

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

| | | | |
|---|--|--|-----------------------------|
| Round | 23-A | Intake Date | May 11 th , 2022 |
| Application Name | Colony Woods at West Palm Beach | Control No. | 1985-00072 |
| Acres | 9.64 Acres | Concurrent Zoning application? | Yes |
| | | Text Amend? | No |
| PCNs | 00424403110010010 | | |
| Location | Southwest corner of Jog Road and Pioneer Road. | | |
| | Current | Proposed | |
| Tier | Urban/Suburban (U/S) | Urban/Suburban (U/S) | |
| Use | Mostly vacant with 2 residential structures | Zero Lot Line Residential Homes | |
| Zoning | Residential Estate (RE) | Residential Single Family (RS) | |
| Future Land Use Designation | Low Residential, 1 Unit per Acre (LR-1) | Low Residential, 2 Unit per Acre, (LR-2) | |
| Underlying Future Land Use Designation | None | None | |
| Conditions | None | None | |
| Density Bonus | None | Workforce Housing Program and TDR density bonus (24% bonus requests) = 15 units See Preliminary Workforce Housing Letter | |
| Total Number of Units | 10 Units | 34 Units | |

B. Development Potential

| | Current FLU | Proposed FLU |
|--|---------------------------------|---|
| Density/Intensity: | 1 Unit per Acre | 2 Units per Acre |
| Maximum Dwelling Units¹ (residential designations) | 1 du/acre x 9.64 ac. = 10 units | 2 du/acre x 9.64 ac. = 19 units 19 du + 10 du (TDRs) + 5 (WHP) = 34 du |
| Population Estimate | 10 max du x 2.39 = 24 | 34 max du x 2.39 = 81 |

| | | |
|--|--|---|
| Proposed or Conditioned Potential 3, 4 | None | 34 units 19 units from LR-2 and 10 units from TDR and 5 units from WHP |
| Max Trip Generator | ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU | ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU |
| Maximum Trip Generation | 100 | 190 (Max Intensity) 340 (Max Intensity + TDRs + WHP) |
| Net Daily Trips: | (90) (maximum minus current) (240) (proposed minus current) | |
| Net PH Trips: | 14 (4/10) AM, 21 (13/8) PM (maximum) 25 (6/19) AM, 36 (23/13) PM (proposed) | |

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

| | |
|---------------------------|---------------------------|
| Name | Connor Bailey, AICP-C |
| Company Name | WGI, Inc. |
| Address | 2035 Vista Parkway |
| City, State, Zip | West Palm Beach, FL 33411 |
| Phone / Fax Number | 561-687-2220 |
| Email Address | connor.bailey@wginc.com |

B. Applicant Information

| | |
|---------------------------|--------------------------------------|
| Name | Elliot Monter – Title MGR |
| Company Name | Colony Woods at West Palm Beach, LLC |
| Address | 20801 Biscayne Blvd, Suite 403 |
| City, State, Zip | Aventura, FL 33180 |
| Phone / Fax Number | Contact Agent |
| Email Address | Contact Agent |
| Interest | Contract Purchaser |

| | |
|---------------------|---|
| Name | Frederick Shipman |
| Company Name | Winners Church International Inc. of West Palm Beach, Florida |
| Address | 365 Jog Road |

| | |
|---------------------------|---------------------------|
| City, State, Zip | West Palm Beach, FL 33415 |
| 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 | The subject parcel contains two existing residential structures onsite, the majority of the parcel is vacant. Attachment F |
| PCN | 00-42-44-03-11-001-0010 See Attachment A and Attachment P |
| Street Address | 365 Jog Road |
| Frontage | The subject site has approximately 155.62 linear feet of frontage along Jog Road and a depth of 1,190.16 feet. |
| Legal Access | Legal access will be provided to the site from Jog Road. |
| Contiguous under same ownership | Parcel 00-42-44-03-11-001-0020 is under the same ownership as the subject parcel, Winners Church International Inc. of West Palm Beach, Florida. |
| Acquisition details | The subject parcel was acquired by Winners Church International Inc. of West Palm Beach, Florida from William N. Hubbard and Barbara Hubbard on April 26 th , 2005 for the sum of \$10.00. See Attachment A |
| Size purchased | 9.64 acres |

