

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	20-A	Intake Date	May 3, 2019
Application Name	Coconut Palm Plaza	Concurrent?	Yes (Rezoning)
Acres	11.25 Acres (See Survey at Attachment P)	Text Amend?	No
PCNs	00-41-42-15-00-000-5020		
Location	Southeast Corner of Northlake Boulevard and Coconut Boulevard		
	Current	Proposed	
Tier	Exurban	Exurban	
Use	Vacant	Commercial	
Zoning	Public Ownership (PO)	Mixed Use Planned Development (MUPD)	
Future Land Use Designation	Rural Residential, 1 dwelling unit per 20 acres (RR-20)	Commercial Low (CL)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	

### B. Development Potential

Provide math for each item as indicated (e.g. 5 du/acre x 3 acres = 15 units)

	Current FLU	Proposed FLU
Density/ Intensity:	1 dwelling unit per 20 acres	None
Maximum Dwelling Units <sup>1</sup> (residential designations)	1 du/20acres x 11.25 acres = 1 DU	None
Maximum Beds (for CLF proposals)	None	None
Population Estimate	1 max du x 2.39 = 2.39	None
Maximum Square Feet <sup>2, 4</sup> (non-residential designations)	None	0.1 FAR x 11.25 acres = 49,005 SF
Proposed or Conditioned Potential <sup>3, 4</sup>	None	Commercial – 34,861 SF Fast Food Restaurant – 2,800 SF C Store with Fuel – 5,000 SF/20 FP
Max Trip Generator	Single Family Residential, ITE# 210 1 dwelling unit = 10 trips per day	General Commercial, ITE #820 Ln(T) = 0.68, Ln(x) + 5.57 Fast Food, ITE #934 470.95 tpd/1000 SF Gas Station/C-Store, PBC/FDOT Rate

<b>Maximum Trip Generation</b>	10 daily trips	1961 daily trips (maximum potential) 3801 daily trips (proposed)
<b>Net Daily Trips:</b>	1951 daily trips (maximum minus current) 3791 daily trips (proposed minus current)	
<b>Net PH Trips:</b>	23 AM, 169 PM (maximum) 200 AM, 280 PM (proposed)	

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

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

<b>Name</b>	Josh Nichols, LEED AP
<b>Company Name</b>	Schmidt Nichols
<b>Address</b>	1551 N Flagler Drive, Ste. 102
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561.684.6141 / 561.684.6142
<b>Email Address</b>	jnichols@snlandplan.com

### B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

	<b>Applicant A</b>
<b>Name</b>	Babak Ebrahimzadeh, MGMBR
<b>Company Name</b>	BASM 11, LLC
<b>Address</b>	630 Third Avenue, 19 <sup>th</sup> Floor
<b>City, State, Zip</b>	New York, NY 10017
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Type (Owner, Contract Purchaser)</b>	Contract Purchaser

	<b>Applicant B</b>
<b>Name</b>	Jorge Segurola, MGR
<b>Company Name</b>	Northlake Coconut Property LLC
<b>Address</b>	252 S. Military Trail
<b>City, State, Zip</b>	West Palm Beach, FL 33415

<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Type (Owner, Contract Purchaser)</b>	Owner

	<b>Applicant C</b>
<b>Name</b>	Chantal Seguroola, MGRM
<b>Company Name</b>	Northlake Coconut Property LLC
<b>Address</b>	252 S. Military Trail
<b>City, State, Zip</b>	West Palm Beach, FL 33415
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Type (Owner, Contract Purchaser)</b>	Owner

## 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	The existing site is comprised of 1 parcel. This parcel is PCN: 00-41-42-15-00-000-5020. The property is bordered to the north by Northlake Boulevard; to the south by Hamlin Boulevard; to the west by Coconut Boulevard; and to the east by a previously approved 22.04-acre wetland conservation easement. The site is a vacant, undeveloped property except for two built vehicular curb cuts located to the east on Northlake Boulevard and the southern portion of Coconut Boulevard. The site consists of primarily established upland pine Flatwoods. An Inventory Summary & map are enclosed as <b>Attachment F</b> .
<b>PCN</b>	00-41-42-15-00-000-5020. See Legal Description as Application Attachment A and Survey as Attachment P
<b>Street Address</b>	12422 Northlake Boulevard
<b>Frontage</b>	Northlake Boulevard (892'+), Coconut Boulevard (433'+), and Hamlin Boulevard (1,028'+)
<b>Legal Access</b>	Applicant is proposing 4 access points – (1) Ingress and egress from/to Northlake Boulevard at northeast corner of property, (2) ingress from Northlake Boulevard at center of north property line, (3) ingress and egress from/to Coconut Boulevard at center of west property line and (4) egress to Hamlin Boulevard at southwest corner of property

<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-41-42-15-00-000-5020; Property was first deeded via a Special Warranty Deed from United States Postal Service to Jorge Segurola on April 30, 2012. Then, on May 30th, 2012 ownership was transferred via Quit Claim deed to Northlake Coconut Property, LLC. See both the attached Special Warranty and Quit Claim deeds as <b>Attachment A</b>
<b>Size purchased</b>	The land purchased included the entire parcel (11.25 acres), no residual parcels remain as a result of the purchase. See attached quitclaim deed as <b>Attachment A</b> .

### III. Development History

<b>Previous FLUA Amendments</b>	LGA-2013-006 Northlake & Coconut SE: Proposed FLUA change from RR-20 to CL for 11.24 acre site <ul style="list-style-type: none"> <li>Originally submitted on 2/01/2013</li> <li>Denied on 7/24/13 BCC Transmittal Hearing Round 13-2</li> </ul>
<b>Zoning Approvals, Control Number</b>	R-2002-0503 <ul style="list-style-type: none"> <li>Previously approved for a 21,473 square foot Post Office Facility</li> <li>Approved rezoning from AR to PO with COZ</li> </ul>
<b>Concurrency</b>	Previously approved for a 21,473 square foot Post Office Facility
<b>Plat, Subdivision</b>	Property is not part of a prior plat

## 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 4. Consistency

#### A. Consistency – Provide responses in Attachment G as G.1 through G.5.

<b>Justification</b> Provide as G.1.	Please refer to <b>Attachment G</b> , Consistency with Comprehensive Plan and Florida Statutes
<b>Residential Density Increases</b> Provide as G.2.	Please refer to <b>Attachment G</b> , Consistency with Comprehensive Plan and Florida Statutes
<b>Compatibility</b> Provide as G.3.	Please refer to <b>Attachment G</b> , Consistency with Comprehensive Plan and Florida Statutes
<b>Comprehensive Plan</b> Provide as G.4.	Please refer to <b>Attachment G</b> , Consistency with Comprehensive Plan and Florida Statutes
<b>Florida Statutes</b> Provide as G.5.	Please refer to <b>Attachment G</b> , Consistency with Comprehensive Plan and Florida Statutes

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

- Uses.** Indicate the existing land use, subdivision name, and existing density (residential) or square footage (non-residential).

- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Mixed Use Planned Development (Avenir); (Approved for 3,550 residential uses, 2,540,000 s.f. non-residential uses, 20 acres agricultural uses, 55 acres public park, 90 acres civic uses)	Mixed Use (City of Palm Beach Gardens)	Planned Development Area (City of Palm Beach Gardens)
<b>South</b>	Single Family Residential/Vacant; (existing 1 unit per 1.5 acres)	Rural Residential, 1 dwelling unit per 2.5 acres	Agricultural Residential
<b>East</b>	Conservation	Rural Residential, 1 dwelling unit per 20 acres	Agricultural Residential
<b>West</b>	Vacant (Approved for 106,556 s.f. 0.08 FAR)	Commercial Low with an underlying Rural Residential, 1 dwelling unit per 5 acres	Multiple Use Planned Development; Control No. 2006-00147

## 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

A. Traffic Information		
In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.		
	Current	Proposed
<b>Max Trip Generator</b>	Single Family Residential, ITE# 210 1 dwelling unit = 10 trips per day	General Commercial, ITE #820 $\text{Ln}(T) = 0.68, \text{Ln}(x) + 5.57$ Fast Food, ITE #934 470.95 tpd/1000 SF Gas Station/C-Store, PBC/FDOT Rate
<b>Maximum Trip Generation</b>	10 daily trips	1961 daily trips (maximum potential) 3801 daily trips (proposed)
<b>Net Daily Trips:</b>	1951 daily trips (maximum minus current) 3791 daily trips (proposed minus current)	

<b>Net PH Trips:</b>	23 AM, 169 PM (maximum) 200 AM, 280 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>	Simmons & White – Kyle Duncan			
<b>B. Mass Transit Information</b>				
<b>Nearest Palm Tran Route (s)</b>	Palm Tran Route 3 and Palm Tran Route 20			
<b>Nearest Palm Tran Stop</b>	VA Medical Center – Palm Tran Route 3			
<b>Nearest Tri Rail Connection</b>	Mangonia Park Tri-Rail Station via Palm Tran Route 20			
<b>C. Portable Water &amp; Wastewater Information</b>				
The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as <b>Attachment I</b> . This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.				
<b>Potable Water &amp; Wastewater Providers</b>	The property is located within the Palm Beach County Water Utilities Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the current future land use designation of RR-20 and the proposed future land use designation of CL.			
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest potable water mains and sanitary sewer forcemains are located north of the subject property within the Northlake Blvd right of way. Watermain extensions may be required.			
<b>D. Drainage Information</b>				
The site is within the boundaries of the South Florida Water Management District and the Indian Trails Improvement District. Legal positive outfall is available via connection to the Coconut Boulevard drainage system adjacent to the west property line. Please refer to the Drainage Statement prepared by Simmons and White, Inc. being included as Attachment J with this application for more details.				
<b>E. Fire Rescue</b>				
<b>Nearest Station</b>	West Palm Beach Fire Rescue Station #8, 10965 Northlake Boulevard			
<b>Distance to Site</b>	Station 8 is 2 miles from the subject site			
<b>Response Time</b>	Based on the information provided by PBC Fire-Rescue the estimated response time is 6 minutes 30 second. PBC Fire Letter provided at Attachment K.			

<b>Effect on Resp. Time</b>	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time. Please see Attachment K.			
<b>F. Environmental</b>				
<b>Significant habitats or species</b>	The property is bordered to the north by Northlake Boulevard; to the south by Hamlin Boulevard; to the west by Coconut Boulevard; and to the east by a previously approved 22.04-acre wetland conservation easement. The site is a vacant undeveloped property except for two built vehicular curb cuts located to the east on Northlake Boulevard and the southern portion of Coconut Boulevard. The site consists of primarily established upland pine Flatwoods. There are no significant habitats or species. Please refer to Attachment L for additional detail. Additionally, a site plan for the previously proposed post office, as approved on July 10, 2002, implies that there would be minimal impact to the natural environment, listed species, and significant habitats if the site were to be developed. Further, the post office site plan specifically planned the development as to mitigate any effects on the mentioned conservation area located adjacent to the east of the site.			
<b>Flood Zone*</b>	The subject parcel is located in Flood Zone B			
<b>Wellfield Zone*</b>	The subject property does not lay within any wellfield protection zones. The proposed planned development will have no negative impacts on the wellfield zones. A detailed map has been provided at Attachment M			
* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.				
<b>G. Historic Resources</b>				
The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge the parcels do not contain or are located within 500 of the subject properties. Comment Letter as Attachment N.				
<b>H. Parks and Recreation - Residential Only</b>				
Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis Multiply the population change by the LOS				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		
<b>I. Libraries - Residential Only</b>				
Indicate the name and location of the closest County Library. Information is available from the Library Department at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.				



<b>Library Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person		
<b>Periodicals</b>	5 subscriptions per 1,000 persons		
<b>Info Technology</b>	\$1.00 per person		
<b>Professional staff</b>	1 FTE per 7,500 persons		
<b>All other staff</b>	3.35 FTE per professional librarian		
<b>Library facilities</b>	0.34 sf per person		
<b>J. Public Schools - Residential Only</b>			
Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai or Angela Usher at the Palm Beach County School Board at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the Palm Beach County School Board at (561) 434-8000.			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			

## 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 6. Attachments

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

- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. 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>

T:\Planning\AMEND\00Administration\Application-FLUA\2019 Application\2019-FLUA-Application-Form.docx

**Attachment F – Built Feature Inventory & Map Detail**  
**Coconut Plum Plaza**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Original Submittal: May 3, 2019**

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Below is an aerial photograph with the subject property (Property Control Number [PCN] 00-41-42-15-00-000-5020) highlighted in red. The property is bordered to the north by Northlake Boulevard; to the south by Hamlin Boulevard; to the west by Coconut Boulevard; and to the east by a previously approved 22.04-acre wetland conservation easement. The site is a vacant undeveloped property except for two built vehicular curb cuts located to the east on Northlake Boulevard and the southern portion of Coconut Boulevard. The site consists of primarily established upland pine Flatwoods.



Below are photographs of the existing site conditions on the subject property.

Aerial photograph was taken in May 1, 2019  
Information taken from <http://www.google.com>



Photograph from the northeast section of the subject property looking to west.  
Photo taken by Jon Schmidt on May 1, 2019





Photograph from the northwest section of the subject property looking south to east.  
Photo taken by Jon Schmidt on May 1, 2019



Photograph from the southwest section of the subject property looking north to east.  
Photo taken by Jon Schmidt on May 1, 2019





Photograph from the southeast section of the subject property looking to the east to west.  
Photo taken by Jon Schmidt on May 1, 2019





Interior site Photographs of exotic vegetation  
Photo taken by Jon Schmidt on May 1, 2019





**Attachment G**  
**Consistency with Comprehensive Plan & Florida Statutes**  
**Coconut & Northlake**  
**Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment**  
**Submittal**  
**Original Submittal: May 3, 2019**

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**Request**

The 11.25-acre subject property (PCN 00-41-42-15-00-000-5020) is located at the southeast corner of the intersection of Northlake Boulevard and Coconut Boulevard. Currently the subject property supports a Future Land Use Atlas (FLUA) designation of Rural Residential, 1 Unit per 20 Acres (RR-20) and is currently within the Public Ownership (PO) Zoning District as was approved through Resolution No. R-2002-0503 on April 4, 2002. Final site plan approval for a 21,473 square foot government services use (United States Postal Service [USPS] facility) was approved on July 10, 2002.

