 80 approximately 3 miles west of Seminole Pratt Whitney Road. This property is served currently by Palm Beach County Fire-Rescue station #20, which is located at 1000 Greenview Shores Blvd. The maximum distance traveled to subject property is approximately 7.75 miles from the station. The estimated response time to the subject property is 18 minutes. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 7:24.

Property owners need to be aware of the extended response time of 18 minutes to this property, which is much greater than our standard of 7 minutes and 30 seconds.

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

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Allan".

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

"An Equal Opportunity  
Affirmative Action Employer"

EW CONSULTANTS, INC.  
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



# **FUTURE LAND USE AMENDMENT**

## **CENTRAL PARK COMMERCE CENTER PARCEL**

### **ENVIRONMENTAL ASSESSMENT**

**Prepared for:**

**PBA HOLDINGS, INC.**

**Prepared by:**

**EW Consultants, Inc.**

**November 2023**

## **INTRODUCTION**

The subject property comprises a parcel located on the north side of SR 80, between the L8 canal and Twenty-mile Bend in Palm Beach County, Florida (Figures 1&2). The property is located in Sections 29 and 32, Township 43 South, Range 40 East. A large portion of the property has an existing FLUA approval, and this report reflects that land plus the proposed addition of 74.5 acres to the southeast and north of the prior approval. The property was reviewed on October 25, 2023 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed by vehicular and pedestrian transects across the site.

## **SITE CONDITIONS**

Chronological review of historical aerial imagery indicates the site has been disturbed by previous clearing, agriculture, adjacent mining, and development of the regional water management reservoir to the north resulting in several feet of fill over most of the over-all parcel. The south boundary is adjacent to SR 80 and the C-51 canal.

The larger, northern portion of the property comprises mostly open, stripped sand with edges of sparse grasses and weeds with occurrences of Brazilian pepper, earleaf acacia, and saltbush in locations between active use areas. The drainage ditches within the southern corridor are lined with Brazilian pepper, Carolina willow, cattail and giant leather fern. Non-paved portions within this corridor include various grasses and weeds, saltbush, Brazilian pepper, Washington palms, royal palms and coconut palms. The southern reservoir portion comprises primarily cattail and mixed native and invasive vegetation.

## **VEGETATIVE COMMUNITIES**

As described above, the site has been disturbed by previous agricultural use, clearing and development. The site is largely mapped as “disturbed land”, and “rural land in transition”, with the more descriptive sub-categories of “light industrial storage of electrical transmission line components”, in addition to drainage ditches, a small asphalt processing area, a small unused cement processing area, roads, and small retention areas in accordance with *Florida Land Use Cover and Forms Classification System* (see Figure 4). The property, where vegetated, comprises extremely sparse grasses and weeds with occurrences of Brazilian pepper, earleaf acacia, and saltbush in the drainage ditches and the surface water management reservoir/detention area. They also comprise Brazilian pepper, Carolina willow, primrose-willow, cattail, sawgrass, various native sedges and giant leather fern. Non-paved portions within this corridor include turf grasses and weeds, Brazilian pepper, Washington palms, royal palms and coconut palms. Some storage buildings and CONEX type offices are associated with the asphalt and cement processing areas and equipment storage uses.

The property has been in industrial use for quite some time and the dominance of exotic and invasive vegetation is typical of these disturbed areas. No intact native upland or wetland habitats are found on the site.

### **SIGNIFICANT HABITAT / LISTED SPECIES**

No significant native habitat occurs on the property. The open sandy nature of the site could potentially attract burrowing owls, least terns, or gopher tortoises. However, there were no signs of any listed species of plants or animals observed on the property. Listed species habitat is very marginal on the property and listed species would not be expected to utilize the site because of the level of past disturbance, lack of adjacent native habitats and the regular ongoing property use. A few non-listed avian species were observed including black vultures overhead and a northern harrier.

The site falls within the U.S. Fish & Wildlife Service consultation areas for both the Florida Bonneted Bat and Crested Caracara, however the site itself does not contain habitat of sufficient quality to attract or sustain either species.

### **SOILS**

Soils were mapped according to the Soil Survey of Palm Beach County published by U.S. Department of Agriculture Soil Conservation Service. The soils map is attached. The mapped soils found on the property are described below, however it should be noted that the mapped soils do not represent current soils conditions on the property due to fill and earthwork that has historically occurred on the property.

Okeelanta muck - This is a nearly level, very poorly drained deep organic soil that has sandy mineral material found within 40 inches. It is in large freshwater marshes and isolated depressions. Under natural conditions, it is covered by water, or the water table is within 10 inches for 6 to 12 months of the year except during extended dry periods. Under *natural conditions*, the natural vegetation is sawgrass, sedges, ferns, fireflag, maidencane, and scattered clumps of cypress, pond apple, and bay trees.