B. Development History

| | | | | | |
|--|--|---------------|-------------------|---|----------------------------------|
| Control Number | 1985-00072 | | | | |
| Previous FLUA Amendments | None | | | | |
| Concurrency | None | | | | |
| Plat, Subdivision | The subject parcel has been platted and is recorded in Plat Book 122, Page 20. | | | | |
| Zoning Approvals & Requests | | | | | |
| Reso. No. | App. No. | Status | Type | Description | Changes proposed (if any) |
| R-1985-1242 | DRC-1985-00072 DOA-1985-00072 | Approved | Rezoning | Rezoning from AR to RE zoning districts. | None. |
| R-1985-1243 | Z/SE 1985-00072 | Approved | Special Exception | Special exception to allow a church including | None. |

| | | | | | |
|-------------|------------------|--------------------------|-----------------------------|--|-------|
| | | | | accessory buildings and structures on the subject site. | |
| R-1986-0467 | DOA-1985-00072 | Approved | Modification | Delete Condition 15 placed on zoning petition no. 85-72 and to amend Condition 18. | None. |
| R-1993-0890 | DOA-1985-00072 | Approved | Development Order Amendment | Adds acreage to the overall site. | None. |
| R-2009-0352 | Z/DOA-2007-01185 | Adopted with Conditions | Rezoning | Rezoning the AR, RE zoning district to the RE zoning district. | None. |
| R-2009-0353 | Z/DOA-2007-01185 | Approved with Conditions | Development Order Amendment | Reconfigure the site plan, add land area, and add building square footage on a parcel located within the subject site. | None. |
| | DRO-2009-02683 | Approved with Conditions | Final Site Plan Approval | Approval of the final site plan. | None. |

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

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 | <u>5 Single Family Residential Lots</u> Land Use: Single-Family Residential DU: 1 DU/AC: 0.31 | Low Residential, 1 Unit per acre (LR-1) | Agricultural Residential (AR) |
| South | <u>Winners Church</u> Control No. 1985-00072 R-2009-0353 Land Use: Two Church Facilities R-1987-0115 Land Use: Single Family Residential DU: 1 DU/AC: 0.22 Land Use: Single Family Residential DU: 1 DU/AC: 0.20 | Institutional (INST) & Low Residential, 1 Unit per Acre (LR-1) Low Residential, 1 Unit per Acre (LR-1) Low Residential, 1 Unit per Acre (LR-1) | Residential Estate (RE) Residential Estate (RE) Agricultural Residential (AR) |
| East | Land Use: Single Family Residential DU: 1 DU/AC: 0.96 | Low Residential, 1 Unit per acre (LR-1) | Residential Transitional (RT) |
| West | <u>Control No: 1978-00023</u> Land Use: Equestrian with Single Family Residential, Two Barn Structures and One Stable DU: 1 DU/AC: 0.03 | Low Residential, 1 Unit per acre (LR-1) | Agricultural Residential (AR) |

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

| A. Traffic Information | | |
|---|---|--|
| | Current | Proposed |
| Max Trip Generator | ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU | ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU |
| Maximum Trip Generation | 100 | 190 (Max Intensity) 340 (Max Intensity + WHP) |
| Net Daily Trips: | (90) (maximum minus current) (240) (proposed minus current) | |
| Net PH Trips: | 14 (4/10) AM, 21 (13/8) PM (maximum) 25 (6/19) AM, 36 (23/13) PM (proposed) | |
| Significantly impacted roadway segments that fail Long Range | None | None |
| Significantly impacted roadway segments for Test 2 | None | None |
| Traffic Consultant | JFO Group Inc. (Dr. Juan F. Ortega, PE) | |
| B. Mass Transit Information | | |
| Nearest Palm Tran Route (s) | Route 40 | |
| Nearest Palm Tran Stop | Bus Stop Number 4661, Forest Hill Blvd and Wal-Mart 1.39 miles from the subject parcel | |
| Nearest Tri Rail Connection | Lake Worth Tri-Rail Station | |
| C. Potable Water & Wastewater Information | | |
| Potable Water & Wastewater Providers | Palm Beach County Water Utilities See Attachment I | |
| Nearest Water & Wastewater Facility, type/size | The nearest potable water connection is a 30" watermain located adjacent to the subject property within Jog Road. A 30" sanitary sewer forcemain is located adjacent to the subject property within Jog Road. See Attachment I | |

D. Drainage Information

The drainage statement identifies that the project will drain to the Palm Beach County roadside canal to the west of the project within Elaine Road.

