

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

| | | | |
|---|---|---|--|
| Round | 22-B2 | Intake Date | February 9 th , 2022 Insufficiency Intake: March 16 th , 2022 |
| Application Name | Colony Estates at Boynton | Control No. | 1978-00129 |
| Acres | 9.78 acres | Concurrent Zoning application? | Yes |
| | | Text Amend? | No |
| PCNs | 00-42-46-01-00-000-7080 and 00-42-46-01-00-000-7060 | | |
| Location | North side of Coconut Lane approximately 1,700 feet East of the S Military Trail. | | |
| | Current | Proposed | |
| Tier | Urban/Suburban | No Change | |
| Use | 00-42-46-01-00-000-7080: Recent aerials show that this property is mostly vacant with an accessory structure located along the eastern property line. 00-42-46-01-00-000-7060: Recent aerials show that this property contains a single-family home, approximately 3,990 SF, a swimming pool and an accessory structure located along western property line. | Zero Lot Line Homes | |
| Zoning | Agricultural Residential (AR) | Residential Single Family (RS) | |
| Future Land Use Designation | Low Residential – 1 Units Per Acre (LR-1) | Low Residential – 2 Units Per Acre (LR-2) | |
| Underlying Future Land Use Designation | None | None | |
| Conditions | None | None | |
| Density Bonus | None | Workforce Housing Program (WHP) density bonus (50% bonus requests) = 9 units TDR Program (1.5 TDR Units per Acre) = 11 | |
| Total Number of Units | 1 Unit | 40 Units 6 WHP Units | |

B. Development Potential

| | Current FLU | Proposed FLU |
|--|---|--|
| Density/Intensity: | 1 Unit Per Acre | 2 Units Per Acre |
| Maximum Dwelling Units | 1 du/acre x 9.78 ac. = 10 du | 2 du/acre x 9.78 ac. = 20 du* 20 du + 20 du from WHP/TDR = 40 du* |
| Population Estimate | 10 max du x 2.39 = 24 persons | 20 max du x 2.39 = 48 persons 40 max du x 2.39 = 96 persons |
| Proposed or Conditioned Potential | None | Up to 40 units 20 units from LR-2 and 20 units from WHP/TDR |
| Max Trip Generator | Single Family Detached – ITE LU 210 10 Trips/DU | Single Family Detached – ITE LU 210 10 Trips/DU |
| Maximum Trip Generation | 100 | 300 |
| Net Daily Trips: | 100 (maximum - current) 300 (proposed - current) | |
| Net PH Trips: | 15 (4 /11) AM, 22 (14 / 8) PM (maximum) 30 (8/22) AM, 42 (26 / 16) PM (proposed) | |

**Pending review by PBC Staff.*

2022 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.

| | |
|---------------------------|---------------------------|
| Name | Yoan Machado |
| Company Name | WGI, Inc. |
| Address | 2035 Vista Parkway |
| City, State, Zip | West Palm Beach, FL 33411 |
| Phone / Fax Number | 561-839-1712 |
| Email Address | yoan.machado@wginc.com |

B. Applicant Information

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

| | |
|---------------------------|---|
| Name | Elliot Monter |
| Company Name | The Colony Estates at Boynton Beach LLC |
| Address | 1825 NW Corporate Blvd Suite 110 |
| City, State, Zip | Boca Raton, FL 33431 |
| Phone / Fax Number | Contact Agent |
| Email Address | Contact Agent |
| Interest | Contract Purchaser |

| | |
|---------------------------|------------------------|
| Name | Willis Family Trust |
| Company Name | |
| Address | 13341 Barwick Road |
| City, State, Zip | Delray Beach, FL 33445 |
| Phone / Fax Number | Contact Agent |
| Email Address | Contact Agent |
| Interest | Property Owner |

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

| | |
|--|--|
| Built Features | A majority of the subject site is unimproved and vacant; however, there is an existing single-family residence and outdoor pavilion on PCN-7060. See Attachment F |
| PCN | 00- 42-46-01-00-000-7080 and 00-42-46-01-00-000-7060 See Attachment A See Attachment P |
| Street Address | 00-42-46-01-00-000-7060: 4595 Coconut Lane, Boynton Beach, FL 33436 - 00-42-46-01-00-000-7080: No Site Address |
| Frontage | The subject site has 680.44 linear feet of frontage along Coconut Lane and a depth of 625.7 feet. |
| Legal Access | Legal access will be provided to the site from Coconut Lane. |
| Contiguous under same ownership | There are no additional properties under contiguous ownership outside of the PCN's provided in Part 1 of this Application. |
| Acquisition details | <p>Parcel 00-42-46-01-00-000-7080 was acquired by Robert Willis and Joyce Willis from R Wayne Stewart on June 21st, 1978. The cost according to the PAPA website is \$71,000. Please note the Warranty Deed from O.R.B. 02895 and page 00729, shows that the cost was \$10.00. The parcel was then inherited by Linda Koeser, the acting personal representative of the Estate of Joyce Ann Willis, on June 21st, 2016. The cost was \$10.00. A Quit Claim deed from this transaction has been provided.</p> <p>Parcel 00-42-46-01-00-000-7060 was acquired by Robert Willis and Joyce Willis on June 26th, 1975 from R Wayne Stewart and Mary Frances Stewart. According to PAPA the cost was \$70,000. Please note the Warranty Deed from O.R.B 02447 and page 01248 shows the cost is \$10.00. The parcel was then acquired by Linda Koeser, the acting personal representative of the Estate of Joyce Ann Willis on October 28th, 2015 through an inheritance. The cost was \$10.00. A Personal Representative Distributive Deed has been provided.</p> <p>See Attachment A</p> |
| Size purchased | 9.78 acres |

B. Development History

| | |
|--|---|
| Control Number | 1978-00129 |
| Previous FLUA Amendments | None |
| Concurrency | None |
| Plat, Subdivision | The site has not been platted. |
| Zoning Approvals & Requests | Parcel 00-42-46-01-00-000-7060: There are no zoning approvals and requests tied to this parcel. |

| <p>Parcel 00-42-46-01-00-000-7080:</p> <p>Resolution NO R-74-0055. The resolution listed above was approved on January 4th, 1974 to rezone from the AG – Agricultural District to RS- Residential Single Family Dwelling District and a special exception to allow a Planned Unit Development. Petition Number 73-181 was tied to this resolution, to rezone approximately 30.7534 acres from AG-Agricultural District to RS-Single Family Dwelling District and a Special Exception for a Planned Unit Development. A letter of correspondence from May 1976, between Applicant Ronald Moretto and Zoning Director, Charles DeSanti, states that Petition No. 73-181 is null and void, since the applicant did not plat the subject site, as required by the County. This document has been provided as an exhibit.</p> | | | | | |
|---|----------|---------------|--------------------------------|---|---------------------------|
| Reso. No. | App. No. | Status | Type | Description | Changes proposed (if any) |
| 1974-0055 | 73-181 | Null and Void | Rezoning and Special Exception | Rezone from AG-Agricultural District to RS- Single Family Dwelling District and a Special Exception for a Planned Unit Development. | None. |

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Part 4. Consistency

A. Consistency

| | |
|---|-------------------------|
| Justification Provide as G.1. | See Attachment G |
| Residential Density Increases Provide as G.2. | See Attachment G |
| Compatibility Provide as G.3. | See Attachment G |
| Comprehensive Plan Provide as G.4. | See Attachment G |
| Florida Statutes Provide as G.5. | See Attachment G |

B. Surrounding Land Uses.

| Adjacent Lands | Use | Future Land Use | Zoning |
|----------------|---|-------------------------------|---|
| North | Existing Land Use: Residential, Single Family Subdivision Name: Prestwick Estates DU: 21 Density: 0.82 DU/AC | Low Residential – 1 (LR-1) | Residential Transitional (RT) Control No: 1978-00129 R-1978-0866 |
| South | Existing Land Use: Residential, Single Family Subdivision Name: Montreux DU: 21 Density: 2.63 DU/AC Existing Land Use: Residential, Single Family 1 DU on 1.25 AC Existing Land Use: Residential, Single Family 1 DU/1.02 AC | Low Residential – 3 (LR-3) | Residential Transitional (RT) Control No: 2004-2255 R-2004-0511 Residential Transitional (RT) R-1985-0959 Agricultural Residential (AR) Control No: 1985-00041 R-1977-1241 |
| East | Existing Land Use: Residential, Single Family 1 DU on 2.61 AC Existing Land Use: Residential, Single Family 1 DU on 2.09 AC | Low Residential – 1 (LR-1) | Agricultural Residential (AR) Residential Estate (RE) Control No: 1977-00143 |
| West | Existing Land Use: Residential, Single Family Subdivision Name: Prestwick Estates DU: 21 Density: 0.82 DU/AC | Low Residential – 1 (LR-1) | Residential Transitional (RT) Control No: 1978-00129 |

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

| A. Traffic Information | | |
|---|---|--|
| | Current | Proposed |
| Max Trip Generator | Single Family Detached – ITE LU 210 10 Trips/DU | Single Family Detached – ITE LU 210 10 Trips/DU |
| Maximum Trip Generation | 100 | 300 |
| Net Daily Trips: | 100 (maximum - current) 300 (proposed - current) | |
| Net PH Trips: | 15 (4 In/11) AM, 22 (14 /8) PM (maximum) 30 (8/22) AM, 42 (26/16) PM (proposed) | |
| Significantly impacted roadway segments that fail Long Range | None | None |
| Significantly impacted roadway segments for Test 2 | None | None |
| Traffic Consultant | Dr. Juan Ortega, PE JFO Group Inc. | |
| B. Mass Transit Information | | |
| Nearest Palm Tran Route (s) | RT 3 - PBG – BCR via MILITARY | |
| Nearest Palm Tran Stop | STOP 1166 – MILITARY TRAIL @ COCONUT LANE 0.3 Miles from Subject Site | |
| Nearest Tri Rail Connection | Delray Beach Tri Rail Station | |
| C. Potable Water & Wastewater Information | | |
| Potable Water & Wastewater Providers | City of Boynton Beach Utilities Per Attachment I - there is sufficient water and sewer capacity to serve the project. | |
| Nearest Water & Wastewater Facility, type/size | Both potable water and pressurize force main are available on Coconut Lane. The developer will be required to build an on-site private lift station and connection to | |

| | the City water main and force main will be at the developer's cost. Refer to Attachment I for more details. | | | |
|---|---|-----------------------------------|-------------------|------------------|
| D. Drainage Information | | | | |
| The drainage provider for the subject site is both the South Florida Water Management District and the Lake Worth Drainage District. The subject site is located in the C-15 drainage basin. It is anticipated that LLWDD L-29 canal will serve as the legal point of positive outfall to the north of the site. | | | | |
| E. Fire Rescue | | | | |
| Nearest Station | Station #44 Located at 6670 Flavor Pict Rd. | | | |
| Distance to Site | 2.50 | | | |
| Response Time | Estimated response time to the subject site is 7 minutes and 30 seconds | | | |
| Effect on Resp. Time | Minimal impact per Attachment K , letter from Fire-Rescue. | | | |
| F. Environmental | | | | |
| Significant habitats or species | There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are native trees that would require mitigation through the County tree removal approval process. | | | |
| Flood Zone* | The site is located in Flood Zone X, which is an area of minimal and undetermined risk. | | | |
| Wellfield Zone* | The subject site does not fall within an identified wellfield zone. A map is provided with this application as Attachment M . | | | |
| G. Historic Resources | | | | |
| Staffs review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties. A Historic Resource Letter is provided with this application as Attachment N . | | | | |
| H. Parks and Recreation - Residential Only (Including CLF) | | | | |
| Park Type | Name & Location | Level of Svc. (ac. per person) | Population Change | Change in Demand |
| Regional | Morikami Park and Japanese Gardens | 0.00339 | 96 | 0.33 |
| Beach | Gulfstream Park | 0.00035 | 96 | 0.03 |
| District | Green Cay Wetlands | 0.00138 | 96 | 0.13 |