The United States Postal Service facility was never constructed and the property has remained vacant. In April 2012, the United States Postal Service sold the subject property to Mr. Jorge Segurola who then quit claim deeded the property to Northlake Coconut Property LLC in May 2012. Northlake Coconut Property LLC is requesting a FLUA amendment from RR-20 to Commercial Low (CL) for the purposes of constructing community serving commercial uses on the subject property.

Furthermore, recent development approvals in the surrounding area such as the 3,900 residential unit Avenir planned development directly to the north, have changed the context of the area to justify the addition of commercial development opportunities. With such a significant increase in residential density, a proportionate increase for commercial uses in the immediate area will follow suit. The site's location at the southeast corner of the main entry into the Avenir development and across Coconut Boulevard from another Commercial Low property which was approved for a Publix shopping center in 2013 make it ideal for low commercial development.

A follow up application to the PBC Zoning Division for an Official Zoning Map Amendment (rezoning) from the PO Zoning District to the Multiple Use Planned Development (MUPD) will be submitted at a later date.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Vacant	RR-20 (Existing) CL (Proposed)	PO (Existing) MUPD (Proposed)
North	Mixed Use Planned Development (Avenir)	MXD (Palm Beach Gardens)	PDA (Palm Beach Gardens)
South	Single Family Residential/Vacant	RR-2.5	AR
East	Conservation	RR-20	AR
West	Vacant	CL/RR-5	MUPD

### **Justification, Consistency & Compatibility**

**G.1 - Justification:** The applicant is requesting to amend the FLUA designation of the subject property from RR-20 to CL. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the PBC Comprehensive Plan (Plan) an applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

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

**Response:** As stated previously approvals were granted in 2002 on the subject property to allow a 21,473 square foot government services use (USPS facility). Since that approval was granted there have been a variety of factors that have resulted in the contraction of the USPS. Those factors include, but are not limited to, a plummeting of profits due to a decline in “snail mail”, an increase in administration costs due to increasing retirement benefit costs and a reduction in the Federal Budget allocation due to the recession that began in 2007. As a result of these factors the USPS began to close branches<sup>1</sup> throughout the country in 2011 which also meant that they would not be opening up any new branches. This contraction is what led to the USPS selling the property to Jorge Segurola as the USPS had no intent to open a new branch on the subject property. To the best of the agent’s knowledge there were no governmental agencies that expressed in interest in the subject property that could have implemented a different government services use on the subject property without needing to amend the FLUA designation or Zoning district. As such, it is the agent’s contention that this lack of need and/or desire for government services on the subject property. It is also important to recognize that most jurisdictions require that

governmental uses change the land use to match the proposed zoning. That said, the land use would have already been changed to institutional or similar to address the previously approved US post office which would have then shown a major change in land use along the corridor 17 years ago. It has become apparent that community services and commercial uses are needed to serve the growing population in this portion of the County.

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

- *Changes in FLU designations on adjacent properties or properties in the immediate area and associate impacts on the subject site;*

**Response:** Across Northlake Boulevard to the north of the subject property is Avenir, a residential planned development, recently approved by the City of Palm Beach Gardens for 3,900 residential units. This planned development will have two main entrance points to Northlake Boulevard, one of which connects directly with Coconut Boulevard on which the subject site has frontage on its entire western property line. This increased residential density in the immediate area of the subject property will significantly increase demand for commercial uses that are conveniently located. The subject property's location at the southeast corner of Coconut Boulevard and Northlake Boulevard which is to be the location for the main entrance into the Avenir development is ideal to meet this new demand for commercial uses. This increased demand for commercial uses in this area can be easily exemplified by the fuel prices at the Sunoco gas station located approximately 2.1 miles to the east of the subject property in the Shoppes at Ibis plaza. This shopping plaza and gas station consist the only commercial development in a minimum 6 mile radius. The addition of 3,900 residential units in the immediate area will only exacerbate this very clear demand for commercial uses. Below is a screenshot of the Avenir master plan showing the relation of the subject property to its main entry.



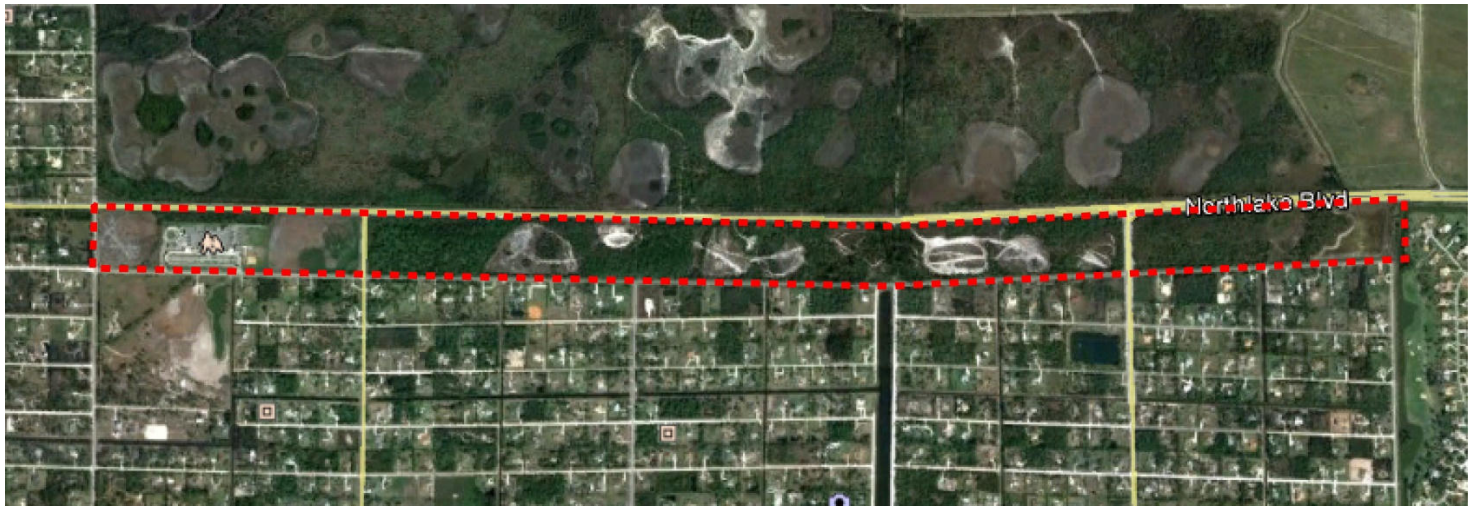
The FLUA designation of a nearby property located at the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard was amended from RR-20 to CL with an underlying Rural Residential, 1 unit per 5 acres (RR-5) through Ordinance No. 2008-049 that was adopted by the PBC Board of County Commissioners (BCC) on December 3, 2008. In the staff report prepared for the property, referred to as the Coconut/Northlake Commercial III (LGA 2008-025), that was presented to the PBC BCC on July 23, 2008 PBC Planning Division Staff were recommending denial of the amendment request. On page 5 of the staff report under the staff analysis related to the Demonstration of Need PBC Planning Division Staff described that (1) the commercial needs of this area of the Central Western Communities (CWC) Overlay could be satisfied by existing retail centers and commercial approvals to the east of the site, (2) that the narrowness of the site equated to a strip style of development, (3) that approval of the petition could lead to similar applications along Northlake Boulevard showing patterns conducive to urban sprawl and (4) that the applicant did not adequately demonstrate how development of the site furthers the creation of a commercial node where the community's needs are addressed. As