The project is located within SFWMD C-51 basin, sub-basin 22.

The roadside drainage canal along Elaine Road will serve as the point of legal positive outfall for the project. This facility is maintained by Palm Beach County.

See Attachment J

E. Fire Rescue

| | |
|-----------------------------|--|
| Nearest Station | Palm Beach County Fire-Rescue station #34 which is located at 231 S Benoist Farms Road |
| Distance to Site | 2.75 miles |
| Response Time | The estimated response time to the subject property is 8 minutes |
| Effect on Resp. Time | Changing the land use of this property will have minimal impact on Fire Rescue. See Attachment K |

F. Environmental

| | |
|--|--|
| Significant habitats or species | The assessed parcel contains a single structure on the site. All vegetated areas are highly disturbed leaving no significant habitat occurring on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area. |
| Flood Zone* | The subject site is located within Flood Zone AE and Flood Zone X. |
| Wellfield Zone* | The subject site is not located in a wellfield protection zone. See Attachment M |

G. Historic Resources

1. Palm Beach County staff and National Register of Historic Places has identified no historic or architecturally significant resources on or within 500 feet of the subject parcel. **See Attachment N**
2. Palm Beach County staff has identified no known archaeological resources located on or within 500 feet of the subject parcel. **See 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 | Veterans Park 6250 Purdy Lane, Greenacres FL | 0.00339 | 57 | 0.19323 |
| Beach | Phipps Ocean Park | 0.00035 | 57 | 0.01995 |

| | | | | |
|-----------------|--|---------|----|---------|
| | 2185 S Ocean Blvd, Palm Beach FL | | | |
| District | Okeeheelee Park 7715 Forest Hill Blvd, West Palm Beach FL | 0.00138 | 57 | 0.07866 |

I. Libraries - Residential Only (Including CLF)

| Library Name | Okeechobee Blvd Branch | | | |
|---------------------------|----------------------------|--------------------------|-------------------------|--|
| Address | 5689 Okeechobee Blvd | | | |
| City, State, Zip | West Palm Beach, FL 33417 | | | |
| Distance | 3.5 Miles | | | |
| Component | Level of Service | Population Change | Change in Demand | |
| Collection | 2 holdings per person | 57 | 114 holdings | |
| All staff | 0.6 FTE per 1,000 persons | 57 | 0 FTE | |
| Library facilities | 0.6 square feet per person | 57 | 34.2 square feet | |

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

A SCAD Letter Request was submitted to Palm Beach County School District on May 2nd and has not been reviewed by staff. See **Attachment O** for the application and the email correspondence.

| | Elementary | Middle | High |
|-------------------------|---------------------------|--------------------------|--------------------------------|
| Name | Pine Jog Elementary | Okeeheelee Middle School | Palm Beach Central High School |
| Address | 6285 Summit Blvd | 2200 Pinehurst Dr | 8499 W. Forest Hill Blvd |
| City, State, Zip | West Palm Beach, FL 33415 | Greenacres, FL 33413 | Wellington, FL 33411 |
| Distance | 0.8 miles | 2.5 miles | 3.7 miles |

2022 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\2022 Application\2022-FLUA-App-Form-Feb2022.docx