| I. Libraries - Residential Only (Including CLF) | | | |
|---|-------------------------------------|--------------------------|-------------------------|
| Library Name | Delray Beach Public Library | | |
| Address | 100 W Atlantic Avenue | | |
| City, State, Zip | Delray Beach, FL 33444 | | |
| Distance | 4.10 Miles | | |
| Component | Level of Service | Population Change | Change in Demand |
| Collection | 2 holdings per person | 96 | 192 |
| Periodicals | 5 subscriptions per 1,000 persons | 96 | 0.48 |
| Info Technology | \$1.00 per person | 96 | \$96.00 |
| Professional staff | 1 FTE per 7,500 persons | 96 | 0.01 |
| All other staff | 3.35 FTE per professional librarian | 96 | 0.03 |
| Library facilities | 0.34 sf per person | 96 | 32.64 SF |
| J. Public Schools - Residential Only (Not Including CLF) | | | |
| | Elementary | Middle | High |
| Name | Banyan Creek | Carver Community | Atlantic Community |
| Address | 4243 Sabal Lake Road | 101 Barwick Road | 2455 W. Atlantic Avenue |
| City, State, Zip | Delray Beach, FL 33445 | Delray Beach, FL | Delray Beach, FL 334455 |
| Distance | 0.8 miles | 2.3 miles | 3.5 miles |

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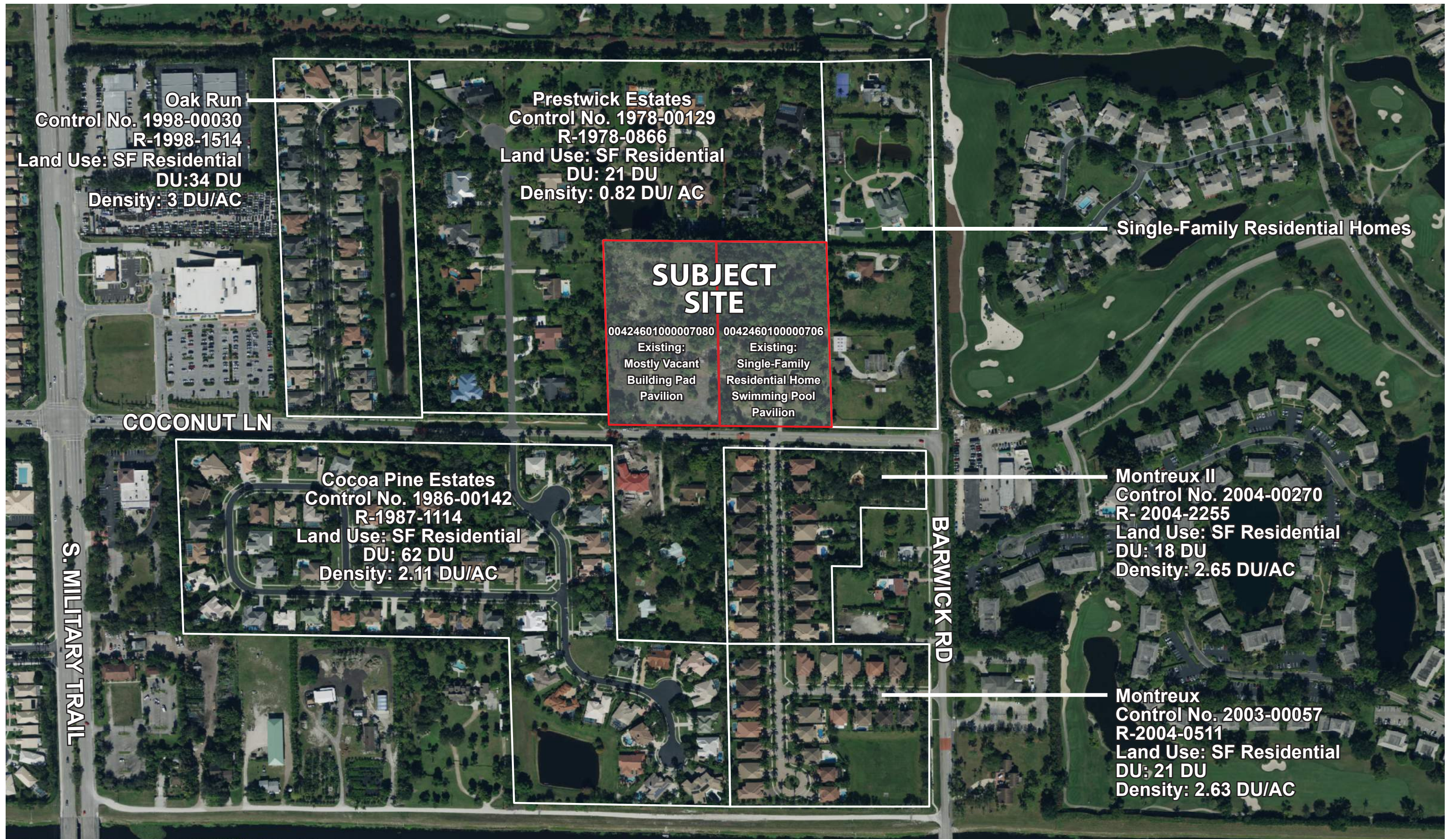
Part 6. Attachments

- 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>

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**JUSTIFICATION STATEMENT
SMALL SCALE FUTURE LAND USE ATLAS AMENDMENT
CONTROL NO. 1978-00129**

**Colony Estates at Boynton
PROPOSED FLUA MAP AMENDMENT**

Attachment G

Prepared by:

WGI, INC.

2350 Vista Parkway
West Palm Beach, FL 33411
(561) 687-2220
www.wginc.com

Initial Submittal: February 09, 2022
Resubmittal Date: March 10th, 2022



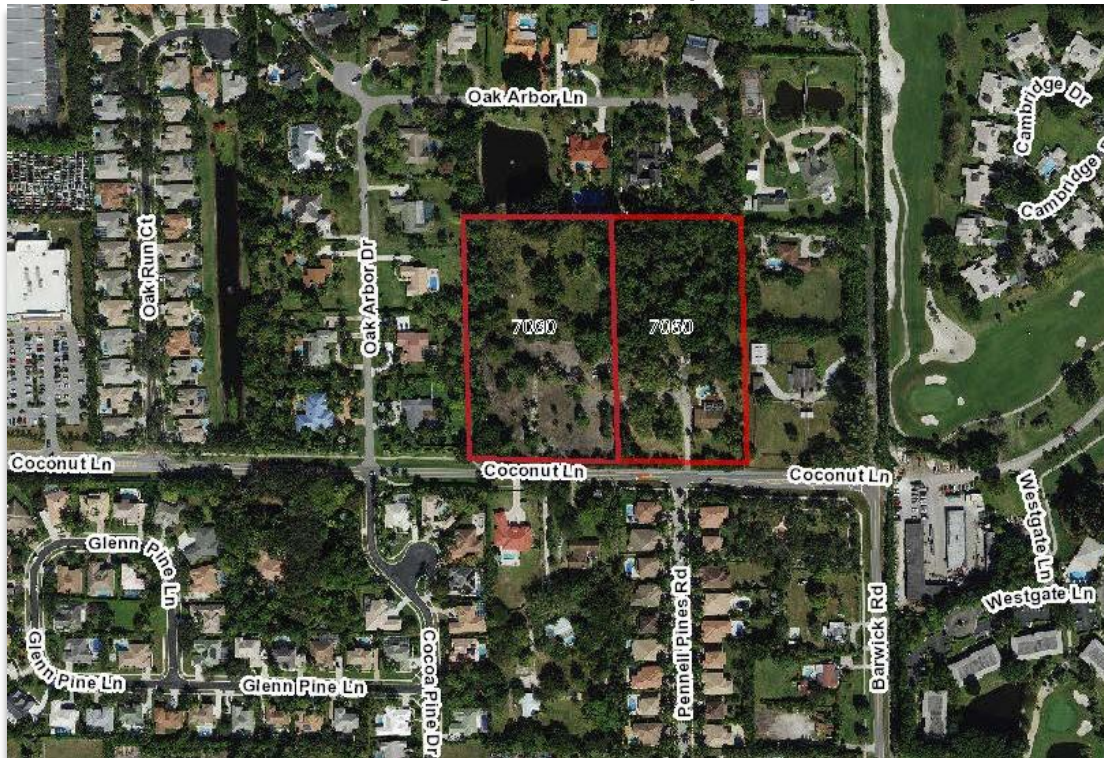
Palm Beach County - Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300



Introduction

The 9.78-acre subject site, also referred to as Colony Estates at Boynton, is located approximately 1/3 mile east of the Military Trail and Coconut Lane intersection and is identified by the following Parcel Control Numbers (PCNs): 00-42-46-01-00-000-7080 and 00-42-46-01-00-000-7060. The site has a Future Land Use (FLU) designation of Low Residential – one dwelling unit per acre (LR-1), a Zoning District classification of Agricultural Residential (AR), and is primarily unimproved and vacant except for one single-family residential structure. The site is located east of the Military Trail Corridor and is included within the West Boynton Area Community Plan, as adopted by Resolution in 1995. An aerial of the subject site (outlined in red) and surrounding areas has been provided below in **Figure 1**:

Figure 1: Location Map



Request

On behalf of the Applicant, WGI, Inc. requests a **Comprehensive Plan Future Land Use Atlas (FLUA) Amendment** to re-designate the FLU on two parcels from the Low Residential, one unit per acre (LR-1) FLU designation to the Low Residential, two units per acre (LR-2) FLU designation. The proposed residential development will accommodate 40 zero lot line, single family dwelling units. Of these units, the required 6 workforce housing (WFH) units will be included - the Applicant intends to build WFH units onsite, which is consistent with the Applicant's continued commitment to provide actual WFH units in Palm Beach County.

The current request to modify the FLU designation from LR-1 to LR-2 is being processed concurrently with a request to utilize density through the County's Transfer of Development Rights (TDR) Program and Workforce Housing Program (WHP), for an ultimate density of 4 dwelling units per acre. The following is a summary of the proposed density analysis for the subject site, including the WHP calculation:



| | |
|-------------------------------|---|
| Proposed LR-2 FLU Designation | 19.56 du (9.78-acres x 2 du/ac) |
| TDR Program Density Bonus | 11 du |
| WHP Density Bonus | 9.78 dwelling units (50% density bonus) |
| Total | 40 dwelling units |

| | | Acreage | Permitted DU | WHP % | WHP Obligation |
|--------------|-----|----------------|---------------------|--------------|-----------------------|
| Standard | 1.5 | 9.78 | 14.67 | 2.5% | 0.37 |
| Max | 0.5 | 9.78 | 4.89 | 8% | 0.39 |
| WHP | 50% | | 9.78 | 17% | 1.66 |
| TDR Units | | | 11 | 34% | 3.74 |
| Total | | | | | 6 WFH du |

Concurrent/Pending Zoning Applications

A Rezoning application from Agricultural Residential (AR) to Single-Family Residential (RS) will be submitted to the Zoning Division contingent upon the approval of the FLU Amendment, TDR and WHP applications.