Pahokee muck - This is a nearly level, very poorly drained organic soil that rests on limestone. Under natural conditions, it is covered by water, or the water table is within 10 inches for 6 to 12 months except during extended dry periods. Under *natural conditions*, the natural vegetation is sawgrass, willow, bay, elderberry, pickerelweed, and ferns with scattered clumps of cypress.

### **SURFACE WATERS AND WETLANDS**

There are several drainage ditches and shallow water retention areas constructed within the southern corridor portion of the property. No jurisdictional wetlands were observed on the property.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (COE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the COE regulatory program (33 CFR 320-330, and as delegated to DEP in certain circumstances). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes with Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions”. Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010), and the Navigable Waters Protection Rule. Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

### **FLOOD ZONE INFORMATION**

The site is located within Zone AO. Zone AO is subject to 100-year shallow flooding (usually sheet flow on sloping terrain) with average depth of 1-3 feet. Base flood elevation is undetermined.

### **WELLFIELD PROTECTION ZONE**

The subject property is not located within or adjacent to a wellfield protection zone according to the Palm Beach County Wellfield Protection Zones of Influence Map.

### **SUMMARY**

There are no significant environmental resources or habitat existing on this property. As a result of industrial uses and historical disturbance, remnant and recurring vegetation consists mostly of non-native species and species typically observed in highly disturbed areas. No listed species were observed and listed species habitat is marginal to non-existent. No jurisdictional wetlands were observed. No significant impacts to natural resources are anticipated to result from this land use amendment.

## **ATTACHMENTS**

Figure 1. Location Map

Figure 2. Quad Map

Figure 3. Aerial Photo

Figure 4. FLUCFCS Map

Figure 5. Flood zone / Wellfield Map

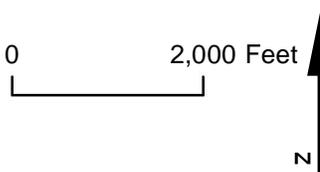
Palm Beach County Soils Report



© OpenStreetMap (and) contributors, CC-BY-SA

**LEGEND**

 - SITE (213.5+/- AC)