Legal Description

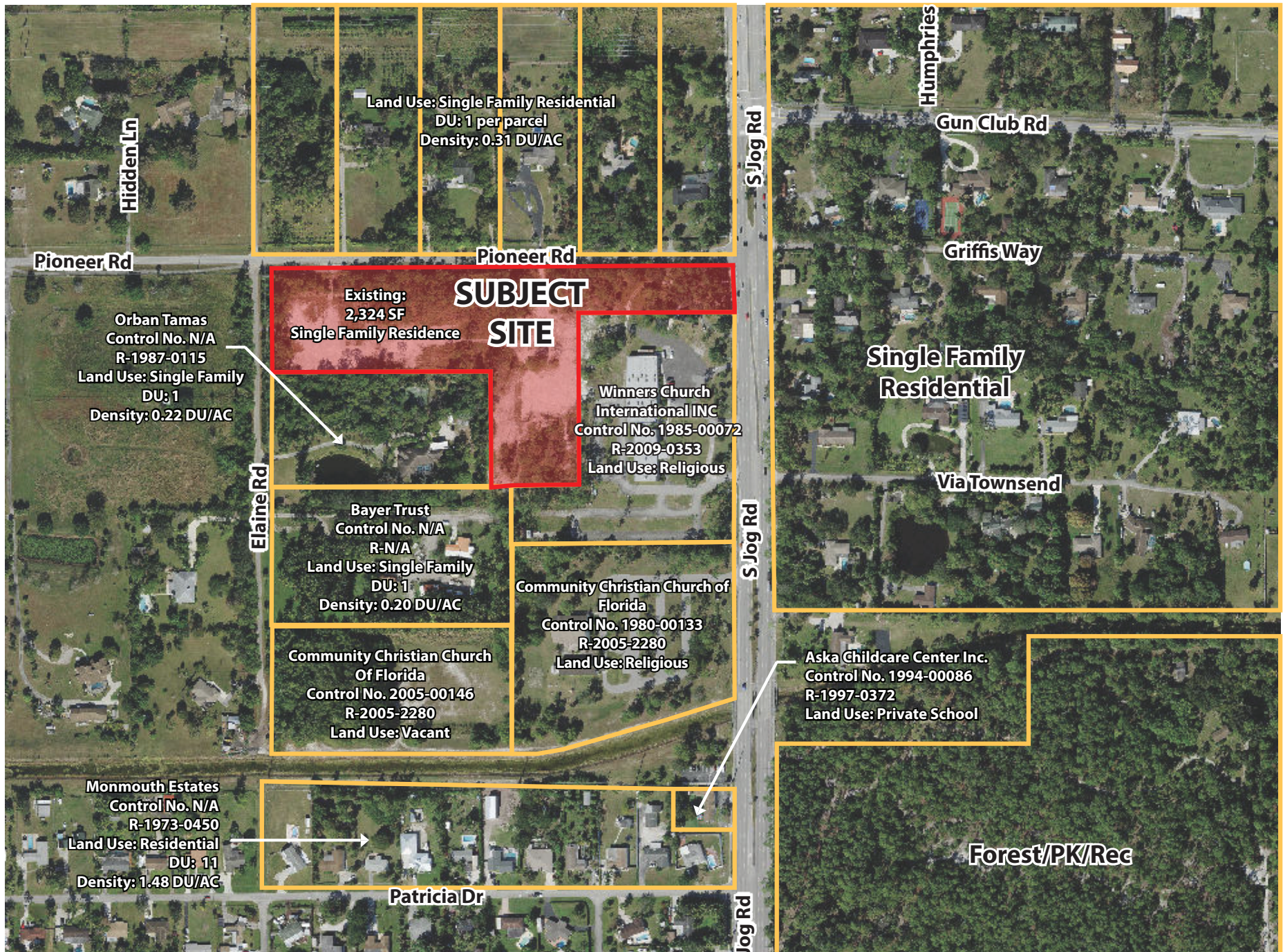
Acres: 9.64 Acres

Parcel A of WINNERS CHURCH, according to the plat thereof recorded in Plat Book, page 20 of the public records of Palm Beach County, Florida, less and except the North 440 feet of the South 570 feet of the East 413.38 feet thereof, and less and except the South 130 feet thereof.