an exercise to demonstrate the changed context of the area surrounding the site, below are responses to those four points as they relate to the subject property.

- (1) Commercial Needs Already Met: The subject property is located directly to the south across Northlake Boulevard from the newly approved, 3,900 residential unit planned development called Avenir, located within the boundaries of Palm Beach Gardens. This development will significantly increase the residential density in the immediate area of the site, therefore creating a significant demand for commercial development. Additionally, there are very few existing commercial and potential commercial developments in the immediate area which can serve this need. The same is true for other low commercial uses such as printing and shipping storefronts, restaurants, barbers, banks, liquor stores, and more in this area. There are only a small handful of these uses within a 5-10 mile radius of the subject property, as such, given the recent changed circumstances through the approval of Avenir, the applicant wishes to take advantage of this untapped demand with their property.
- (2) Strip Style of Development: The agent agrees with PBC Planning Division Staff that the narrowness of the subject property (and the property on the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard) do lend themselves to a strip style of development; however, the alternative to that style of development would be to bring the buildings closer to the roadways which is more conducive to an urban setting. Any negative connotation associated with having a suburban style of development in the Exurban Tier is addressed through the design standards found in PBC ULDC Art. 5.C.1.H.1.g, Rural Design Elements. These design standards mandate that the architectural design of a non-residential project in the Exurban Tier be designed in a manner that is compatible to other buildings found in the Tier. Furthermore, the USPS facility previously approved on the subject property was designed in a manner that could have been classified as strip suburban development so the proposed low commercial design will not alter the design intent from 2002. The proposed structures will all be stand alone with landscaping surrounding each to avoid the strip center style of development seen in areas along corridors such as Military Trail or Congress.
- (3) Similar Applications along Northlake Boulevard: While it could be said that this application is a request to continue the pattern conducive to urban sprawl there is one very clear distinction between the subject property and the property located on the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard. That distinction is that the subject property was



previously approved for a non-residential use whereas the other property had previously only had entitlements for residential uses. It is unlikely that large lot, single family houses will be built on any of the narrow properties fronting the south side of Northlake Boulevard (see area bounded by red in aerial graphic below) between the northerly extension of 120<sup>th</sup> Avenue North and Grapeview Boulevard. These properties front an Urban Minor Arterial roadway with an ultimate right-of-way width of 240 feet. Furthermore, for those properties in the area bounded by red east of Coconut Boulevard there will be 6 lanes of traffic. While there will only be 4 lanes of traffic west of Coconut Boulevard this stretch of Northlake Boulevard doesn't have existing single family homes fronting it until it goes west of Grapeview Boulevard.



- (4) Commercial Node: Again, the subject property is distinct from the property on the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard in that it was previously approved for non-residential uses; however, an argument can be made that allowing the CL FLUA designation on the subject property will create a commercial node at the intersection of Northlake Boulevard and Coconut Boulevard based on the FLUA amendment approval granted for the property on the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard.

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

**Response:** As mentioned before, the recent approval by the City of Palm Beach Gardens of the Avenir mixed use planned development directly adjacent to the north of the subject property significantly changes the access and characteristics of the general area. One of the main entries into the Avenir development from Northlake Boulevard directly aligns with the Coconut Boulevard right-of-way,

along which the subject property has frontage. In addition to the significantly increased commercial demand caused by the approval of 3,900 residential units in the Avenir development, this new access point creates the ideal environment for commercial development on this site.

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

**Response:** Since the adoption of Palm Beach County's Comprehensive Plan, specifically within the past five to ten year period, circumstances within the subject portion of the county have changed significantly. Suburban and exurban development including significantly increased residential density have occurred west of the Turnpike, particularly within the area spanning from Bee-line highway to the north and Okeechobee Boulevard to the south. As mentioned many times in this application, the Avenir mixed use planned development which includes 3,900 residential units was approved by the City of Palm Beach Gardens directly to the north of the subject site. As such, the original vision for this portion of the county as being generally rural in nature is no longer applicable. New circumstances and market forces are now driving new development to the general area of the subject property to meet new demands.

- *Inappropriateness of the adopted FLU designation;*

**Response:** The subject site is one of the last remaining parcels of what was once a large portion of the Exurban Tier with RR-20 FLU designation. In the interim, large swaths of this land were annexed into the City of Palm Beach Gardens to eventually become what is known today as the Avenir planned development. As such, so few parcels of land can reasonably be developed and profitable with one residential unit per 20 acres of land that it is reasonable to assume that this FLU designation is no longer appropriate for this site.

- *Whether the adopted FLU designation was assigned an error.*

**Response:** The site's existing RR-20 FLU designation was not explicitly assigned as an error. However, it is reasonable to assume that the only reason the FLU was not changed to accommodate the PO zoning for the previously proposed post office is based on the fact that the County allows for public facilities to rezone to PO without a consistent FLU. This situation of FLU/zoning consistency only exists for government/public uses and said use was obviously not compatible with RR-20. For more than a decade, the large swaths of land in the general area of the site which the county designated RR-20 and envisioned as large-lot, residential developments and

similar, exurban or even rural development pattern have been subdivided, had their FLU designations changed to denser, more suburban designations, or outright incorporated into adjacent municipalities, as was the case with the “Vavrus Ranch” property to the north which then became the 3,900 residential unit Avenir planned development. As such, the site’s RR-20 designation is “leftover” from past visions by the County which no longer apply today.

**G.3 – Compatibility with Surrounding and Adjacent Uses:** The proposed FLUA amendment is compatible with surrounding and adjacent land uses. The proposed FLU designation of CL will create a logical commercial node at the intersection of Northlake Boulevard and Coconut Boulevard. The recent change in land use to the north of the site to form the Avenir mixed use planned development will result in a significant increase in residential density in the immediate area around the site. In addition, another CL designated property lay directly to the west of the site across Coconut Boulevard which has the potential to contribute to the formation of a commercial node.