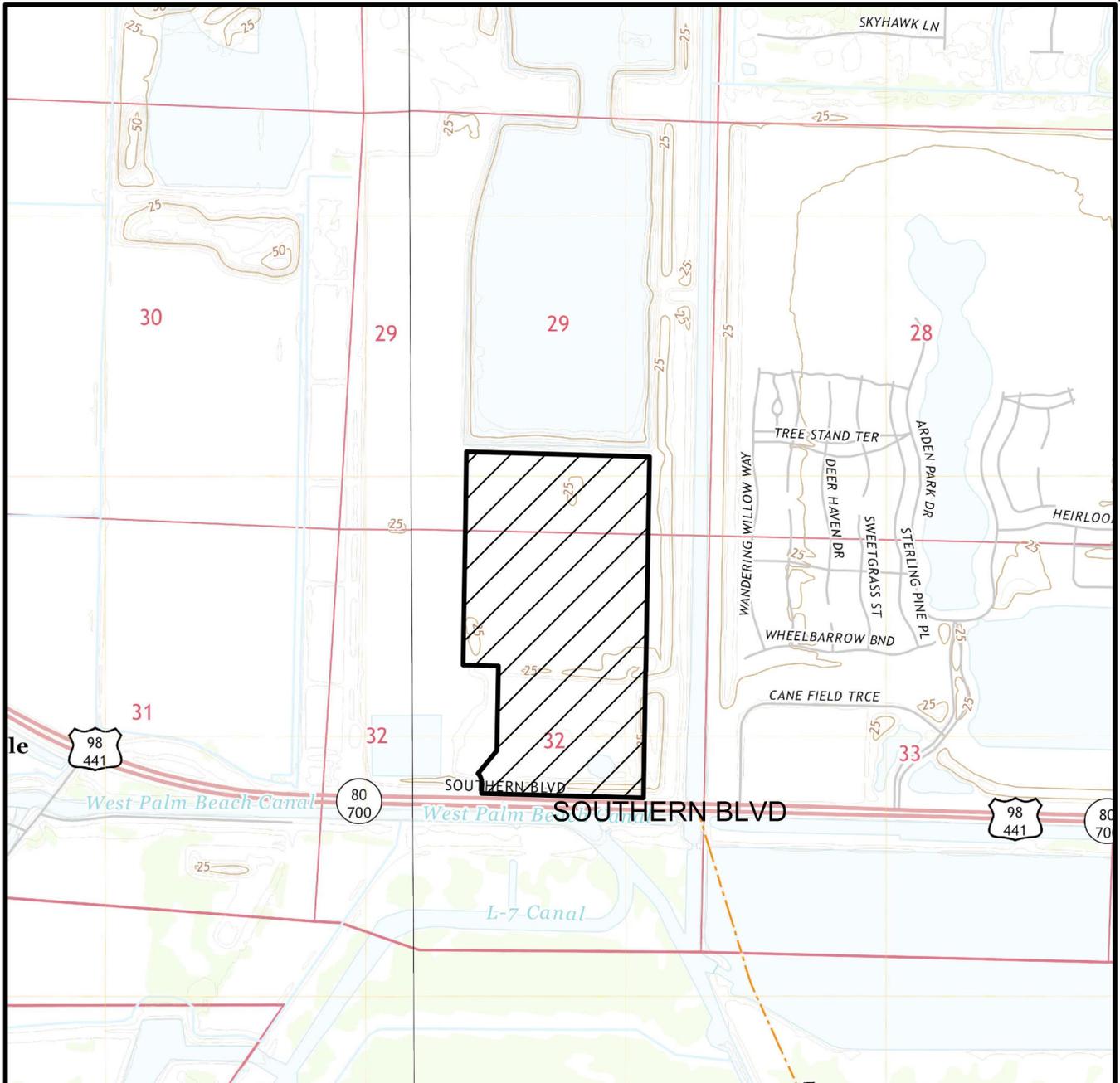


**CENTRAL PARK COMMERCE CENTER  
LOCATION MAP**



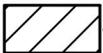
**EW CONSULTANTS, INC.**  
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**NOV 2023**  
FIGURE  
**1**



USGS QUAD MAP "LOXAHATCHEE" SECTIONS 29 & 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LOXAHATCHEE, PALM BEACH COUNTY, FLORIDA LATITUDE 26°41'35" LONGITUDE -80°22'12"

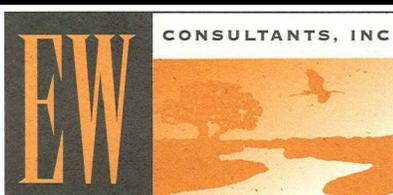
**LEGEND**

 - SITE (213.5± AC)

0 2000  
SCALE IN FEET

# CENTRAL PARK COMMERCE CENTER QUAD

Central Park Commerce Center.dwg QUAD



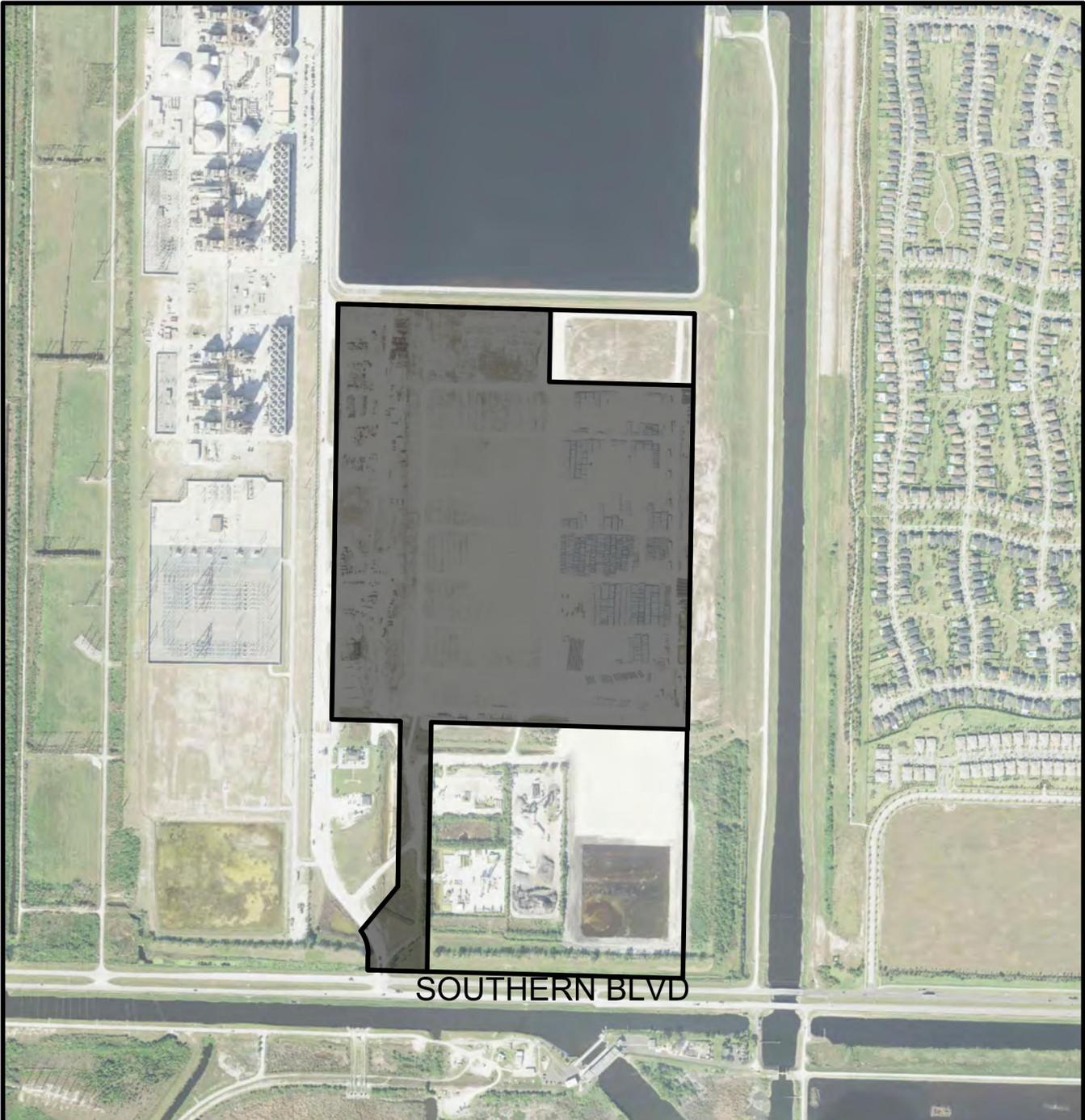
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**NOV 2023**