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Surrounding Uses

| Adjacent Land | Use | Future Land Use | Zoning |
|---------------|--|--|---|
| North | <u>Prestwick Estates</u> Control No. 1978-00129 R-1978-0866 Land Use: Single-Family Residential DU: 21 DUs Gross Density: 0.82 DU/ Acre | Low Residential, 1 Unit per Acre (LR-1) | Residential Transitional (RT) |
| South | <u>Cocoa Pine Estates</u> Control No. 1986-00142 R-1987-1114 Land Use: Single-Family Residential DU: 62 DU Gross Density: 2.11 DU/AC <u>Montreux</u> Control No. 2003-00057 R-2004-0511 Land Use: Single-Family Residential DU: 21 Gross Density: 2.63 DU/AC <u>Montreux II</u> Control No. 2004-00270 R- 2004-2255 Land Use: Single-Family Residential DU: 18 DU Gross Density: 2.65 DU/Acre <u>Single-Family Residential Homes</u> | Low Residential, 3 Units per Acre (LR-3) Low Residential, 3 Units per Acre (LR-3) Low Residential, 1 Unit per Acre (LR-1) | Single Family Residential (RS) Residential Transitional (RT) Agricultural Residential (AR) |
| East | <u>Single-Family Residential Homes</u> | Low Residential, 3 Units per Acre (LR-3) | Agricultural Residential (AR) & Residential Estate (RE) |
| West | <u>Prestwick Estates</u> Control No. 1978-00129 R-1978-0866 Land Use: Single-Family Residential DU: 21 DUs Gross Density: 0.82 DU/ Acre <u>Oak Run</u> Control No. 1998-00030 R-1998-1514 Land Use: Single-Family Residential DU: 34 DU Gross Density: 3 DU/AC | Low Residential, 1 Units per Acre (LR-1) Medium Residential, 5 Units per Acre (R-5) | Residential Transitional (RT) Single Family Residential (RS) |



G1. Justification for Future Land Use Atlas Amendment

Pursuant to Policy 2.1-f, this justification statement demonstrates the requests are consistent and in compliance with the County's Comprehensive Plan, Tier Requirements and the impacts on public facilities and services:

Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

- 1. The natural environment, including topography, soils and other natural resources; (see Public Facilities Section);***
- 2. The availability of facilities and services; (see Public Facilities Section);***
- 3. The adjacent and surrounding development; (see Compatibility Section);***
- 4. The future land use balance;***
- 5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;***
- 6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section);***
- 7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section).***

This FLUA Amendment request is consistent with Policy 2.1-f of the County's Future Land Use Element, as the proposal to modify the FLU designation on the subject site from LR-1 to LR-2 represents a more appropriate FLU designation for the site and location. The proposed LR-2 FLU designation is consistent with the Goals, Objectives and Policies of the County's Comprehensive Plan, is complimentary to the development pattern that exists in the area, is compatible with the surrounding neighborhoods, and meets the intent of the West Boynton Area Community Plan, as outlined below.

The subject site currently represents a tract of underutilized land, appropriate for infill residential development along Coconut Lane/Flavor Pict Road and Military Trail corridor. While the current LR-1 FLU designation may have once been appropriate for the location, the development pattern in this area has shifted over the decades, from one that was once primarily low residential and agriculture, to one that has been developed at densities and intensities that are necessary to support population growth in Palm Beach County. The West Boynton Area Community Plan states on page 19 that, "Residential developments range in densities from Low Residential 2 (2 dwelling units per acre) to High Residential 12 (12 dwelling units per acre)," in the Eastern Subarea 1 which spans from Congress Avenue to Military Trail, which includes the subject site. Therefore, the existing residential FLU designated for the subject site appears to be inconsistent with desired FLU designations in this area.

The West Boynton Area Community Plan supports increasing density in appropriate areas. The existing site is largely vacant, with only one single-family home located on the property. Infill development on underutilized land, such as the subject site, is an appropriate measure to increase the housing supply in Palm Beach County, included building much needed workforce housing on site, with residential uses that are compatible with the existing single-family nature of this area. The subject site represents an opportunity to develop residential units at a density consistent with the current development pattern of the area, in line with market demands, and consistent with the overall vision set forth in the West Boynton Area Community Plan. The request to re-designate the existing land use to the LR-2 FLU designation is justifiable and necessary. More specifically, the request is compliant with the specific items identified in FLUE Policy 2.1-f, as outlined below:



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

The request to modify the FLU designation of the subject site from LR-1 to LR-2 to accommodate the development of 40 dwelling units, including onsite workforce housing, is consistent with the development pattern in the immediate area. Residential uses with similar densities are prominent along Coconut Lane, especially in the surrounding neighborhoods of Montreux, Cocoa Pines, Hunters Court, and Prestwick Estates. The subject site's proximity to Military Trail, accessibility to public transportation, and ideal location between two major highway systems, the Florida Turnpike and Interstate 95, make this site ideal for the development of single-family homes at the proposed density. The subject site is less than half a mile from the Walmart Neighborhood Market on Military Trail, allowing residents to walk or bike to shop without the need to use their cars. The new residents would have access to essential commercial uses such as a grocery store, pharmacy, and a coffee shop within walking distance, supporting the West Boynton Area Community Plans goal of limiting car dependence to access goods and services. This also supports the West Boynton Area Community Plan's goal to support alternate mobility options, which make this an ideal location to develop a residential use with onsite workforce housing at the density being proposed.

The current LR-1 FLU designation limits the potential residential units on the site to one unit per acre. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's utilization of the County's TDR and WHP opportunities, allows for the additional density needed to develop a residential neighborhood that is compatible with the surrounding area, addresses the County's housing shortage, and promotes the development of WFH units onsite to promote mixed-income neighborhoods, while offsetting the rising costs of land and construction without seeking high density residential development.

The proposed development of 40 zero lot line homes within walking distance of the commercial node on Military Trail, as opposed to high density residential, is consistent with the single-family residential along Coconut Lane/Flavor Pict Road and is consistent with the residential vision for an increase in single-family residential density along existing corridors that was part of the West Boynton Area Community Plan.

2) *There is a basis for the proposed amendment for the particular subject site based on 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*

The subject site is located on the Coconut Lane/Flavor Pict Road urban collector, between Barwick Road to the east and Military Trail to the west. The area west of Military Trail along Flavor Pict Road contains a land use of Medium Density Residential with a density of 5 units per acre. Coconut Lane contains a mix of land uses ranging from low and medium density residential, to low and high intensity commercial at the Military Trail node. The West Boynton Area Community Plan anticipated continued population growth that would require infill residential development, similar to what is being proposed. The West Boynton Area Community Plan expresses concern over too much density that could cause gridlock on local streets, which would not occur with this proposal, as evidenced by the Traffic Study provided in Attachment H of this FLU Application. The Traffic Study anticipates net trips on the site to equal 100 trips with 15 peak hour trips in the AM and 22 peak hour trips in the PM. This analysis shows the proposed FLU Amendment will be in compliance with Policy 3.5-d of the Land Use Element of the County's Comprehensive Plan.

Aerials provided in **Figure 2**, **Figure 3**, **Figure 4**, and **Figure 5** demonstrate the changes in the land uses between 1968 to 2021 on the subject site and the surrounding area. **Figure 2** depicts the site in 1968 when the area was undeveloped. **Figure 3** is an aerial from 1989, which shows the LR-1 (Prestwick Estate and single-family homes) and the LR-2 (Delray Dunes)



developments, the last two LR-1 and LR-2 projects in the area. **Figure 4**, from 1999, shows the beginning of the LR-3 developments on the south side of Coconut Lane. **Figure 5** is the most recent aerial, from 2021. These aerials show the change in development pattern over time. As can be seen, as the County population grew over time, single-family residential land uses characterized the development pattern in the vicinity of the subject site. As the change shown between **Figures 3 and 5**, development patterns on the Coconut Lane/Flavor Pict Road corridor have continuously increased in density, and a commercial node has taken shape on Military Trail. Therefore, the LR-2 land use would more appropriately reflect the development patterns that have occurred over time in the area. The proposed 40 zero lot line homes increase the density on the Coconut Lane/Flavor Pict urban collector, while maintaining a compatible use with the slightly lower density residential uses that were developed in the 1970s and 1980s. Residential uses such as townhomes and multifamily apartments would not be compatible with the estate style homes to the east of the subject site and single-family homes in Prestwick Estates located to the north and west of the subject site. Zero lot line units adjacent to the existing homes to the north, south, east, and west is a compatible development pattern, that still reasonably increases the housing supply in Palm Beach County.

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Figure 2: 42-46-01 Aerial 1968



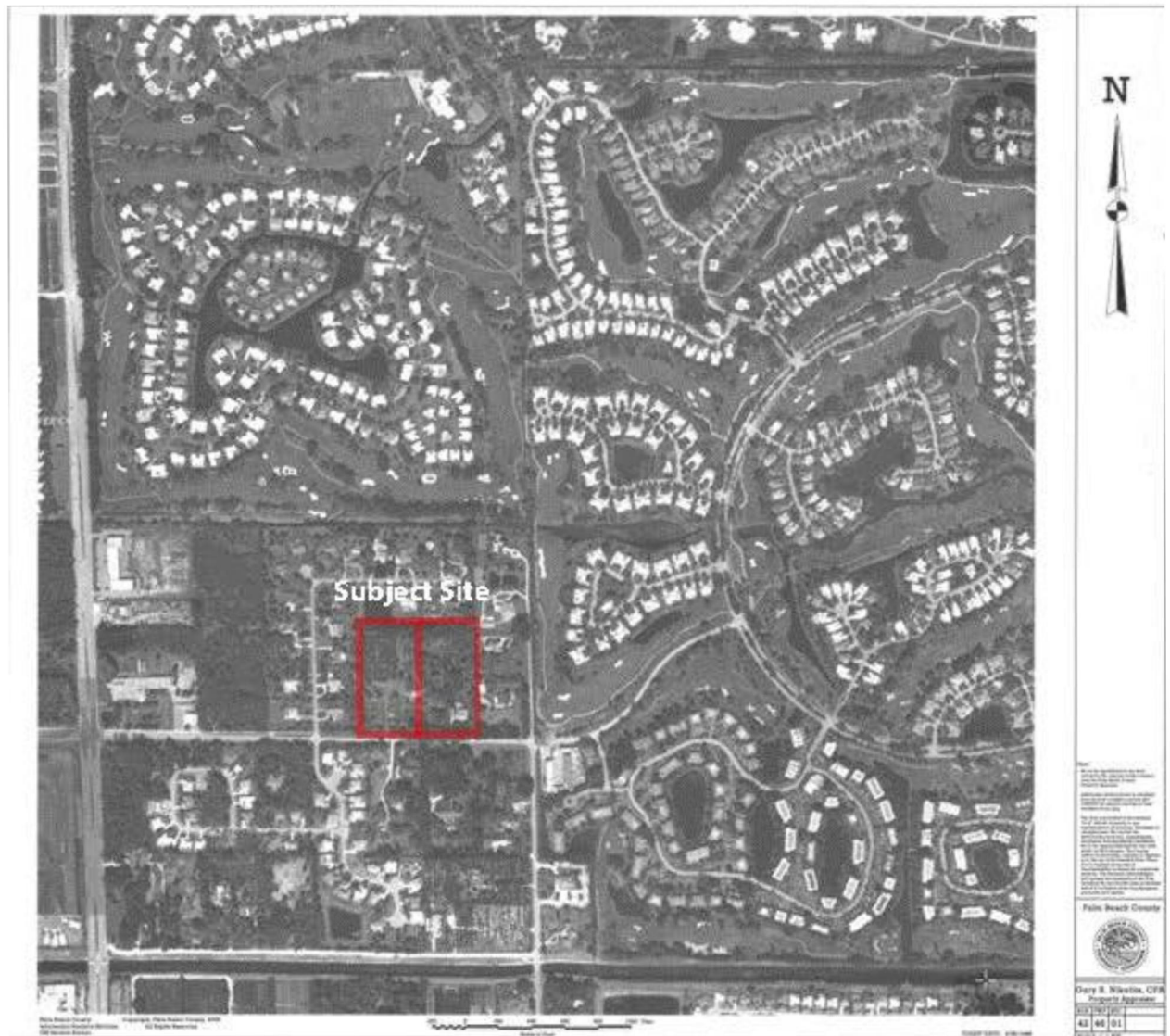
Source: Palm Beach County Engineering, Aerial Plans.