**G.4 - Consistency with Policies in the Comprehensive Plan:** The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

- **Introduction and Administration Element Growth Directive:** While the first directive states to “Redirect growth to the East where services and facilities can be provided and encourage the revitalization/redevelopment of the coastal communities” this is not a directive that the agent feels the proposed development is inconsistent with. First, the use of the subject property for non-residential uses was originally approved in 2002 and the zoning designation of the subject property that allowed that non-residential use does not currently correspond to the FLUA designation of the subject property. Based on that fact the subject property is being reallocated for a different non-residential use and does not constitute “growth” in a traditional sense. The applicant is not proposing to construct low commercial uses into an area previously undeveloped. Furthermore, providing non-residential uses to support the residents of the Acreage and prevent them from having to always drive east for their commercial needs allows those residents to not impact their lifestyle with excessive driving. Lastly, services and facilities (roadways, utilities, etc.) are ready and available for the subject property.
- **Future Land Use Element (FLUE) Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:



- The natural environment, including topography, soils and other natural resources;
  - **Applicant's Description:** Please see Attachment L for the Natural Feature Inventory & Map.
- The availability of facilities and services;
  - **Applicant's Description:** As part of the previous development the availability of facilities and services had to be confirmed. Below is more detailed information on each of those facilities and services:
    - *Traffic:* Please see Attachment H for the FLUA Amendment Traffic Analysis.
    - *Mass Transit:* The nearest Palm Tran bus routes are Route 3 and Route 20 and the closest Tri-Rail connection is the Mangonia Park Tri-Rail Station.
    - *Potable Water and Wastewater:* Please see level of service letter from the Palm Beach County Water Utilities Department in Attachment I that confirms that the proposed FLUA can be accommodated by existing facilities and services.
    - *Drainage:* Legal positive outfall is available to the site via discharge to the Northlake Boulevard drainage system along the north side of the property. The proposed project will meet all applicable rules and regulations for that outfall. Please refer to the Drainage Statement prepared by Simmons & White being included as Attachment J with this application for more details.
    - *Fire Rescue:* The nearest PBC Fire Rescue station is West Palm Beach Fire Rescue Station #8 located at 10965 Northlake Boulevard that is approximately 2 miles from the subject property.
- The adjacent and surrounding development;
  - **Applicant's Description:** To the north (across Northlake Boulevard with a 240' ultimate right-of-way width) is vacant property intended for 3,900 single family homes; to the south (across Hamlin Boulevard with a 60' ultimate right-of-way width) to the east is property encumbered by a Deed of Conservation Easement (Official Records Book [ORB] 12844, Page [PG] 1780); and to the west (across Coconut Boulevard with a 92' ultimate right-of-way width) is vacant property intended for low commercial development. Below are the existing FLUA designations for the surrounding properties:
    - North: Mixed Use (approved for 3,900 residential units) (City of Palm Beach Gardens)

- South: Rural Residential, 1 Unit per 2.5 Acres (RR-2.5)
- East: RR-20
- West: CL with underlying Rural Residential, 1 Unit per 5 Acres (RR-5)

Of the properties listed above the subject property only directly abuts the property to the east. Proper assurances will be made to ensure that the proposed development does not have a negative impact on the conservation area. Furthermore, the development of the subject property will require the removal of non-native and invasive species that would be a threat to the conservation area.

The subject property is separated from all three other properties by public rights-of-way that range in width from 60' to 240'. Any incompatibilities among the properties will be addressed through landscaping, traffic circulation, and limits on hours of operation and lighting.

- The future land use balance;
  - **Applicant's Description:** Recently, the City of Palm Beach Gardens approved the construction of 3,900 residential units within the Avenir planned development located directly to the north of the subject property across Northlake Boulevard. This has significantly increased the amount of land area devoted to residential uses in the immediate vicinity. As such, it is only logical to assume that this will create an increase in demand for commercial uses which are located as close as possible to this new development. The subject property's location at the southeast corner of Northlake Boulevard and Coconut Boulevard is highly advantageous for commercial development as this is to be the main entry into the Avenir development.
- The prevention of urban sprawl as defined by 163.3164(52) in the Florida Statutes (F.S.);
  - **Applicant's Description:** The request is not in conflict with Florida Statutes Section 163.3177.(6).(a).9.b in that:
    - As a commercial node the proposed low commercial development would be directed to a geographic location and would not have an impact on natural resources or ecosystems;

- The site is easily serviced by existing infrastructure;
  - Does not remove land intended for agricultural uses; and
  - Creates a balance of uses for the residential population in the area in that there are minimal commercial properties in the immediate area of the site.
- Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
  - **Applicant's Description:** The subject property is within the boundaries of the area covered by the Western Northlake Corridor Land Use Study (WNCLUS), the official version of which is dated June 8, 1998. A team was formed in 2008 to "evaluate changed conditions since 1999, and determine the need and supply of office and commercial space within the area of the study." However, it appears that the team found that the recommendations of the original study from 1998 remain valid. The subject property is a prime example of how conditions have changed.

In response to specific items listed within the study:

- *Purpose & Objectives, Page i of Executive Summary:* Four of the six objectives that are relevant to the request and a description of compliance:
  - **Discourage urban sprawl, strip commercial development and the premature conversion of rural land to urban uses:** The subject property was previously approved for a suburban style post office, therefore the requested commercial low land use designation would not be converting from rural uses, nor would the proposed development encourage urban sprawl. Additionally, the recent approval of the 3,900 residential unit development directly across Northlake Boulevard from the site called Avenir has significantly changed the context of the area, significantly increasing the residential density.
  - **Protect the natural environment:** It appears that a previous property owner (George Elmore, Trustee) granted a Deed of Conservation Easement (recorded in ORB 12844, PG 1780) on August 23, 2001 over 22.04-acres to the east of the subject property in exchange for being able to develop the 11.25-acre subject property. George Elmore, Trustee, sold the subject property to the United States Postal Service

Facilities on November 27, 2001 (Special Trustee's Warranty Deed is recorded in ORB 13122, PG 649). As such, the actions of a previous property owner appear to show that 66% of an original 33.29-acre parcel was preserved for conservation purposes. Furthermore, with the Rural Parkway along Northlake Boulevard and the oversized buffers along the west and south property lines, a significant amount of existing native vegetation will be preserved on site.