PCN List

00424403110010010



**JUSTIFICATION STATEMENT
SMALL SCALE FUTURE LAND USE ATLAS AMENDMENT
CONTROL NO. 1985-00072**

**Colony Woods at West Palm Beach
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: May 11th, 2022
Insufficiency Submittal: June, 3rd, 2022



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



Introduction

The 9.64-acre subject site, also referred to as Colony Woods at West Palm Beach, is located on the southwest corner of the Pioneer Road and the S. Jog Road intersection and is identified by the following Parcel Control Number (PCN): 00-42-44-03-11-001-0010. Colony Woods at West Palm Beach is a proposed residential development with 34 zero lot line homes. The site has a Future Land Use (FLU) designation of Low Residential – one dwelling unit per acre (LR-1). The Zoning District classification for the parcel is Residential Estate (RE) and the property currently has two existing residential structures located on the northeast end of the subject site. An aerial of the subject site and surrounding areas has been provided below in **Figure 1**:

Figure 1: Location Map



Source: My Geonav

Request

On behalf of the Applicant, WGI, Inc. is requesting a **Comprehensive Plan Future Land Use Atlas (FLUA) Amendment** to amend the existing FLU from a LR-1 designation to Low Residential – two units per acre (LR-2). The proposed residential development program will accommodate 34 zero lot line residential homes on the subject parcel for a total development size of 9.64 acres. The proposed development will also result in a workforce housing (WFH) obligation of 5 units, of which the Applicant intends to provide for onsite.

The current request to modify the FLU designation from LR-1 to LR-2 is being processed concurrently with a request to increase density through the County's Transfer of Development Rights (TDR) Program and Workforce Housing Program (WHP), for an ultimate density of 34 dwelling units which equates to 3.53 du/ac. The following is a summary of the proposed density analysis for the subject site:



| | |
|-------------------------------|--------------------------------------|
| Proposed LR-2 FLU Designation | 19 du (9.64-acres x 2 du/ac) |
| TDR Program Density Bonus | 10 dwelling units |
| WHP Density Bonus | 5 dwelling units (24% density bonus) |
| Total | 34 dwelling units |

| | | Acreage | Permitted DU | WHP Obligation | |
|-----------------------------------|-----|----------------|---------------------|-----------------------|-----------------|
| Standard | 2.5 | 9.64* | 14.46 | 0.36 | |
| Max | 8 | 9.64 | 4.82 | 0.39 | |
| WHP (24%) | 17% | 9.64 | 4.63 | 0.79 | |
| TDR Units | | | 5 | 34% | 3.4 |
| | | | | Total | 5 WFH du |
| *Future land use amendment needed | | | | | |

Concurrent/Pending Zoning Applications

A Development Order Amendment (DOA), application number DOA-2022-01025 to decrease the net site area of the approved Winners Church site plan from 15.66-acres to 6.03-acres, reconfigure the site plan, and decrease the square footage allowed on the site. The purpose of the DOA is to modify the approved site plan for the subject parcel to allow the development program to be built on the remaining 9.64-acre parcel. A Rezoning application from Residential Estate (RE) to Residential Single Family (RS) will be submitted to the Zoning Division contingent upon the approval of the FLUA, TDR, and WHP applications. As discussed, the proposed development program is to create 34 zero lot line homes in the RS zoning district. The TDR application, WHP application, and the development of zero lot line homes in the RS zoning district will all require a Class A Conditional Use approval as well, prior to final development approval.

(This space is intentionally left blank)



| Adjacent Lands | Use | Future Land Use | Zoning |
|----------------|---|---|--|
| North | <p><u>5 Single Family Residential Lots</u></p> <p>Land Use: Single-Family Residential DU: 1 DU/AC: 0.31</p> | Low Residential, 1 Unit per acre (LR-1) | Agricultural Residential (AR) |
| South | <p><u>Winners Church</u></p> <p>Control No. 1985-00072 R-2009-0353 Land Use: Two Church Facilities</p> <p>R-1987-0115 Land Use: Single Family Residential DU: 1 DU/AC: 0.22</p> <p>Land Use: Single Family Residential DU: 1 DU/AC: 0.20</p> | <p>Institutional (INST) & Low Residential, 1 Unit per Acre (LR-1)</p> <p>Low Residential, 1 Unit per Acre (LR-1)</p> <p>Low Residential, 1 Unit per Acre (LR-1)</p> | <p>Residential Estate (RE)</p> <p>Residential Estate (RE)</p> <p>Agricultural Residential (AR)</p> |
| East | Land Use: Single Family Residential DU: 1 DU/AC: 0.96 | Low Residential, 1 Unit per acre (LR-1) | Residential Transitional (RT) |
| West | <p>Control No.: 1978-00023</p> <p>Land Use: Equestrian with Single Family Residential, Two Barn Structures and One Stable DU: 1 DU/AC: 0.03</p> | Low Residential, 1 Unit per acre (LR-1) | Agricultural Residential (AR) |