Figure 3: 42-46-01 Aerial 1989



Source: Palm Beach County Engineering, Aerial Plans.

Figure 4: 42-46-01 Aerial 1999



Source: Palm Beach County Engineering, Aerial Plans.

Figure 5: 42-46-01 Aerial 2021



Source: Palm Beach County GeoNav.

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

The development that has occurred along the Coconut Lane/Flavor Pict Road urban collector over the past several decades, as depicted in the aerials, has changed the character of the area from when the LR-1 land use was applied to the subject site. From what was once estate style residential and agricultural uses it is now a east west residential urban collector in PBC that supports a range of residential uses at varying densities and intensities. Access to Military



Trail, location near the Florida Turnpike and I-95, and availability of public transit make this site ideal to develop at a residential density that is compatible with existing adjacent homes. It will provide PBC with much needed fee simple WFH units and maintain the integrity of the West Boynton Area Community Plan.

The original adoption of the County's Comprehensive Plan did not anticipate the level of unprecedented growth seen throughout the County, especially in the Urban Suburban Tier. Approval of this FLUA Amendment request to the LR-2 FLU designation is in line with recent approvals and upholds the original intent of the West Boynton Area Community Plan, by developing the site at a density that is comparable to what was originally anticipated and compatible to what it is adjacent to. The development of the site to LR-2 is also compatible with the single-family projects from the 1970s and 1980s developed as LR-1 located to the north and west of the subject site.

The proposed FLUA Amendment is more compatible with the surrounding properties as they have been developed. The proposed FLUA amendment to increase the density makes for a feasible development, resulting in a more desirable use than the existing vacant land, which can be seen in **Figure 6**. **Figure 6** is a Google Street View image of the subject site, which compares unfavorably from the residential community directly to the south (Montreux), shown in **Figure 7**. The proposed use of 40 zero lot line homes is a feasible development option that enhances the existing residential uses on the Coconut Lane/Flavor Pict Road urban collector, without a noticeable impact on traffic and County provided services. As indicated in the West Boynton Area Community Plan, a sense of identity is important to residents within the community plan study area.

Figure 6: Google Streetview Image of Subject Site



Source: Google Streetview, 2019

Figure 7: Google Streetview Image of Montreux Opposite the Subject Site



Source: Google Streetview, 2019

The proposed development program is proposed at a transitional density to be compatible with the LR-1 development to the immediate east, west, and north (Prestwick Estates and single-family homes), while also contributing to the County's housing supply. This intends to be a more desirable use than the existing vacant site which does not align with the West Boynton Area Community Plan.

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

As show in the aerial photographs above, since the original assignment of the LR-1 FLU designation, the development pattern in the immediate area has seen tremendous growth, at a level unanticipated in the original Comprehensive Plan on the western edges of the Urban Suburban Tier. As developable land continues to become scarce, and development pushes further west, pressure to develop sites within the Urban Suburban Tier is critical in preserving natural resources outside of it by utilizing existing infrastructure and lessening the strain on stretching public services and facilities. The subject site represents an opportunity to develop residential uses that are complementary to the area and at a density that aligns with what is built along the Coconut Lane/Flavor Pict Road urban collector..

In addition to the change in development patterns in the area, the County has seen a critical shortage in overall housing stock, importantly including housing options affordable to the County's workforce. The approval of the current request is an opportunity to add quality housing stock to PBC and provide WFH opportunities to our residents by offering fee-simple homeownership in an area of the County that has seen a critical need for it and is well suited for it.

d. Inappropriateness of the adopted FLU designation;

The current FLU designation of the subject site under the LR-1 FLU is no longer appropriate. As demonstrated in the aerials provided, the development pattern in this area has seen growth over the decades that was not anticipated in prior plans, it has changed from one that is primarily low residential and agriculture to one that has been developed at densities and



intensities that are in line with suburban patterns necessary to support population growth in PBC. The change in development pattern has resulted in Coconut Lane/Flavor Pict Road becoming a major residential area that supports more intense single-family residential development and is accompanied by the commercial node on Military Trail. Further, as the population growth in PBC has continued, we have limited housing stock, which increases prices overall, and a critical shortage of WFH throughout the County. The request to re-designate the existing land use to the LR-2 FLU designation is appropriate for the site, and will aid in remedying the County's housing shortage, and promote fee-simple WFH opportunities for County residents as are desperately needed, while being financially feasible.

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

The adopted FLU designation was not assigned in error and was reflective of the rural character of the western portions of the corridor at that time. However, as noted, the development patterns over time and systemic changes in PBC necessitate the proposed change.

G.2. Residential Density Increases

Per Future Land Use Element Policy 2.4-b, the analysis below provides justification for the requested land use amendment.

1) Demonstrate a need for the amendment.

The current FLU designation of LR-1 limits the density on the site to one dwelling unit per acre, which is more conducive to larger tracts of land that are limited in the tier, particularly in close proximity to major arterial corridors. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's utilization of the County's TDR and WHP Programs (with WFH units built on site), allows for the additional density needed to develop a residential community that is compatible with the surrounding area, addresses the County's housing shortage, and promotes the development of WFH units in PBC in a feasible manner.

It is the intent of the Applicant to construct the WFH obligation onsite as fee-simple, for sale units. The inclusion of onsite WFH addresses a critical need in PBC. Current data provided by PBC demonstrates that there is an extreme shortage of for sale WFH units in the County. Below is a summary of the available, for sale WFH units available in PBC, as of the date of this report.

- Merry Place Estates (north of Palm Beach Lakes Boulevard, just west of US1) –12 single-family units.

Based on the data provided above, there are currently 12 single family homes that are available for purchase, for-sale WFH units within PBC, however, they have not yet been developed. Palm Beach County demographic data identified 705,988 dwelling units within PBC, from the 2020 Census. Taking into account that data, 0.0017% of the housing stock is available as for-sale WFH units. The construction of WFH units on the subject site, is only possible if the density is increased, to accommodate a viable development program.

2) Demonstrate that the current FLUA designation is inappropriate.

As noted above, the development pattern in this area has seen significant growth over the decades since the current FLU was placed on the property, from low density residential and agriculture to one that has been developed at densities and intensities that are necessary to support this residential in the Urban Suburban Tier. This change has resulted in the Coconut Lane/Flavor Pict Road urban collector supporting higher density single-family residential development. The request to re-designate the existing land use to the LR-2 FLU designation is appropriate for the site, will aid in remedying the County's for-sale housing shortage, and promote WFH opportunities for County residents. These cannot feasibly occur under the current FLUA designation.



- 3) **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.**

It is the Applicant's intent to utilize both the County's TDR and WHP Programs, as outlined below. This will provide the appropriate density for the site and allow for a feasible development.

| | |
|-------------------------------|---|
| Proposed LR-2 FLU Designation | 19.56 du (9.78-acres x 2 du/ac) |
| TDR Program Density Bonus | 11 du |
| WHP Density Bonus | 9.78 dwelling units (50% density bonus) |
| Total | 40 dwelling units |

G.3. Compatibility

The proposed 40 fee-simple, zero lot line homes is compatible with the surrounding single-family residential development, as the proposed development retains the single-family character of the existing residential corridor. The proposed development proposes an eight (8) foot compatibility buffer on the north, east, and west property lines and a 20' ROW buffer is proposed along the south property line.

Compatibility is also shown by uses do not adversely affect each other but complement each other, e.g. neighborhood commercial uses supporting and providing services for the residential uses. Those complementary uses are located within a short walk from the subject property. Further, at the time when the proposed Rezoning and Class A Conditional Use applications are reviewed by the Zoning Division and other County Agencies, a Preliminary Subdivision Plan and other regulating plans for this development will clearly identify the site layout, placement of buildings, height of buildings and the location of the required landscape buffers. The ULDC addresses compatibility issues through spatial separation such as setbacks, and the provision of buffers, all these required elements enhance compatibility and reduce any potential negative effects of functionally different land uses (despite that the proposed use is functionally similar to the surrounding uses).

G.4. Comprehensive Plan

The FLUA Amendment request to modify the FLU designation from LR-1 to LR-2, in combination with the utilization of the PBC TDR and WHP Programs, is consistent with and furthers the applicable Goals, Objectives and Policies of the PBC Comprehensive Plan, as outlined below.

Future Land Use Element - County Directions I.C.7

Housing Opportunity. Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of low, moderate, and middle income housing, Countywide, through the Workforce Housing Program.

The proposed FLUA Amendment and utilization of the County's TDR and WHP Programs furthers this goal, as it adds critical, for-sale and fee-simple WFH units to the County's inventory, and represents the only stock of for sale WFH units in this corridor of PBC.

Policy 1.2-a: Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:

- 1. Allowing services and facilities consistent with the needs of urban and suburban development;***
- 2. Providing for affordable housing and employment opportunities;***
- 3. Providing for open space and recreational opportunities;***
- 4. Protecting historic, and cultural resources;***
- 5. Preserving and enhancing natural resources and environmental systems; and,***



6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

The proposed FLUA Amendment is consistent with Policy 1.2-a, by encouraging infill-style development within the Urban Suburban Tier, and by utilizing existing infrastructure, public facilities and services. The proposed development will provide much needed, onsite for-sale WFH units at a compatible scale and intensity as the existing development pattern of the urban collector.

Policy 1.2-b: Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

The approval of the proposed FLUA Amendment supports Policy 1.2-b, as it provides an opportunity to develop an infill parcel in the Urban Suburban Tier. The proposed development will utilize existing infrastructure and public services.

Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.

The proposed FLUA Amendment request, and subsequent development of 40 dwelling units on this site will not exceed the natural or manmade constraints of the area. Written confirmation from Palm Beach County Fire Rescue and the Boynton Beach Utilities Department indicates that there are available facilities and services to support a FLUA Amendment from LR-1 to LR-2. The traffic study provided also indicates that the existing roads can support the new net trips proposed with the development program. Palm Beach County Archaeologist determined that there are no significant historic resources located within a 500 ft radius of the subject site. Therefore, the development program does not impede on any existing facilities and services or interferes with any environmentally sensitive areas.

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.

The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” The proposed Land Use change will allow these two adjacent parcels to be combined, and rezoned to a subdivision, and will utilize existing infrastructure. There are no other parcels under the ownership that will create residual parcels.

Policy 2.4-b: The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

- 1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or**
- 2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or**
- 3. an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1**



and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:

- a. West Lake Worth Road Neighborhood Plan.**

It is the intent of the Applicant to utilize the County's TDR and WHP Programs as a method to increase density, in conjunction with the current request to modify the FLU designation on the site to LR-2. The Applicant is proposing to purchase 11 TDR units (adding an additional 1.12 du/ac). The combination of a FLUA Amendment, TDR and WHP programs creates a viable development that allows the site to be developed at a density that is consistent with the surrounding area.