- **Enhance the community identity and the appearance along the roadway:** Requiring non-residential development to comply with the design standards found in PBC ULDC Art. 5.C.1.H.1.g, Rural Design Elements, will create a unified appearance along Northlake Boulevard.
- **Encourage efficient traffic flow on Northlake:** The applicant is proposing an ingress point from Northlake Boulevard near the center of the property's frontage on Northlake Boulevard and an egress only near the eastern part of the property's frontage along Northlake Boulevard. In addition the applicant expects to be conditioned to construct a right hand turn lane to accommodate traffic utilizing the ingress only from Northlake Boulevard. This separate ingress/egress points and the turn lane will enhance the efficiency of the traffic flow on Northlake Boulevard.
  - *Summary & Conclusions – Rural Residential, Page iv of Executive Summary:* In reference to the conclusion that land located between Hamlin Boulevard and Northlake Boulevard should be subdivided as 1 unit per 2.5 acres the agent feels that it is unlikely that large lot, single family houses will be built on any of the narrow properties fronting the south side of Northlake Boulevard (see area bounded by red in aerial graphic above) between the northerly extension of 120<sup>th</sup> Avenue North and Grapeview Boulevard. These properties front an Urban Minor Arterial roadway with an ultimate right-of-way width of 240 feet. Furthermore, for those properties in the area bounded by red east of Coconut Boulevard there will be 6 lanes of traffic. While there will only be 4 lanes of traffic west of Coconut Boulevard this stretch of Northlake Boulevard doesn't have existing single family homes fronting it until it goes west of Grapeview Boulevard.
    - *Summary & Conclusions – Commercial,*

*Page v of Executive Summary:* The study references that “Beyond the year 2010, a need arises for some neighborhood commercial uses, about 27,000 sq. ft., and by 2015, demand for neighborhood uses is projected to be approximately 73,000 sq. ft.” These numbers were based on demographic and economic data from 1998; whereas the Market Study prepared by Land Research Management, LLC for the subject property (see attached Market Study dated January 2013), which was based on data from 2012, there will be a demand in 2015 for 106,224 square feet (need for 581,684 square feet of commercial retail space whereas only 475,460 square feet will exist or have been approved including the commercial uses approved on the southwest corner and the proposed commercial uses being proposed by the applicant). The caveat to these numbers is that the study areas were different between the WNCLUS and the Market Study; however, it should be noted that the WNCLUS did not a majority of the Acreage within its boundaries. Since the proposed commercial uses on the subject property are meant to serve residents of the Acreage it only made sense to include that population as part of the Market Study analysis.

Next, the study states that only neighborhood commercial uses shall be permitted. This is somewhat of a subjective recommendation since “neighborhood commercial uses” isn’t defined in the study. While the applicant will be proposing commercial uses primarily for the neighborhood the property is located on Northlake Boulevard which is a major east-west corridor in northern PBC.

Next, the study states that new commercial uses should be planned in appropriate locations, in nodes or centers, to have a frontage of at least 100 feet on Northlake Boulevard and have a depth three times as deep as the property is wide. Again the subject property is now at what could be classified as a non-residential node since both properties

on the south side of the intersection of Northlake Boulevard and Coconut Boulevard have been approved for non-residential uses. The subject property has over 100 feet of frontage on Northlake Boulevard (total of 892 feet); however, there are no properties within the study area on the south side of Northlake Boulevard that have three times as much depth as they do width. For the subject property that would mean it would have to have 2,676 feet of depth (it only has 433 feet of depth). Furthermore, a deeper property doesn't necessarily lend itself to a non-strip style of development. For instance the commercial shopping center located at the northeast corner of Seminole Pratt Whitney Road and Orange Boulevard, known as Pratt & Orange MUPD, has approximately 733 feet of width and 1,117 feet of depth. While there is greater depth than there is width this property was still designed as a strip commercial center with outparcels.

Lastly, there was a recommendation to develop design guidelines for any non-residential development which is located within the study area; however, to the best of the agent's knowledge, the only design guidelines are the design standards found in PBC ULDC Art. 5.C.1.H.1.g, Rural Design Elements. These standards apply to all non-residential development in the Rural and Exurban Tiers and are not specific to the study area.

- *Summary & Conclusions – Institutional/Public Facilities, Page v and vi of Executive Summary:* This section references the co-location of institutional uses along Northlake Boulevard east of Coconut Boulevard. Co-location may have been in reference to a future post office on the subject property; however, as stated previously, due to contraction the USPS sold the property due to a lack of interest in building an institutional use on the subject property. As such, there is really no institutional use along Northlake Boulevard east of Coconut Boulevard for others to be co-located with.
- **FLUE Policy 2.2.1-b:** This policy states that “Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.” While the subject

property currently supports a FLUA of RR-20 the intended and previously approved use of the property was a non-residential use. With a current FLUA designation of RR-20 the applicant is required to justify an amendment from a FLUA designation that supports low residential uses to a FLUA designation that supports non-residential uses which is somewhat misleading based on the previously approved use of the property.

- **Policy 2.2.2-a:** The subject property meets one of the location criteria listed in this policy in that it has frontage on two built roadway segments identified as an arterial road (Northlake Boulevard, which is defined as an Urban Minor Arterial) and a collector road (Coconut Boulevard, which is defined as an Urban Collector).
- **Policy 2.2.2-d:** The agent agrees with PBC Planning Division Staff that the narrowness of the subject property (and the property on the southwest corner of the intersection of Northlake Boulevard and Coconut Boulevard) do lend themselves to a strip style of development; however, the alternative to that style of development would be to bring the buildings closer to the roadways which is more conducive to an urban setting. Any negative connotation associated with having a suburban style of development in the Exurban Tier is addressed through the design standards found in PBC ULDC Art. 5.C.1.H.1.g, Rural Design Elements. These design standards mandate that the architectural design of a non-residential project in the Exurban Tier be designed in a manner that is compatible to other buildings found in the Tier. Furthermore, the USPS facility previously approved on the subject property was designed in a manner that could have been classified as strip suburban development so the proposed low commercial design will not alter the design intent from 2002.

In conclusion it is the agent's contention that the requested FLUA Amendment from RR-20 to CL is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.



**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**

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

**County Administrator**

Verdenia C. Baker

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May 16, 2019

Simmons and White  
2581 Metrocentre Blvd. West, Suite 3  
West Palm Beach, FL 33407

RE: Coconut Palm Plaza 11.24 Acre Site  
Southeast corner of Northlake Blvd. and Coconut Blvd.  
PCN 00-41-42-15-00-000-5020  
Service Availability Letter

Dear Mr. Cole,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the current future land use designation of Rural Residential, 1 dwelling unit per 20 acres (RR-20) and the proposed future land use designation of Commercial Low (CL).

The nearest potable water mains and sanitary sewer forcemains are located north of the subject property within Northlake Blvd right of way. Watermain extensions may be required.

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

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

Sincerely,

Jackie Michels, P.E.,  
Plan Review Manager





April 29, 2019  
Job No. 19-044

LAND USE PLAN AMENDMENT APPLICATION  
STATEMENT OF LEGAL POSITIVE OUTFALL

Coconut Palm Plaza  
11.24 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Northlake Boulevard and Coconut Boulevard in Palm Beach County, Florida and contains approximately 11.24 acres. The Property Control Number for the subject parcel is 00-41-42-15-00-000-5020. The property is currently designated as Rural Residential, 1 dwelling unit per 20 acres (RR-20) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to Commercial Low (CL) on the Palm Beach County Comprehensive Plan.