G1. Justification for Future Land Use Atlas Amendment

Pursuant to Policy 2.1-f, a justification statement is required to demonstrate 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 intends to modify the subject site's FLU designation from LR-1 to LR-2, which represents a more appropriate and comprehensive 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, and is compatible with the surrounding single-family and church developments. This compatibility will be discussed in further detail in this justification statement.

The subject site currently represents an underutilized tract of land located adjacent to Jog Road, an urban minor arterial road. Currently, the subject site is developed with two existing single-family homes located on the northeastern portion of the site, near the S Jog Road and Pioneer Road intersection. According to an environmental site visit on May 19th, 2022, the remainder of the site is vacant with highly disturbed vegetation. The development pattern on this parcel and in this area would be more appropriate with a FLU designation of LR-2. The subject parcel location, adjacent to an urban minor arterial road to the east and adjacent to the Pioneer Road Rural Enclave Overlay to the west, makes it a prime location to develop a viable residential project that will increase the traditional housing and workforce housing supply. A FLU designation of LR-2 allows the subject parcel to accommodate 34 dwelling units, while still maintaining a density that is compatible/consistent with the adjacent Pioneer Road Rural Enclave Overlay district. This FLUA Amendment should facilitate a more cohesive development pattern that is consistent with the County's direction to encourage *Growth Management, Land Use Compatibility, and Housing Opportunity*. The proposed FLUA and associated development program compliance with these County directions as established in the Future Land Use Element (FLUE) of the County's comprehensive plan will be outlined later in this justification statement.

The subject site is located to the east of the Pioneer Road Rural Enclave Overlay district, which has established policies to "preserve the low-density rural character within the Neighborhood, by limiting densities, protecting the natural environment and wildlife, and promoting the use of agriculture," according to FLUE Policy 1.2.7. The proposed LR-2 is consistent with the policies of the nearby Pioneer Road Rural Enclave Overlay since it is still considered a low-density designation and is consistent with the LR-1, LR-2, and LR-3 FLU designations within the Overlay, as stated in the Neighborhood Plan.



The development program will also serve as an appropriate buffer between the residential estates to the west and Jog Road to the east as it creates a gradual transition between higher intensity uses and lower intensity single-family residential uses. The proposed FLUA Amendment furthers the goals, objectives, and policies of the Comprehensive Plan as it provides new housing type opportunities. The development program in its entirety proposes 34 zero lot line homes on one parcel for a density of 3.53 dwelling units per acre. The proposed FLUA change for the subject site will allow 9 additional units to be built, for a maximum density of 19 dwelling units. The TDRs and WHP Programs grants an additional 15 units on site, with an obligation of 5 WHP to be developed on site. Residential development on underutilized land and highly disturbed land, such as the subject site and the adjacent parcel, is an appropriate measure to increase the housing supply in Palm Beach County, with residential uses that are compatible to the existing single-family nature of the area, and the development of workforce for-sale housing units onsite. The subject site represents an opportunity to develop the property with needed infill residential at a density consistent with the current development pattern of the area and consistent with the overall vision set forth in the Palm Beach County Comprehensive Plan. As stated previously, the project is also consistent with the Pioneer Road Neighborhood Plan, which has a boundary adjacent to the subject site. The request to re-designate the existing land use to the LR-2 FLU designation is justifiable as outlined within this statement.

The request is compliant with FLUE 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 for the subject site from LR-1 to LR-2, to accommodate the development of additional dwelling units on the subject site, for a total of 34 units, will be consistent with the development pattern in the immediate area. Residential uses with like densities are located in the surrounding area and there are, in addition, some non-residential uses are located to the south of the subject parcel. The subject site's proximity to Jog Road and Southern Blvd, accessibility to public transportation on Southern Blvd, and location between two major highway systems, the Florida Turnpike and Interstate 95, make this site ideal for the development of the proposed density for single-family homes.