Policy 2.4-f: Potential receiving areas shall be inside the Urban/Suburban Tier and shall include:

- 1. Planned Development Districts (PDD) and Traditional Development Districts (TDD) that are requesting an increase in density above their current limits; and,**
- 2. Subdivisions requesting a bonus density above the standard land use designation density.**

The subject site is compliant with Policy 2.4-f, as the subject site is located within the County's Urban Suburban Tier and is within the parameters of the governing policies of a residential subdivision. The County anticipates the majority of the residential population is located in this Tier.

Policy 2.4-g: In order to encourage eastward development and a tapering off of density towards the western edge of the Urban/Suburban Tier and support development within the Urban/Suburban Tier in the Glades, or to protect rural residential areas by concentrating needed housing units where urban residential future land use designations already exist, bonus densities may be applied for as follows:

- 1. Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;**
- 2. Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;**
- 3. In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional;**
- 4. In the Urban/Suburban Tier in the Glades area:**
 - (a) But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or**
 - (b) In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional; and**
- 6. Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.**

The FLUA Amendment is compliant with Policy 2.4-g.1, which allows up to 2 du/ac additional, the applicant is only requesting 1 du/acre additional under the TDR Program. Concentrating development in between the Congress Avenue and Military Trail subarea is consistent with the West Boynton Area Community Plan goal to concentrate density in already developed areas, and relieve pressure for development in the Ag Reserve.

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document. The following is a list of the County's neighborhood plans and studies:

Community and Neighborhood Plans

- Haverhill Area Neighborhood Plan**
- Jupiter Farms Neighborhood Plan**
- Loxahatchee Groves Neighborhood Plan**



- *The Acreage Neighborhood Plan*
- *West Boynton Area Community Plan*
- *West Lake Worth Road Neighborhood Plan*
- *West Gun Club Road Neighborhood Plan*
- *Pioneer Road Neighborhood Plan*

The subject site is located within the West Boynton Area Community Plan. As noted throughout, the proposal is consistent with this Plan. The intent of this Plan is to identify community issues and needs in specific eastern and western subareas. The subject site is located within Eastern Subarea 1 of the plan. According to pages 19 and 20 of this Plan, "Residential developments range in densities from Low Residential 2 (2 dwelling units per acre) to High Residential 12 (12 dwelling units per acre). One exception is the Pine Trail development, located at the northwest corner of Lawrence and Woolbright Road, with a density of Low Residential 1 (1 dwelling unit per acre). Although the density in Pine Trail is low, the residential lots are actually small in size and clustered together, leaving a predominance of open space and golf course." The section of the subarea located on Coconut Lane is not listed as an exception, however, it seems to be overlooked by the Community Plan. This section indicates that the eastern subarea where the subject site is located, is intended for a higher intensity single-family residential land use. The proposed FLUA would be more consistent with the residential densities in the West Boynton Area Community Plan for the Eastern Subarea 1 that was adopted in 1995. Since 1995, the West Boynton area has seen significant growth, which would justify the residential land use of greater than a LR-2 which was the lowest density in 1995.

G.5. Florida Statutes – Consistency with Chapter 163.3177, F.S.

All mandatory elements for a FLUA amendment have been provided within this application and include, but is not limited to surveys, studies, community goals and vision, and all other pertinent data as required by Ch. 163.3177 of the Florida Statutes. The proposed amendment allows for the development of an infill residential development that will maximize the utility of existing network of roadways and other infrastructural improvements. This amendment complies Chapter 163.3177 of the Florida Statutes.

On behalf of the Applicant, we respectfully request and present the aforementioned justification for the FLUA amendment from LR-1 to LR-2 for the subject site.

The City of Boynton Beach



BOYNTON BEACH UTILITIES
124 East Woolbright Road
Boynton Beach, Florida 33435
Office: (561) 742-6400
Fax: (561) 742-6299
Website: www.boynton-beach.org

January 11, 2022

Via Email: Samantha.Kanach@wginc.com

Samantha Kanach, AICP-C
Planner
2035 Vista Parkway
West Palm Beach, FL 33411
Phone: 561-687-2220

RE: Property located at 4595 Coconut Lane
PCN: 00-42-46-01-00-000-7060; 00-42-46-01-00-000-7080

Dear Mrs. Kanach:

Please accept this letter as confirmation that Boynton Beach Utilities will be the water and sewer service provider for the referenced project, and that both potable water and a pressurize force main are available on Coconut Lane. Boynton Beach Utilities has sufficient water and sewer capacity to serve the project.

However, to connect to the City force main, the developer will be responsible to build an on-site private lift station. The off-site improvement to connect to the City water main and force main will be at the developer's cost.

"City of Boynton Beach Utilities" will be the Water Treatment Plant for the project. Its total permitted maximum day operating capacity of plants is 34.44 MGD and the Total Maximum Day Flow at Plants as Recorded on Monthly Operating Reports during the past 12 Months is 19.38 MGD.

In addition, "South Central Regional Wastewater Treatment & Disposal Board" is the Wastewater Treatment Plant that will service the project. Its maximum monthly average daily flow over the last 12-month period is 26.71 MGD and the maximum three-month average daily flow over the last 12-month period is 23.25 MGD.

I trust this letter meets your needs. If you need any further information, please contact me at (561) 742-6407

Sincerely yours,

BOYNTON BEACH UTILITIES
Milot Emile, P.E.
Senior Engineer

America's Gateway to the Gulfstream



ENGINEER'S DRAINAGE STATEMENT

Coconut Lane

WGI No. 7709.00

February 9th, 2022

The subject project includes multiple parcels of land located in Section 1, Township 46 South, and Range 42 East. The subject property is comprised of two parcels (00-42-46-01-00-000-7080 & 00-42-46-01-00-000-7060) with a total of 9.78-acres. The site is predominantly vegetated with an existing residential home, pool, and garage in unincorporated Palm Beach County. The site is bordered by Oak Arbor Lane residential homes to the north, Oak Arbor Drive residential homes to the west, Coconut Lane to the south, and Barwick Drive residential homes to the east. This project lies within sub-basin 23 of the South Florida Water Management District (SFWMD) C-15 drainage basin and the Lake Worth Drainage District (LWDD).

There are no existing SFWMD Environmental Resource Permits for the project site. Existing site runoff sheet flows off site to the neighboring sites with storage from existing retention or detention ponds. There is no existing point of legal positive outfall.

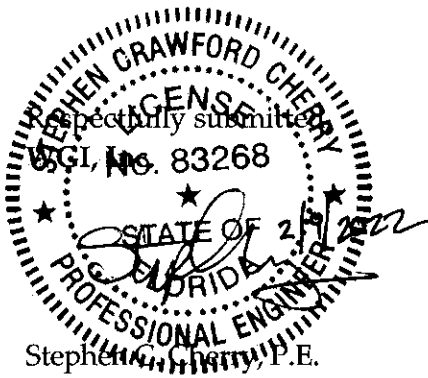
The proposed improvements associated with the project include the development of a residential community composed of 40 residential homes, recreational area, and associated surface roadways. The proposed drainage improvements will include a system of interconnected inlets, pipes, swales, and an on-site wet retention lake with and proposed outfall connection to the existing drainage pond to the north of the project site then through Oak Arbor Lane and will serve as the anticipated legal point of positive outfall. The project stormwater will ultimately discharge to the LWDD L-29 canal.

Water quality and attenuation criteria will be met in the onsite swales and retention pond within the site prior to discharging north through Oak Arbor Lane to the anticipated legal point of outfall, LWDD L-29 canal.

Surface water management levels of service:

| | |
|------------------------|-----------------------------------|
| Minimum Crown of Road: | 3-year, 24-hour event |
| Control Structures: | 25-year, 72-hour event |
| Perimeter Berm: | 25-year, 72-hour event |
| Finished Floors: | 100-year, 72-hour zero-discharge, |

The proposed drainage improvements will be designed and permitted in accordance with SFWMD and Palm Beach County requirements.



Stephen C. Cherry, P.E.
Florida License # 83268
WGI, Inc. Cert. No. 6091

STEPHEN C. CHERRY P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 83268
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEPHEN C. CHERRY, P.E. ON FEBRUARY 08, 2022
USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

January 19, 2022

WGI

Attn: Samantha Kanach
2035 Vista Parkway
West Palm Beach, FL 33411

Re: 4595 Coconut Lane

Dear Samantha Kanach:

Per your request for response time information to the subject property located at 4595 Coconut Lane. This property is served currently by Palm Beach County Fire-Rescue station #44, which is located at 6670 Flavor Pict Rd. The subject property is approximately 2.50 miles from the station. The estimated response time to the subject property is 7 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7:11.

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 561-616-6971.

Sincerely,

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue



**4595 COCONUT LANE
FLUA ENVIRONMENTAL REPORT
Section 01, Township 46S, and Range 42E
January 17, 2022**

INTRODUCTION

The subject property consists of approximately 9.78 acres on the north side of Coconut Lane just west of Barwick Road. The property address is 4595 Coconut Lane in Unincorporated Palm Beach County, Florida (parcel numbers 00-42-46-01-00-000-7060, and -7080). Coconut Lane is to the immediate south of the subject property, and single-family residential homes are to the north, east, and west. Please refer to Exhibit A (Location Map) for details.

METHODOLOGY

WGI environmental staff visited the subject site on January 3, 2022. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject site's conditions was performed by walking and driving transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

SITE CONDITIONS

The subject property consists of a residential home, with a cattle pasture on the west side of the property, and disturbed mixed hardwoods in the northeastern corner. Along the north side of the property, a small Australian Pine stand exists. There is native and non-native vegetation throughout the property. Please see Exhibit B, FLUCCS Map.

The site is bound to the south by Coconut Lane, and to the north, east and south by single-family residences.

COASTAL RESOURCES

The subject property is not located within an area that contains coastal resources.

HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA

The subject property is not located in a Hurricane Vulnerability Zone or a Coastal High Hazard Zone.



VEGETATION INVENTORY

The property consists of primarily open pastureland and a small cypress wetland with native and non-native plant species throughout the parcel.

| <u>Common Name</u> | <u>Scientific Name</u> | <u>Designation</u> |
|---------------------------|-------------------------------|---------------------------|
| Slash Pine | <i>Pinus elliottii</i> | Native |
| Sabal Palm | <i>Sabal palmetto</i> | Native |
| Royal Palm | <i>Roystonea regia</i> | Native |
| Live Oak | <i>Quercus virginiana</i> | Native |
| Laurel Oak | <i>Quercus laurifolia</i> | Native |
| Mahogany | <i>Swietenia mahagoni</i> | Native |
| Java Plum | <i>Syzygium cumini</i> | Non-native |
| Weeping Fig | <i>Ficus benjamina</i> | Non-native |
| Caesarweed | <i>Urena lobata</i> | Non-native |

SOILS

The following are the soils and their descriptions found throughout the project site according to the Soil Survey of Palm Beach County published by the US Department of Agriculture Soil Conservation Service (1979). See Exhibit C, Soil Survey Map.

(8) Basinger and Myakka sands, depressional - This is a nearly level, very poorly drained, sandy soil in shallow depressions. The depressions are small to large isolated ponds or poorly defined narrow drainage ways that have many branches. The water table is above the surface for 3 to 9 months or more in most years. The natural vegetation is St. Johnswort, cypress and melaleuca trees, maidencane, needlegrass, sand cordgrass, and other water-tolerant grasses and sedges. This soil is listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

(18) Immokalee fine sand - This is a nearly level, poorly drained, deep, sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but it is below 40 inches in dry periods. The natural vegetation is slash pine, saw palmetto, inkberry, fetterbush, pineland three awn, and many other grasses. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).