SITE DRAINAGE

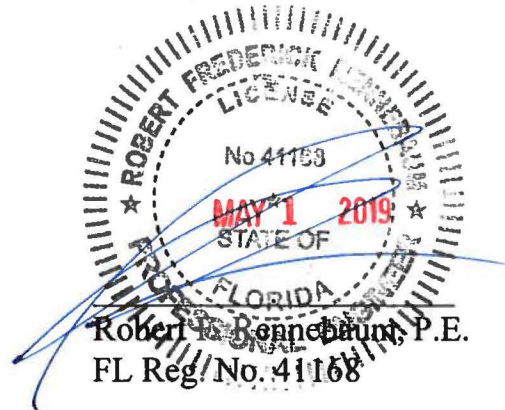
The site is located within the boundaries of the South Florida Water Management District and the Indian Trails Improvement District. Legal positive outfall is available via connection to the Coconut Boulevard drainage system adjacent to the west property line. Drainage Design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

LUPA Statement of Legal Positive Outfall  
Job No. 19-044  
April 29, 2019 – Page 2

SITE DRAINAGE (CONTINUED)

5. Allowable discharge to be in accordance with South Florida Water Management District Basin criteria.
6. Due consideration to water quality.



Robert F. Bonnetbaum, P.E.  
FL Reg. No. 41168



April 29, 2019  
Job No. 19-044

LAND USE PLAN AMENDMENT APPLICATION  
FLOOD PLAIN STATEMENT

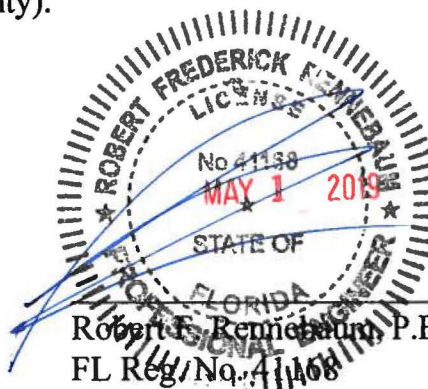
Coconut Palm Plaza  
11.24 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Northlake Boulevard and Coconut Boulevard in Palm Beach County, Florida and contains approximately 11.24 acres. The Property Control Number for the subject parcel is 00-41-42-15-00-000-5020. The property is currently designated as Rural Residential, 1 dwelling unit per 20 acres (RR-20) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to Commercial Low (CL) on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zone X as shown on the FEMA Flood Rate Insurance Map Panel 60 of 245 (Palm Beach County).



sa: x:/docs/trafficanddrainage/lupafps.19044



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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Dave Kerner, Vice Mayor  
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Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

April 25, 2019

Schmidt Nichols  
Attention: Josh Nichols  
1551 N Flagler Drive  
Suite 102  
West Palm Beach, FL 33401

Re: Coconut Plum Plaza

Dear Josh Nichols:

Per your request for response time information to the subject property located at the southeast corner of Northlake Boulevard and Coconut Boulevard in unincorporated Palm Beach County. This property is served currently by West Palm Beach Fire Rescue Station #8, located at 10965 Northlake Blvd. The subject property is approximately 2 miles from the station.

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

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

Sincerely,

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue

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**Attachment L - Significant Habitats or Species Detail**  
**Coconut Plum Plaza**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Original Submittal: May 3, 2019**

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Below is an aerial photograph with the subject property (Property Control Number [PCN] 00-41-42-15-00-000-5020) highlighted in red. An environmental assessment of the 11.25-acre vacant site was conducted by Schmidt Nichols on May 1, 2019

The property is bordered to the north by Northlake Boulevard; to the south by Hamlin Boulevard; to the west by Coconut Boulevard; and to the east by a previously approved 22.04-acre wetland conservation easement. The site is a vacant undeveloped property except for two built vehicular curb cuts located to the east on Northlake Boulevard and the southern portion of Coconut Boulevard. The site consists of primarily established upland pine Flatwoods.

### **Method**

Prior to the site visit, the U.S. Geological Survey 7.5 Minute Quadrangle Topographic Map, Rood (1983) Quadrangle and the Soil Survey of Palm Beach County, Florida area (US. Department of Agriculture, Soil Conservation Service 1973) were reviewed to determine topographic features and soils mapping. The 2019 aerial map was obtained and reviewed to determine potential locations of environmental features.

A pedestrian survey of the parcel was conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, native trees, exotic vegetation, occurrence of listed plants, animal species and vegetative communities which would require protection or identification under the Palm Beach County Vegetation Preservation and Protection Article 14, Chapter C of the Unified Land Development Code (ULDC).

### **Disturbed Pine Flatwoods**

Disturbed Pine Flatwoods described areas dominated by pines and disturbed by past land uses. This property included a Slash Pine community together with Cabbage Palms and Cypress Trees. The native understory was once comprised mainly of Cocoplum and Saw Palmetto with ground cover dominated by Bahia grass, Grapevine and Dog Fennel. Other exotic trees observed throughout this community included Earleaf Acacia, Brazilian Pepper, Ficus Trees, Schefflera, Australian Pine, as well as numerous ornamental residential plantings.

No plants listed as protected by Federal, State or local environmental regulatory agencies nor any sign of such plants were observed within the parcel.

## **Listed Species**

A listed species survey and inventory was conducted as part of this assessment by walking a service of pedestrian transects through the property and observing the presence of species. All species of wildlife observed and documented are typical representatives of this type of disturbed property. None are unusual for the central section of Palm Beach County. No animals listed as protected by Federal, State or local environmental regulatory agencies, nor any signs of such animals were observed within the property boundaries.

Non-listed wildlife and wildlife signs observed within the property include Eastern Cottontail Rabbit, Mourning Dove, small mammal tracks, scat and burrows.

## **Vegetative Communities**

The entire parcel has been disturbed by both human activity and by invasions of exotic vegetation. The Palm Beach County Unified Land Development Code defines vegetative communities and trees that require preservation, protection or mitigation. The Palm Beach County Department of Environmental Resources Management (ERM) requires a natural area preserve be set aside on sites that have significant area of native upland vegetation. The subject property contains no substantial stands of native trees or understory and will not require any designated or set aside as part of the development program. As part of the previous development program as well as this proposal a recorded wetland conservation easement as well as proposed perimeter Rural Parkway Easements, Transitional Zones and Landscape Buffers which will aid in transitioning from existing grades to the necessary infrastructural needs to the required minimum finished floor elevations as well provide areas of preservation for the native plant species.





Aerial photograph was taken in May 1, 2019  
Information taken from <http://www.google.com>

Below are photographs of the existing site conditions on the subject property.