FIGURE

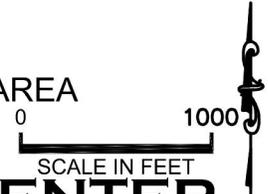
**2**



PALM BEACH COUNTY AERIALS DATED 2023

LEGEND

■ - PREVIOUSLY PERMITTED AREA



# CENTRAL PARK COMMERCE CENTER

## AERIAL

Central Park Commerce Center.dwg AERIAL



### EW CONSULTANTS, INC.

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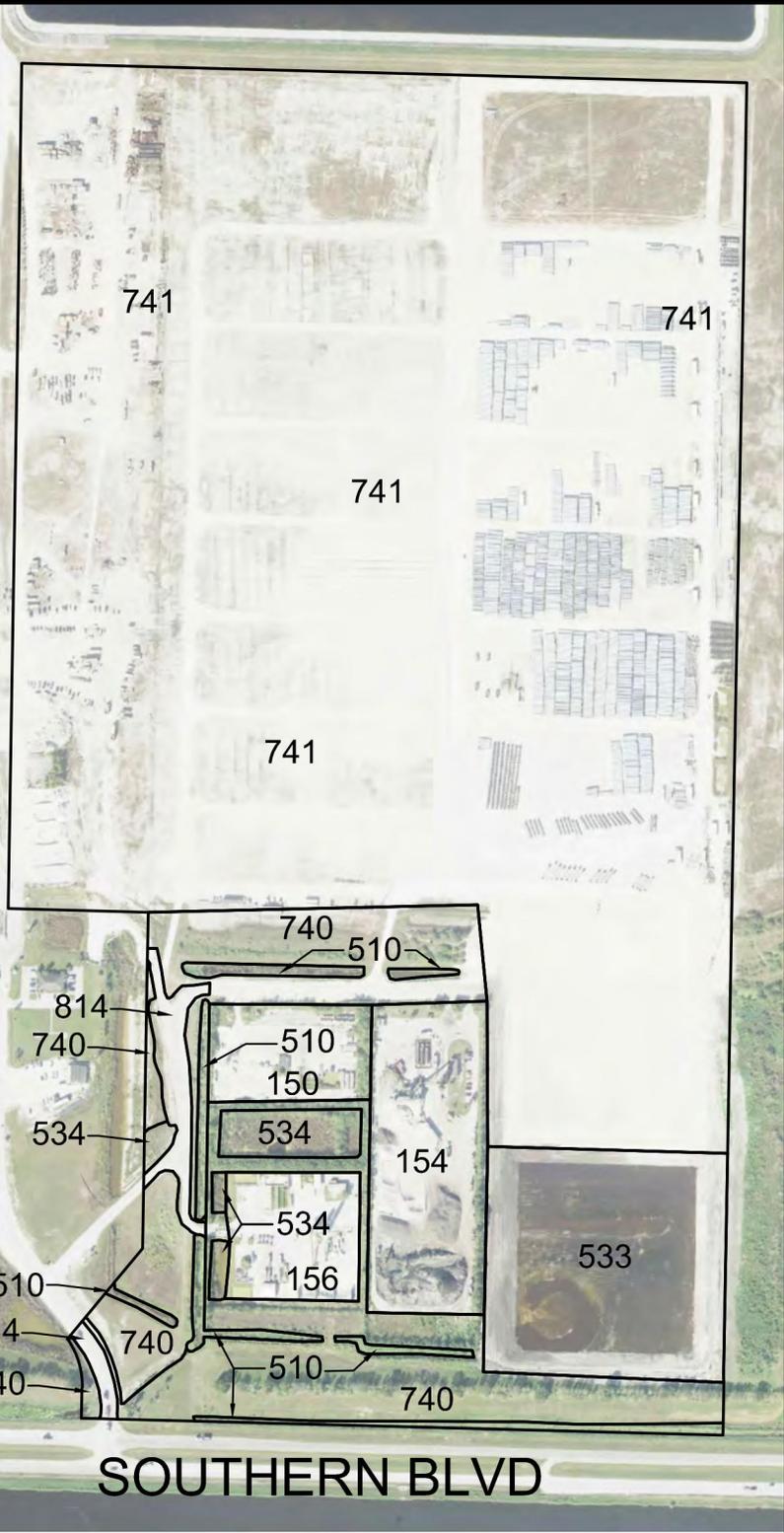
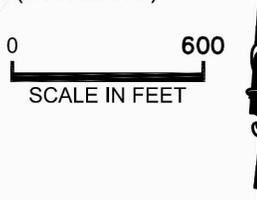
NOV 2023