SIGNIFICANT HABITATS/SPECIES

No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area.

The FFWCC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FFWCC database, there are no active wading bird rookeries within one mile of the project area.

The USFWS wood stork colony website was searched for active wood stork colonies located within 18.6 miles of the project area. This 18.6-mile distance corresponds to the core foraging area (CFA) established by the USFWS for the wood stork in the South Florida region. According to the USFWS wood stork colony website, the project area is located within the CFA of one or more wood stork nesting colonies (National Fish and Wildlife Foundation Wood Stork Master Database).

The FFWCC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FFWCC database, there are no active bald eagle nests within one mile of the project area.

During the field review on January 3, 2022, no apparent evidence of gopher tortoises or their burrows were observed on the property.

Florida Natural Areas Inventory (FNAI) biodiversity matrix identifies federal or state-listed plant and animal species as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.



The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

| Species | Designated Status | | | Habitat Preference | Potential for Occurrence Onsite |
|--|-------------------|-----|-------|---|---------------------------------|
| | USFWS | FWC | DOACS | | |
| FAUNA | | | | | |
| REPTILIAN / AMPHIBIAN | | | | | |
| Eastern indigo snake <i>Drymarchon corais couperi</i> | T | | | Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats | Low |
| Gopher tortoise <i>(Gopherus polyphemus)</i> | | T | | Upland habitats with relatively well-drained, sandy soils. Usually inhabits longleaf pine and xeric oak sandhills, scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, mixed hardwood-pine communities, and a variety of disturbed habitats. | Habitat not observed onsite |
| AVIAN | | | | | |
| Wood stork (<i>Mycteria americana</i>) | T | T | | Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands. They forage in a variety of wetlands including both freshwater and estuarine marshes, limited to depths of 10-12 inches. | Low** |
| Florida burrowing owl <i>(Athene cunicularia floridana)</i> | | T | | Open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. | Low |

Legend:

USFWS = United States Fish and Wildlife Service

FWC = Florida Fish and Wildlife Conservation Commission

DOACS = Florida Department of Agriculture & Consumer Services

E = Endangered

T = Threatened

SSC = Species of Special Concern

(S/A) = Threatened/Similarity of Appearance

N/A = Not Applicable

Low = Suitable habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.

Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.

High = Suitable habitat exists and species was observed within the project area during field reviews.

*Observed onsite during the field reconnaissance.

**Wading birds were not observed onsite and there is little to no suitable habitat for nesting.



WELLFIELD PROTECTION ZONE

The subject property is not located within a Palm Beach County Wellfield Protection Zone. Please see Exhibit D, Wellfield Protection Zone of Influence Map by the Palm Beach County MyGeoNav GIS mapper website.

POLLUTION SOURCES

The subject property historically contained a tree nursery, which can be associated with contaminants and other potentially hazardous substances. A Phase I Environmental Site Assessment will be conducted to determine if any Recognized Environmental Conditions (RECs) are present within the subject property. The Phase I ESA should be conducted the ASDM Designation E1527 standards.

JOHN D. MACARTHUR/JOHNATHAN DICKINSON OVERLAY

The subject property is located a distance in excess of 660 feet from the property lines of both the John D. MacArthur and Jonathan Dickinson State Parks.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

It is not anticipated that any resources will be present on this site due to the previous intense industrial uses. See Exhibit E, Resource Data Review Verification Letter.

SURFACE WATERS AND WETLANDS

It is WGI's opinion that wetlands or surface waters are not located within the boundaries of the subject property. The definitive presence or absence of wetlands can only be confirmed by involvement of regulatory agencies, South Florida Water Management District (State) and the Florida Department of Environmental Protection (FDEP), through the process of jurisdictional determination.

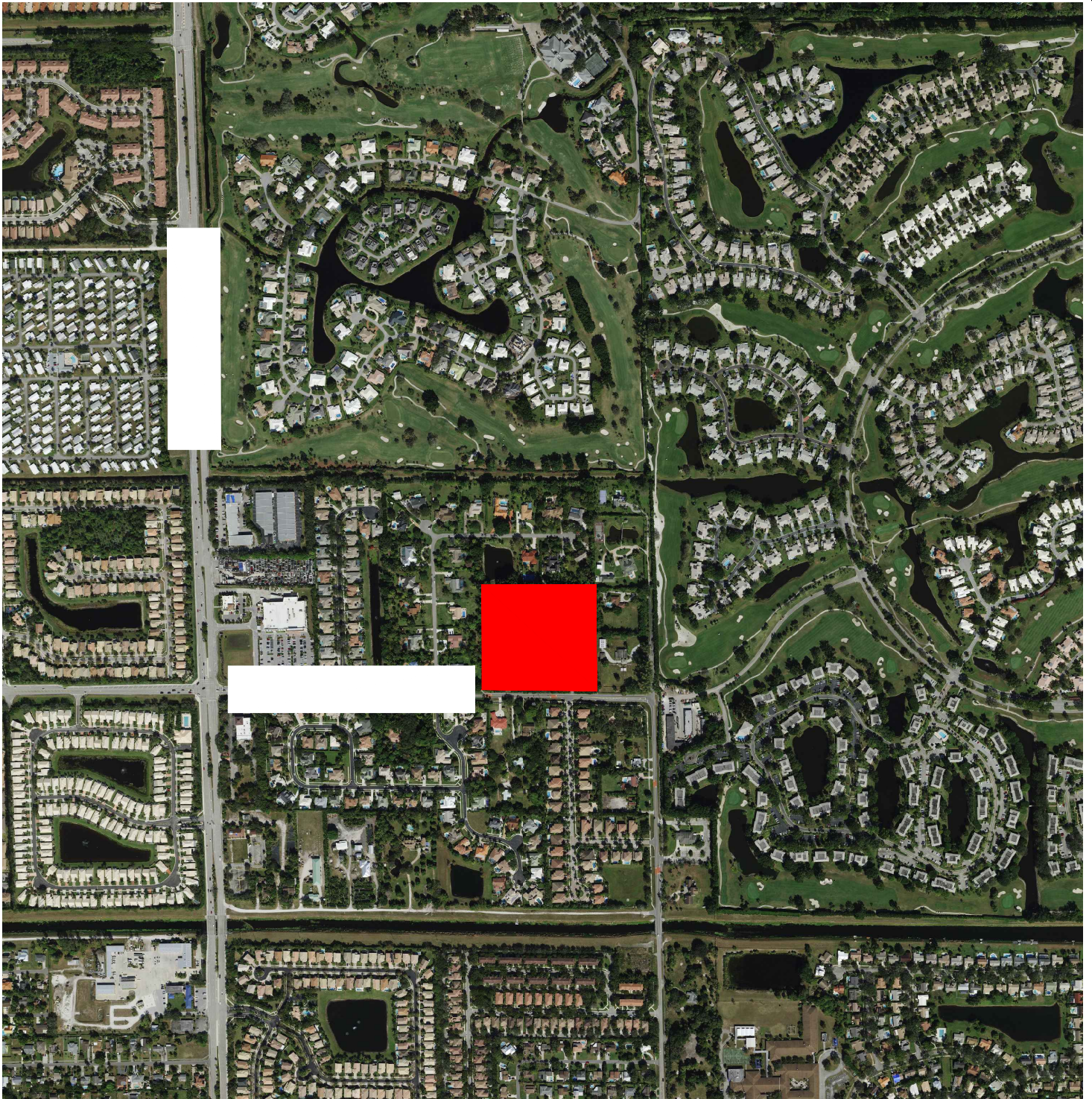
TRASH AND DEBRIS

There is some scattered debris associated with remnant tree nursery operations on the subject property, including black planting pods, weed blocker, above-ground irrigation, and flatbed trailers.



CONCLUSION

There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed animal species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are native trees that would require mitigation through the County tree removal approval process.

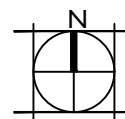


Source: Google Earth

4595 Coconut Lane

Colony Estates at Boynton Beach, LLC

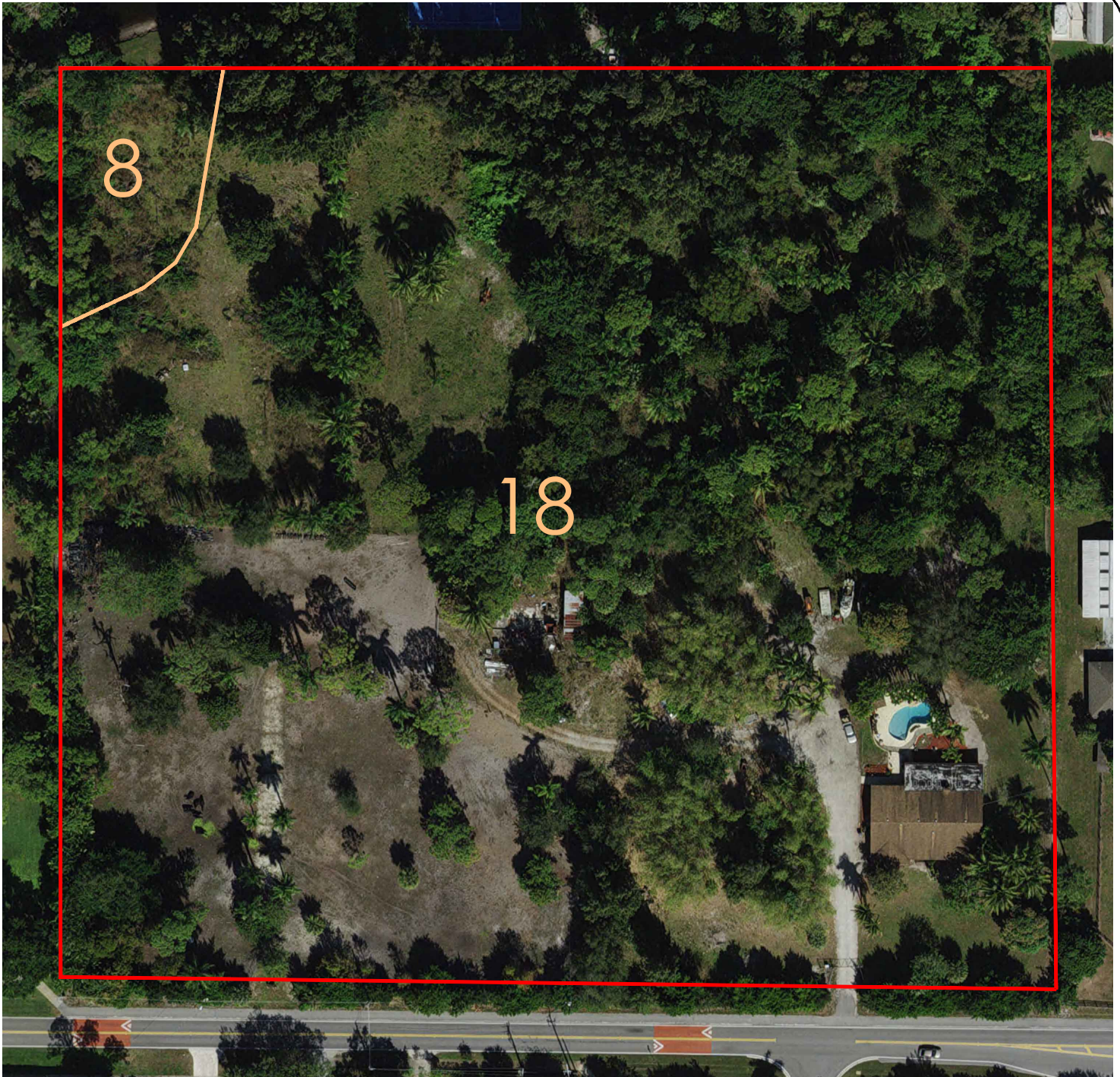
LOCATION MAP



SCALE: NTS



| | |
|------------|--------------------|
| DRAWN BY: | KLN |
| DRAWING #: | 770900_EV-MAPS.dwg |
| FILE #: | 7709.00 |
| DATE: | 01/04/2022 |