Photograph from the northeast section of the subject property looking to west.  
Photo taken by Jon Schmidt on May 1, 2019







Photograph from the northwest section of the subject property looking south to east.  
Photo taken by Jon Schmidt on May 1 2019





Photograph from the southwest section of the subject property looking north to east.  
Photo taken by Jon Schmidt on May 1, 2019







Photograph from the southeast section of the subject property looking to the east to west.  
Photo taken by Jon Schmidt on May 1, 2019



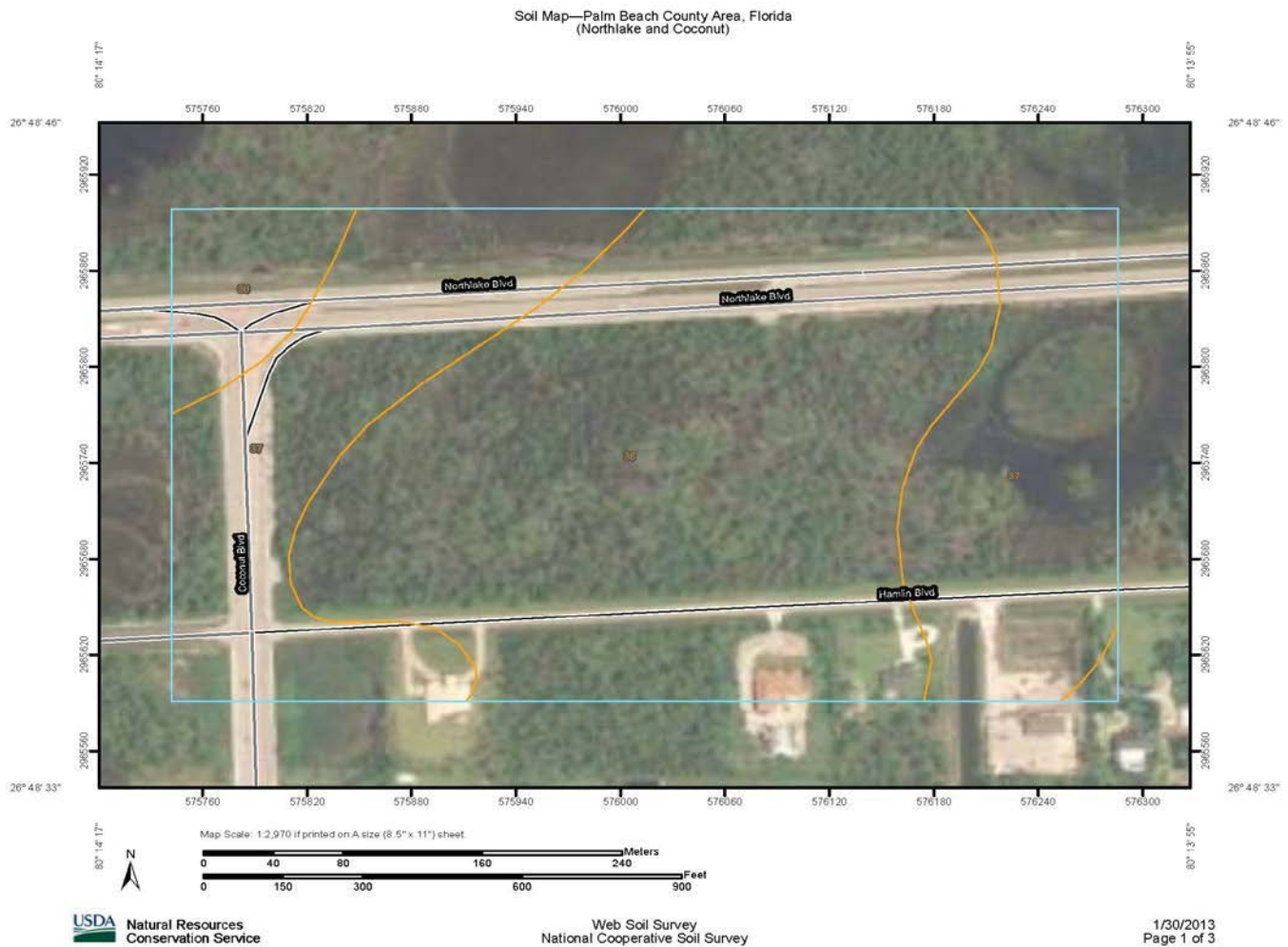
Interior site Photographs of exotic vegetation  
Photo taken by Jon Schmidt on May 1, 2019





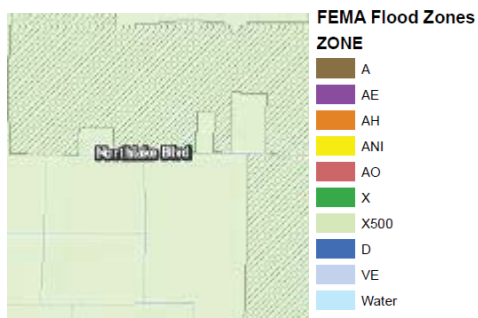
Neighboring 22.04 Acre Wetland Conservation Easement looking east to west  
Photo taken by Jon Schmidt on Jan 1, 2013

## Soils Map



#36 Riviera fine sands  
#37 Riviera fine sands, depressional

## Flood Zone



The site is located Flood Zone X500 "B" in a 500- year floodplain (0.2% annual chance of flooding)

Panel 0050B  
Zone X500



**Attachment M - Wellfield Zone Map**  
**Coconut Plum Plaza**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Original Submittal: May 3, 2019**

The subject property does not lay within any wellfield protection zones. The proposed planned development will have no negative impacts on the wellfield zones.



**Wellfield Protection Zones**

- 1
- 2
- 3
- 4





April 29, 2019  
Job No. 19-044

LAND USE PLAN AMENDMENT APPLICATION  
WELLFIELD PROTECTION ZONE STATEMENT

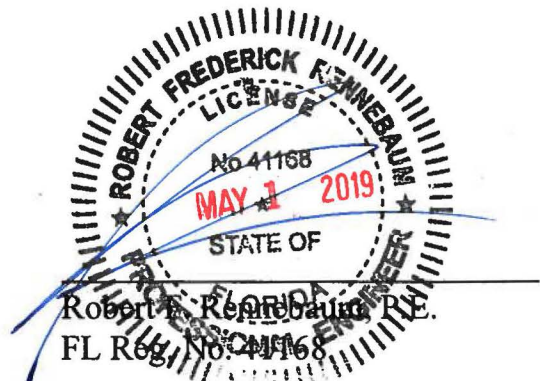
Coconut Palm Plaza  
11.24 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Northlake Boulevard and Coconut Boulevard in Palm Beach County, Florida and contains approximately 11.24 acres. The Property Control Number for the subject parcel is 00-41-42-15-00-000-5020. The property is currently designated as Rural Residential, 1 dwelling unit per 20 acres (RR-20) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to Commercial Low (CL) on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

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



sa: x:/docs/trafficdrainage/lupawellfield.19044





**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**

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Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

**County Administrator**

Verdenia C. Baker

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April 24, 2019

Jordan Sperling  
Schmidt Nichols, Landscape Architecture & Urban Planning  
1551 N. Flagler Dr., Suite 102  
West Palm Beach, Florida 33401

**RE: Historical and Archaeological Resource Review for the following  
project named Coconut Plum Plaza, under PCN: 00-41-42-15-00-000-  
5020.**

Dear Mr. Sperling:

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

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

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

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

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

Sincerely,

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

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

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