FIGURE

3

**LEGEND**

- 150 - INACTIVE INDUSTRIAL STORAGE (3.6± AC)
- 154 - ASPHALT PROCESSING (8.5± AC)
- 156 - CEMENT PROCESSING (3.9± AC)
- 510 - DITCHES (2.8± AC)
- 533 - RESERVOIRS MORE THAN 10ACS, LESS THAN 100 ACS (12.7± AC)
- 534 - RESERVOIRS LESS THAN 10 ACS (2.2± AC)
- 740 - DISTURBED LANDS (23.0± AC)
- 741 - RURAL LAND IN TRANSITION WITHOUT POSITIVE INDICATORS OF INTENDED ACTIVITY (154.7± AC)
- 814 - ROADS & HIGHWAYS (2.1± AC)
- TOTAL SITE (213.5± AC)**



# CENTRAL PARK COMMERCE CENTER

PALM BEACH COUNTY  
AERIALS DATED 2023

## FLUCFCS

Central Park Commerce Center.dwg FLUCFCS



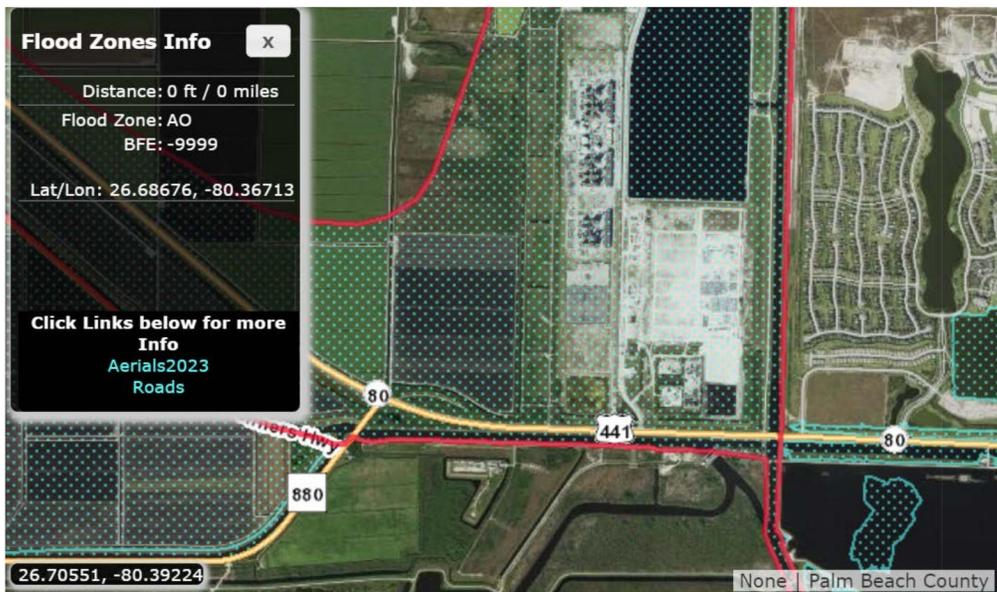
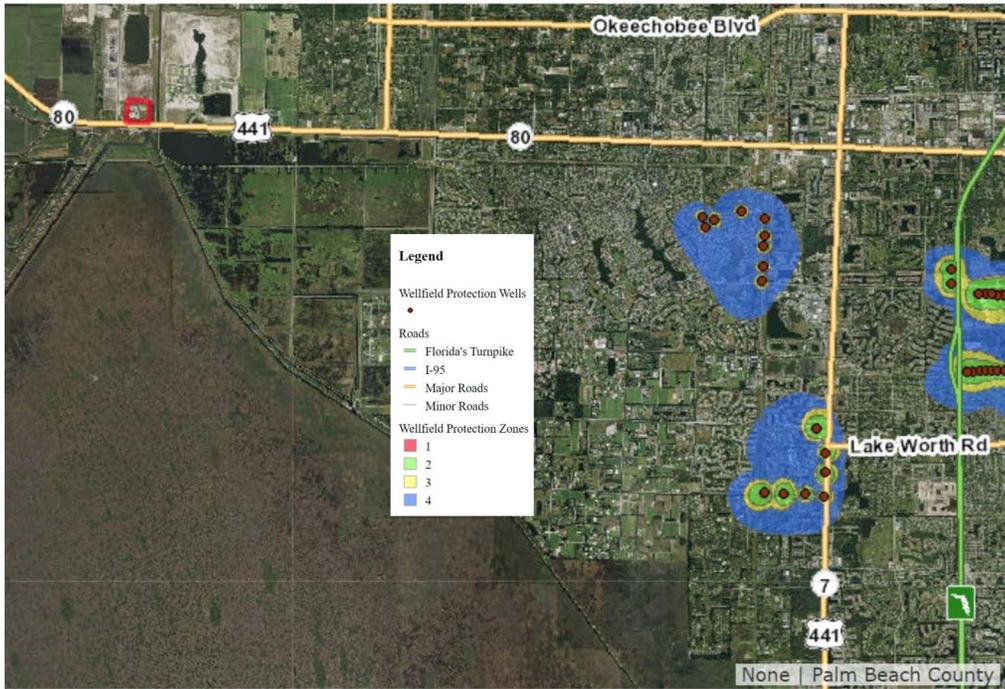
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 561-291-7950 PHONE 561-530-4908 FAX  
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**NOV 2023**