Soil Series

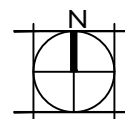
8 - Basinger and Myakka sands, depressional
18 - Immokalee fine sand, 0 to 2 percent slopes

Source: Web Soil Survey

4595 Coconut Lane

Colony Estates at Boynton Beach, LLC

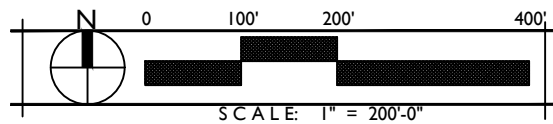
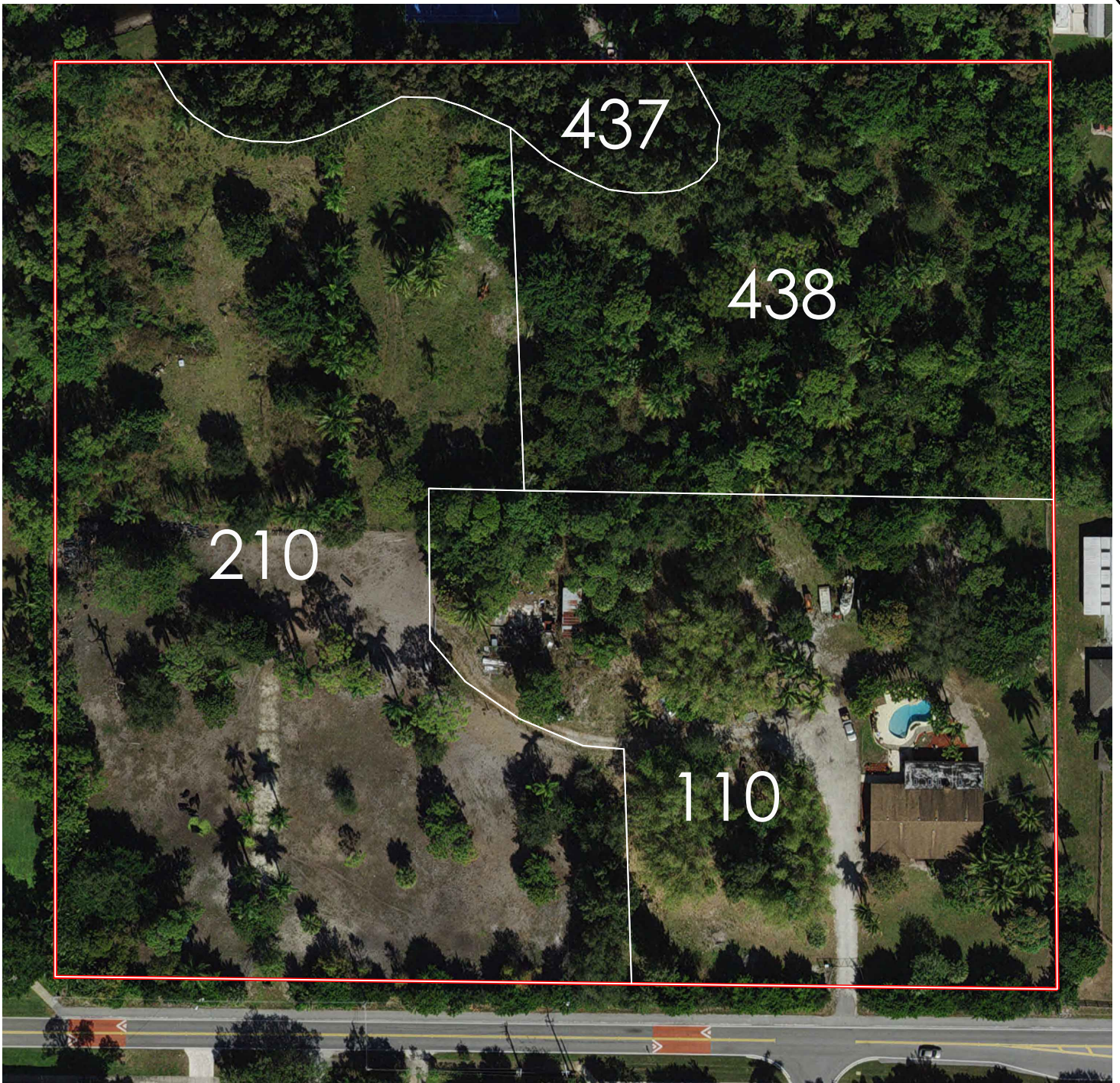
SOIL SURVEY



SCALE: NTS



| | |
|------------|--------------------|
| DRAWN BY: | KLN |
| DRAWING #: | 770900_EV-MAPS.dwg |
| FILE #: | 7709.00 |
| DATE: | 01/04/2022 |



Source: FDOT Aerials GIS

FLUCCS CODE

210 Pastureland - 4.22 ac.

437 - Australian Pine - 0.46 ac.

438 - Mixed Hardwoods - 2.71 ac.

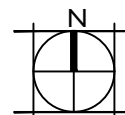
110 - Residential, low density - 2.23 ac.

Total Acreage = 9.62

4595 Coconut Lane

Colony Estates at Boynton Beach, LLC

FLUCCS MAP



SCALE: 1" = 100'-0"

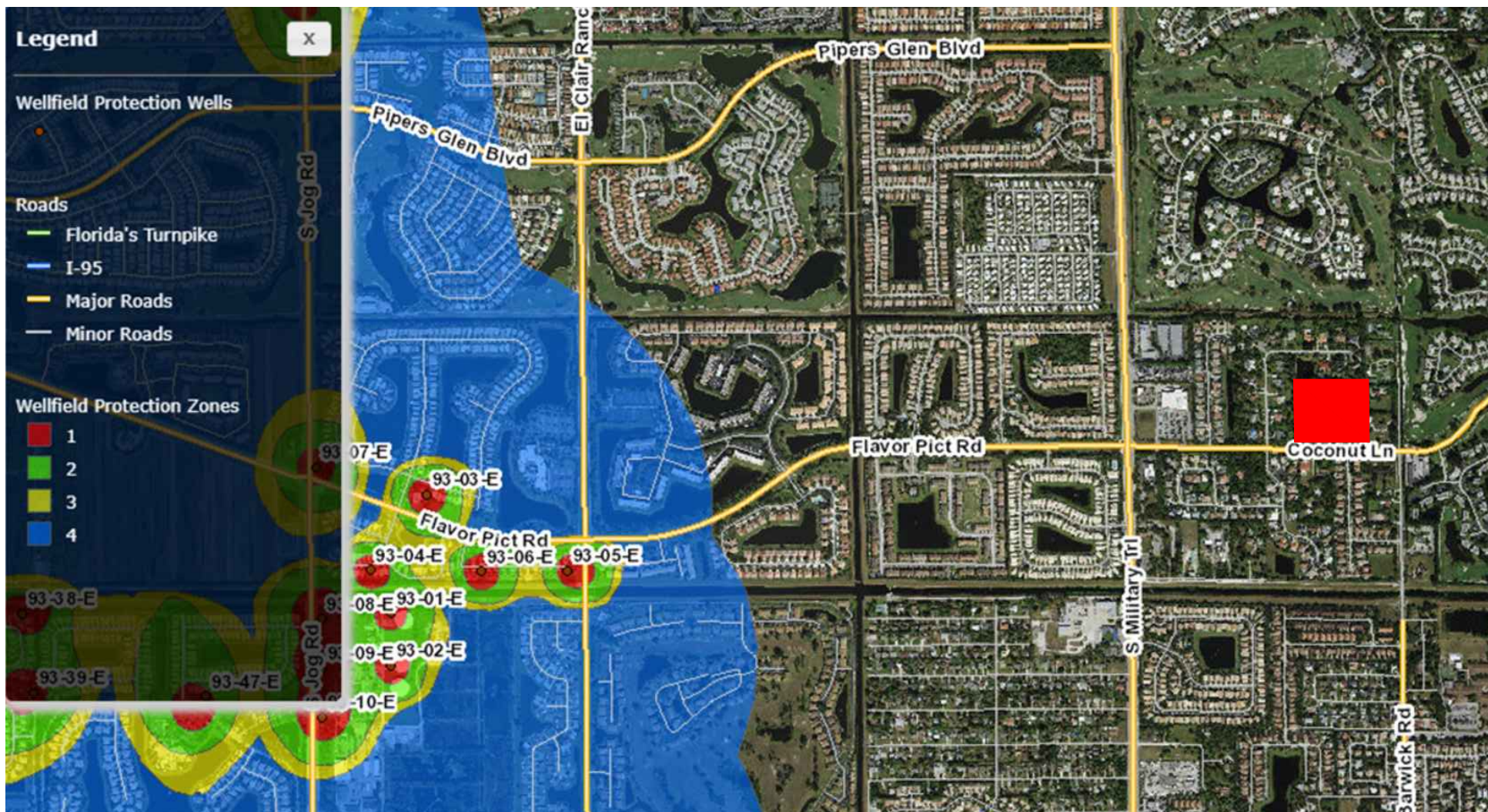


DRAWN BY: KLN

DRAWING #: 770900_EV-MAPS.dwg

FILE #: 7709.00

DATE: 01/04/2022

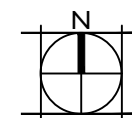


Source: Google Earth

4595 Coconut Lane

PREPARED FOR Colony Estates at Boynton Beach, LLC

WELLFIELD PROTECTION MAP



SCALE: NTS



| | |
|------------|--------------------|
| DRAWN BY: | KLN |
| DRAWING #: | 770900_EV-MAPS.dwg |
| FILE #: | 77709.00 |
| DATE: | 01/04/2022 |



**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
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Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



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Maria Sachs

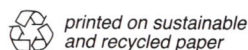
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

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January 21, 2022

Samantha Kanach
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Historical and Archaeological Resource Review for the following project named: 4595 Coconut Lane, under PCN's#: 00-42-46-01-00-000-7060 & 00-42-46-01-00-000-7080.

Dear Ms. Kanach:

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

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

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

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

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

Sincerely,

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

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



Exhibit E
Site Photographs



Photo 1: Typical view of the vegetation area in the northeast portion of the property. Remnant structures and debris from tree nursery operations are visible. View is facing south.



Photo 2: View of water pump and structure, likely associated with above ground irrigation still present in the eastern portion of the property. View is facing west.



Photo 3: Typical view of vegetation closer to the residential structure. View is facing northwest.



Photo 4: View of structure housing a water pump behind residential structure. View is northeast.



Photo 5: Typical view of western parcel used for cattle grazing. View is northwest.