FIGURE

**4**



SITE (64.46+/- AC and 10+/- AC)

## CENTRAL PARK COMMERCE CENTER PARCEL

### LOCATION MAP



**EW CONSULTANTS, INC.**

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 WWW.EWCONSULTANTS.COM

**OCTOBER 2023**

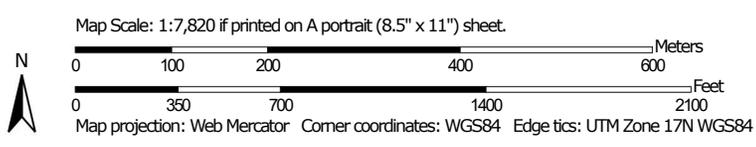
FIGURE

**5**

Soil Map—Palm Beach County Area, Florida  
(CENTRAL PARK COMMERCE CENTER)



Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

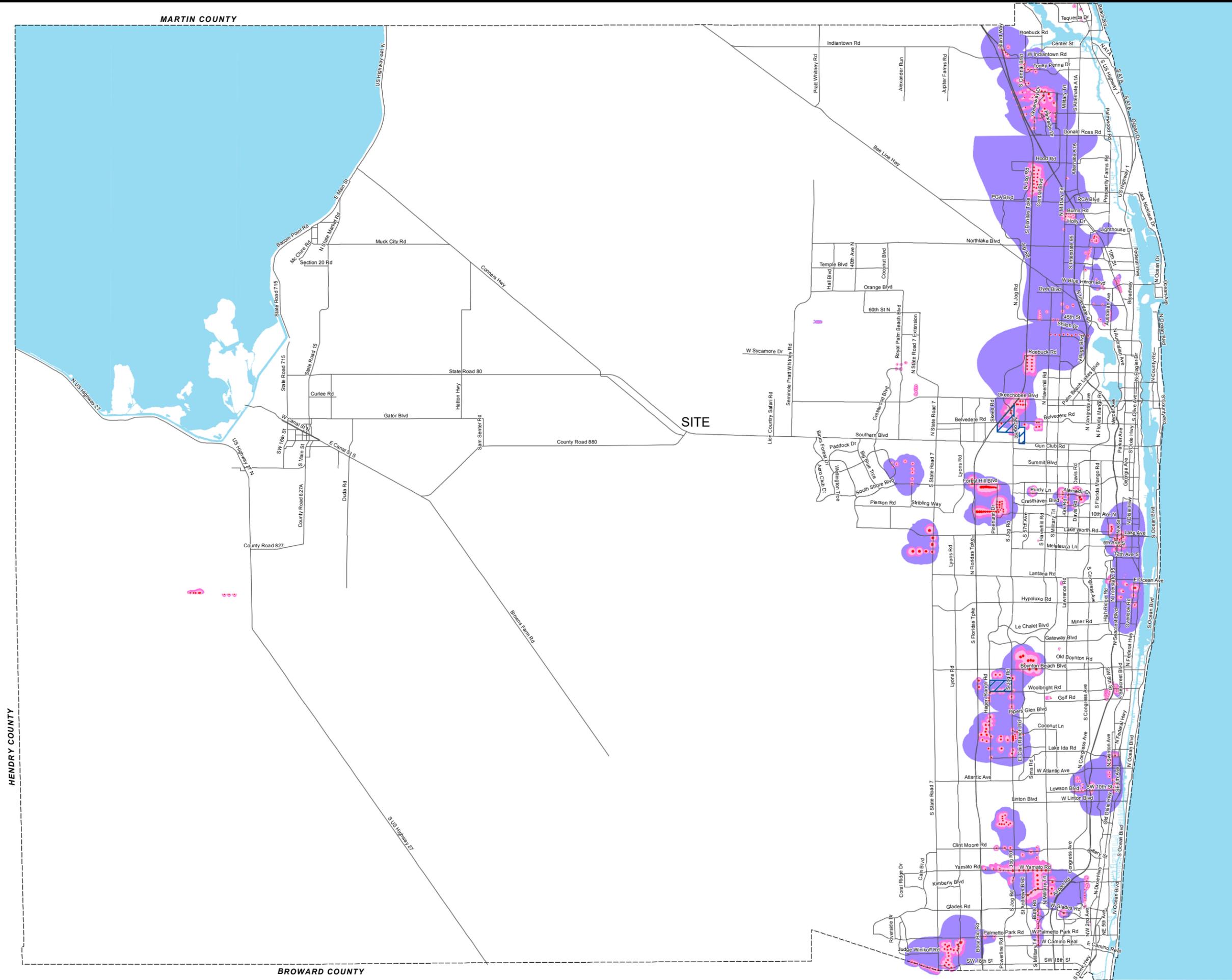
Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Okeechobee muck	8.7	4.1%
24	Okeelanta muck, drained, frequently ponded, 0 to 1 percent slopes	123.1	57.7%
26	Pahokee muck, drained, frequently ponded, 0 to 1 percent slopes	81.6	38.2%
<b>Totals for Area of Interest</b>		<b>213.5</b>	<b>100.0%</b>

MARTIN COUNTY



HENDRY COUNTY

BROWARD COUNTY

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



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
  
Maria G. Marino  
Michael A. Barnett  
  
Marcy Woodward  
  
Sara Baxter  
  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

October 3, 2023

Joni Brinkman, ACIP  
Urban Design Studio  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for the project  
named: Central Park Commerce Center Property Control Numbers  
(PCN) 00-40-43-29-00-000-5010 and 00-40-43-32-00-000-1050.**

Dear Ms. Brinkman:

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 historic or architecturally significant resources on or within 500 feet of the above referenced properties. The West Palm Beach Canal (8PB10331) to the south of the property, which is listed as eligible for inclusion to the NRHP. However, it is a linear resource so potential adverse effects are considered minimal. The L-8 Canal (8PB11427) to the east is included in the Florida Master Site File, but is listed as not eligible for inclusion to NRHP.

Back in 2006/7 fossilized vertebrate remains were found exposed in the inundated quarry hole due north of the subject property as such per Article 9 Sect.1. (B).2, **a CTD will be required.**

Remote sensing analysis also indicates much of the property had landforms consistent of preferred prehistoric habitation. Furthermore, multiple prehistoric sites are outside of the 300' requirement but within the larger area, Baubour (8PB2); PBA1 (8PB17113) and PBA (8PB17114) the latter two are located in Palm Beach Aggregates property and may be the oldest sites in the county. The combination of these factors makes the area considered to have a high probability for containing previously undocumented resources. As a result, Per Article 9 Sect.2. (B).6, **a CTD is required to be completed.** These areas will required a close interval shovel testing methodology.



Should any human 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,

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

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division  
Nydia Ponton-Nigaglioni, PhD, RPA, Archaeologist/Planner I, PBC Planning Division

ATTACHMENT O – Palm Beach County School Board District LOS Letter

N/A – no residential density proposed or permitted west of the L-8 Canal in the Glades Area Protection Overlay (GAPO)

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 7. Text Amendment Application

*Instructions are provided in italics. Applicants are required to replace any italicized instructions with non-italicized information. Provide information as indicated in the table, or summarize in the table and provide details within an Attachment.*

### A. Proposed Text Amendment Summary

<p><b>Elements &amp; Policies to be revised</b></p>	<p>Future Land Use Element Policy 1.8-c, Policy 3.3-a.5, and Managed Growth Tier System Map LU1.1 and Service Area Map LU2.1, and Note 2 in Table III.C.</p>
<p><b>Purpose</b></p>	<p>The amendment will allow for the expansion of the existing Central Park of Commerce MUPD to create additional employment opportunities in the western communities. This requires that the Limited Urban Service Area (LUSA) within the Glades Protection Area Overlay be expanded to include the MUPD expanded land area.</p>
<p><b>Justification</b></p>	<p>The requested text change will allow for a companion land use plan amendment application to expand the land area currently associated with the Central Park of Commerce Economic Development Center (EDC) Multiple Use Planned Development (MUPD). The request will be to change the land use on the expanded area from Rural Residential 10 (RR-10) to EDC, as was done for the original approvals for the MUPD. This will allow for the increase in land area to provide for additional employment generation in the western communities. A concurrent zoning application will be processed to delete Condition 2 of Ordinance 2018-012 has that condition has been deemed satisfied.</p>
<p><b>Consistency</b></p>	<p><b>OBJECTIVE 1.8 Glades Area Protection Overlay</b>  <b>General:</b> The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.</p> <p>Response: This request is consistent with this Objective as the proposed EDC land use designation for the property does not threaten the EAA to the west. The GAPO includes not only the subject property, but also the FP&amp;L Power Plant to the west. The west boundary of the GAPO will remain intact with the proposed change and no additional development potential is extended to the west as a result of this amendment. The subject land area is not suitable for agricultural development as it has not been utilized in the recent past for agricultural production (nor is the land use on the property AP – Agricultural Production). The proposal also does not propose the expansion of urban and suburban activities into the Glades Tier. Of note, however, is that services have been extended to the immediate vicinity of the property.</p>