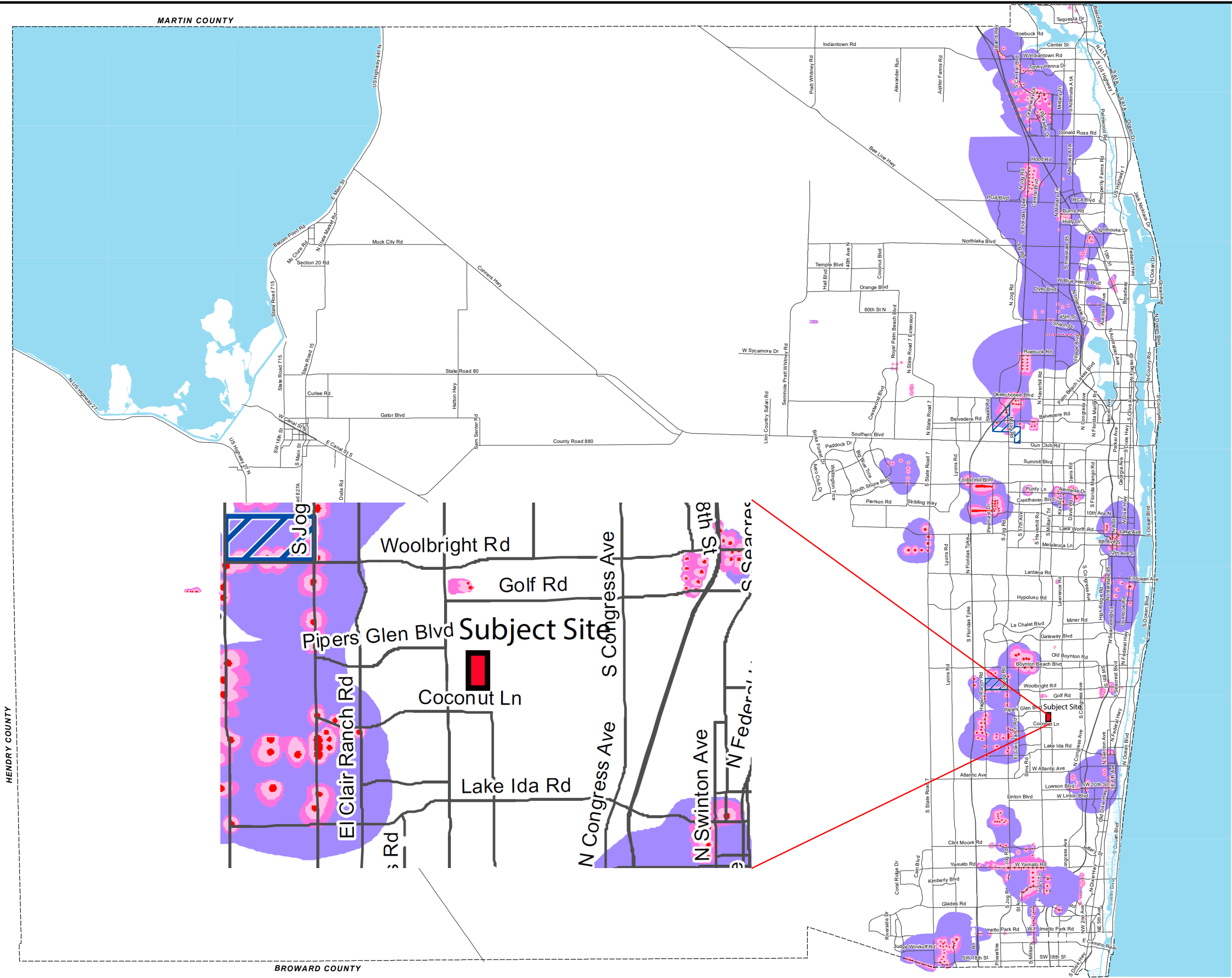
Photo 6: View of pasture area in western parcel. View is facing north.



Photo 7: Additional view of pasture area in the western parcel. View is facing north.

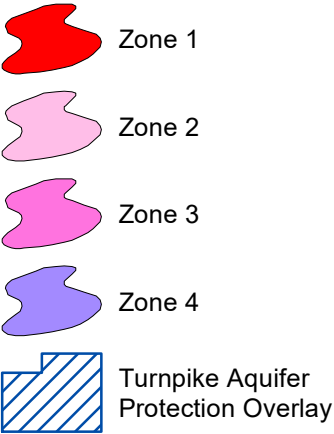


Photo 8: View of debris piles in northwestern portion of the property. View is facing southeast.



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



1 0 1 2 3 Miles

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



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Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
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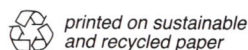
Melissa McKinlay

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January 21, 2022

Samantha Kanach
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

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Sincerely,

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

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



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

| | | | | |
|---|--|--|-------------------------|-------------------------|
| Application | Submittal Date | 02/22/2022 | | |
| | SCAD Case No. | 22020301F/FLU; 22020301Z/Rezoning; 22020301D/D. O. | | |
| | FLU /Rezoning/D.O. No. | Not Provided – Palm Beach County | | |
| | PCN No. / Address | 00-42-46-01-00-000-7060; 7080 / 4595 COCONUT LN | | |
| | Development Name | Colony Estates at Boynton | | |
| | Owner / Agent Name | Willis Family Trust / Yoan Machado | | |
| | SAC No. | 280B | | |
| | Proposed FLU Amendment Proposed Rezoning Proposed D. O. | Maximum 19 Residential Units Maximum 19 Residential Units 40 Single-Family Units | | |
| Impact Review | | Banyan Creek Elementary School | Carver Middle School | Atlantic High School |
| | # of New Students | 7 | 4 | 5 |
| | Capacity Available | 85 | 512 | 89 |
| | Utilization Percentage | 93% | 67% | 96% |
| School District Staff's Recommendation | Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this SCAD application. | | | |
| Validation Period | 1) This determination is valid from 02/25/2022 to 02/24/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to 02/24/2023 or this determination will expire automatically on 02/24/2023 . | | | |
| Notice | School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change. | | | |

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

February 25, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

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

The School District of Palm Beach County, Florida
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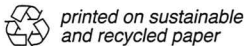
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



January 11, 2022

Samatha Kanach
WGI
2035 Vista Parkway
West Palm Beach, FL 33411
Email: Samantha.Kanach@wginc.com

Dear Ms. Kanach:

This letter of determination is in response to your inquiry regarding the two Coconut Lane properties. This letter is required for sufficiency in the zoning approval process. The attached analysis reflects the following project information you have provided:

| | |
|--|----------------------------------|
| PCNs: | 00-42-46-01-00-000-7060 & 7080 |
| Acreage: | 9.78 (GeoNav) |
| Future land Use Designation: | LR-2 (Hypothetical) LR-1 current |
| Requested # of units, if applicable: | 40 Units |
| Subject Development unit type: SF, TH, or MF | SF (Zero Lot Line) |
| Subject Development: Rent or sale | Sale |
| WHP units: on site, off-site, in lieu, other | On-Site |
| WHP units: Rent or Sale | Sale |
| WHP unit type: SF, TH, or MF | SF (Zero Lot Line) |
| Incentive Option: Limited or Full? | Limited |
| TDRs to be used, if any: | 1 TDR/ac (10 TDR units) |

Based on the information you provided staff analysis indicates that 11 TDRs are needed to reach 40 total units. The total WHP obligation would be 6 units. (See page 3)

In considering this information, please be aware of the following:

- *The Limited Incentive option of the WHP has been applied in this analysis as requested. This option minimizes the amount of workforce housing required, but caps the density bonus at 50%, and requires all the workforce units to be priced in the lowest two categories (Low and Mod 1).*
- *For-sale WHP units require a minimum number and size of bedrooms, and specific minimum appliances;*
- *All WHP unit exteriors are required to be compatible with market rate units, if any, and models are required.*
- *Thirty-four percent (34%) of any TDR units used must be provided as WHP units, subject to WHP requirements. If any of the remaining TDRs are purchased at TDR WHP prices, those units must be provided in the Low Income category. All TDRs must be built on site.*



- o *For proposed future land use amendments increasing residential density, the staff recommendation to the Board of County Commissioners typically includes proposed conditions that TDRs be utilized, and that a percentage of the total project units be required as on-site workforce housing units. (The percentage includes required WHP TDRs, but does not include any additional TDRs that the applicant elects to purchase at WHP prices.)*

In addition, note that the determination provided herein does not guarantee a certain number of units, and does not create additional property rights for a landowner. The actual number of dwelling units that may be built on a parcel may be further limited by the zoning district's property development regulations and other considerations in the development review process.

Sincerely,

A handwritten signature in blue ink that reads "Michael Howe".

Michael Howe, Senior Planner

T:\Planning\CURRENT\WHP\Coconut Lane\2022\Coconut Ln_Limited Incentive_011122.docx

Workforce Housing Program Analysis
Up to 50% Density Bonus, Limited Incentive
Date: 01/11/2022

Property Information:

| | | | |
|---|--|-------------|------------------|
| Property or PCN: | Coconut Lane, 2 properties, PCNs: 00-42-46-01-00-000-7060 & 7080 | | |
| Acreage: | 9.78 acres (GeoNav) | | |
| Future Land Use Designation: | LR-2 (Hypothetical) | | |
| Request: | 40 units, Limited Incentive Option, with TDRs | | |
| Part of PUD/Golf Course? No | Existing LOD? No | CHHA? No | CCRT Area? No |
| Potential FLU Density: (9.78 x 2 = 19.56 units) | | | |

Limited Incentive/Density Bonus Assumption:

This preliminary analysis assumes use of the **Limited Incentive Option** and a maximum density bonus of 50%. Density bonuses greater than 50% may be available under the Full Incentive option, subject to enhanced review and higher percentages of required WHP.

TDR Units, if applicable:

| | |
|--|--------------------------------|
| TDR Density: should Transfer of Development Rights be used, the following would apply: | |
| TDR Eligibility: 2 TDRs/acre | TDR Units permitted: 20 |
| <i>TDR units purchased shall proportionally reflect the unit mix of the non TDR units. The applicant may elect to purchase some or all of the non-WHP TDRs at TDR WHP prices; if purchased at WHP prices, those units must be restricted as Low Income category WHP units.</i> | |

WHP Obligation:

| Density Component: | Required WHP Percentage | Calculations | |
|--|-------------------------|----------------|----------------|
| | | Possible Units | WHP Obligation |
| Standard Density: | 2.5% | | |
| Maximum Density: | 8% | | |
| WHP Density Bonus: | 17% | | |
| 1.5x Multiplier -- For-Sale projects providing WHP as off-site rentals <i>(Not applicable to TDRs)</i> | | | |
| TDRs, if any: | 34% | | |
| TOTALS | | | |

Alternative Unit Specific Calculation, if Requested: 40 Units Requested

| Density Component: | Required WHP Percentage | Units | WHP Obligation |
|--|-------------------------|--------------------------|----------------------------|
| Standard Density: | 2.5% | 9.78 x 1.5 = 14.67 | 14.67 x 2.5% = 0.37 |
| Maximum Density: | 8% | 9.78 x 0.5 = 4.89 | 4.89 x 8% = 0.39 |
| WHP Density Bonus (50%): | 17% | 19.56 x 50% = 9.78 | 9.78 x 17% = 1.66 |
| 1.5x Multiplier -- For-Sale projects providing WHP as off-site rentals <i>(Not applicable to TDRs)</i> | | | |
| TDRs, if any: 11 | 34% | 11 | 11 x 34% = 3.74 |
| TOTALS | | 40.34 or 40 units | 6.16 or 6 WHP units |

The estimates provided in this worksheet do not guarantee a certain number of units, and do not create additional property rights for a landowner; the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, property development regulations and other factors in the development review process. Any hypothetical land use employed in the calculations is subject to the Comprehensive Plan amendment process, and may not be approved.