**Objective:** The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

Response: Again, the proposal is consistent with this Objective. The proposal does not negate the barrier created by the Plan to prevent the expansion of urban and suburban activities into the Agricultural Production areas to the west. It also is consistent with the objective to provide opportunity to recognize existing uses and the expansion of new uses within the overlay.

**Policy 1.8-a:** The Glades Area Protection Overlay, generally described, as the area north of State Road 80 (SR-80), approximately 2.25 miles west of Seminole Pratt Whitney Road directly south of the Deer Run rural subdivision, to approximately 2.0 miles west of the SFWMD L-8 Canal, encompassing the western portions of sections 8 and 17, all of sections 20, 28, 29 and 32, and the northern portion of section 33, Township 43, Range 40, with an approximate total acreage of 3,063.66 acres, is depicted on the Special Planning Areas Map in the Map Series. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded to incorporate areas other than the ones described in this policy.

Response: The request is consistent with this policy as it does not propose to change the boundary of the GAPO.

**Policy 1.8-b:** The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

Response: The request is consistent with this policy as the uses proposed have already been deemed compatible with the overall via the prior EDC amendment approval and subsequent approval of the master plan and site plan for the existing EDC/MUPD. No residential is proposed as part of this request, which is also consistent with the policy.

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

depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series.

Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

**OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)**

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;

Response: Utilities already exist in the vicinity of the subject land area, specifically to the existing EDC/MUPD which is located to the west and north of the area subject to the future land use plan amendment.

- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and

Response: The applicant believes that the location of this property, on Southern Boulevard, a major east/west State Road, provides unique advantages and opportunities for the expansion of the previously approved employment generating uses. There are relatively few parcels of a size significant to attract warehousing and light industrial uses within the Urban Suburban Tier, especially on this State Road. The proposal meets various policy goals as outlined in this consistency assessment as previously determined when the LUSA was amendment for the MUPD.

- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

Response: As mentioned above, the size and location of the property on a major east/west State Road has already been determine to provide for the potential to create a major economic impact for not only central Palm Beach County, but also the tri-city Glades area. The creation of jobs located to take advantage of mass transit will provide for additional job opportunities for the residents of Palm Beach County.

**Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:**

1. the area described as the United Technology - Pratt and Whitney Overlay;

	<p>2. the area defined as the General Aviation Facility/ North County Airport;</p> <p>3. the Agricultural Reserve; and</p> <p>4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;</p> <p>5. the area east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;</p> <p>6. an Agricultural Enclave pursuant to Policy 2.2.5-d;</p> <p>7. the Western Communities Residential Overlay; and</p> <p>8. the Trotting Center Overlay</p> <p>Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.</p> <p>In addition, the request to add this property to the LUSA's of Palm Beach County is consistent with the placement of the designation on both the United Technology and General Aviation Facility areas. Both of these areas are envisioned to provide for job creation/employment opportunities for the residents of the County, as will the subject parcel. Amending the text associated with item 5 is permitted to be requested and, in part, reflects the installation of utilities already in existence in the vicinity of the subject parcel. The designation would also fill in the 'hole in the donut' in this area north of Southern Blvd. with the LUSA already in place to the west and north with the existing MUPD land use, and would remove the existing RR-10 designation on the property that could be considered incompatible with the adjacent uses.</p> <p><b>Policy 3.3-b:</b> The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.</p> <p>Response: The Palm Beach County Water Utilities would be the provider in this case and utilities have already been extended to the area.</p>
<p><b>Text Changes</b></p>	<p>Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and <del>138.31 acres</del> a land area not to exceed 213 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The</p>

	<p>boundaries of the LUSA shall be depicted in the “Service Areas Map” contained in the Comprehensive Plan Map Series.</p> <p>Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:</p> <p>5. the area east of the SFWMD L-8 Canal and <del>138.31 acres</del> <u>a land area not to exceed 213 acres</u> with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;</p>
<b>Map Changes</b>	<p>Amend Map Series FLU 1.1 Map: Managed Growth Tier System, to depict the Limited Urban Service Area and;</p> <p>Amend Map Series FLU 2.1 Map: Service Areas, to depict the Limited Urban Service Area</p>
<b>ULDC Changes</b>	<p>It is not anticipated that any revisions to the ULDC will be required in order to affect this text change.</p>