The current availability of land as well as the development patterns surrounding this site has driven the value much higher than what is prescribed under its land use designation. In addition, the cost of labor and materials in today's construction market makes developing the site at such a low density, as LR-1, nonviable. This is evident by the influx of multifamily developers that have requested planning and zoning approvals within PBC and the surrounding area, as depicted in **Figure 2**. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's use of the County's TDR and WHP Programs, allows for the additional density needed to develop a residential neighborhood that is compatible with the surrounding area, addresses the County's current housing shortage, and promotes the development of WFH units onsite to promote mixed-income neighborhoods.

The current development proposal, which consists of the development of 34 zero lot line homes is consistent with the single-family residential along Jog Road and Pioneer Road and is consistent with the resident's vision to limit density within the boundaries of the Pioneer Road Neighborhood 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 current FLU designation of LR-1 limits the density on the site to one dwelling unit per acre. Currently, there are multiple FLU amendments that have been adopted on the Jog Road minor urban arterial corridor, in between Pioneer Road and Southern Blvd as shown in **Figure 2**. These FLU adoptions increase the density of these parcels from LR-1 to MR-5 and LR-1 to HR-8. **Figure 2** demonstrates the proximity of the subject parcel to the FLU amendments and



the Pioneer Road Enclave Overlay. **Figure 2** also represents the changing development pattern along S Jog Road to higher density land uses such as MR-5 and HR-8. These land uses have the potential to increase the housing supply in Palm Beach County and are consistent with good planning practice to develop at higher densities along arterial roads. While a FLU designation of MR-5 or HR-8 would allow the subject site to further increase the housing supply, it would not be compatible with the integrity and low-density development of the adjacent Pioneer Road Rural Enclave. Therefore, a FLU designation of LR-2 finds a balance in providing much needed traditional and WHP units in Palm Beach County while still developing at a density compatible with the surrounding neighbors.

Figure 2: FLUA Applications Adopted



Source: My Geonav

The proposed FLUA for the subject parcel will allocate an additional 9 dwelling units, and 15 units from the TDR and WHP programs. This FLUA change to LR-2 is compatible with the surrounding LR-1 along the Pioneer Road Rural Enclave Overlay and the higher density development occurring to the north on Jog Road, an arterial road. According to the Neighborhood Plan, residential FLU ranges from 1 unit to 3 units per acre. As a land use adjacent to the Pioneer Road Rural Enclave boundary, the proposed FLUA and proposed development program respect the purpose and intention to maintain the Rural Enclave by proposing a residential development with a density of 3.54 DU/AC.



The subject parcel is located on the southwest corner of the S Jog Road and Pioneer Road intersection. As previously mentioned, Pioneer Road to the west of Jog Road has developed with a low-density development pattern. Traveling south to the corner of S Jog Road and the LWDD L5 Canal, development pattern to the west is low density residential, with a FLU of LR-2, and the parcels to the east is vacant land with an INST FLU. Traveling north from the subject site on Jog Road, LR-1 and newly proposed MR-5 and HR-8, defines the future land uses. Therefore, the proposed FLUA to change from LR-1 to LR-2 is consistent with the surrounding area as it incrementally increases density to a level appropriate with the surrounding neighborhood.

The Pioneer Road Rural Enclave Neighborhood Plan expresses concern over increased density that could cause gridlock at the intersection of Jog Road and Pioneer Road. As determined by the Traffic Study provided in Attachment H of this FLUA Application, there is no anticipated traffic impacts from the FLUA Amendment. Traffic Study anticipates the new net trips on the site to equal an additional 240 trips with 18 net peak hour trips in the AM and 25 net peak hour trips in the PM. This infill development is required to maintain other goals within the Neighborhood Plan, such as maintaining the low density residential in the Pioneer Road Rural Enclave. Infill development such as the one proposed relieves pressure on westward development into Pioneer Road and other unincorporated areas with limited public transportation and services.

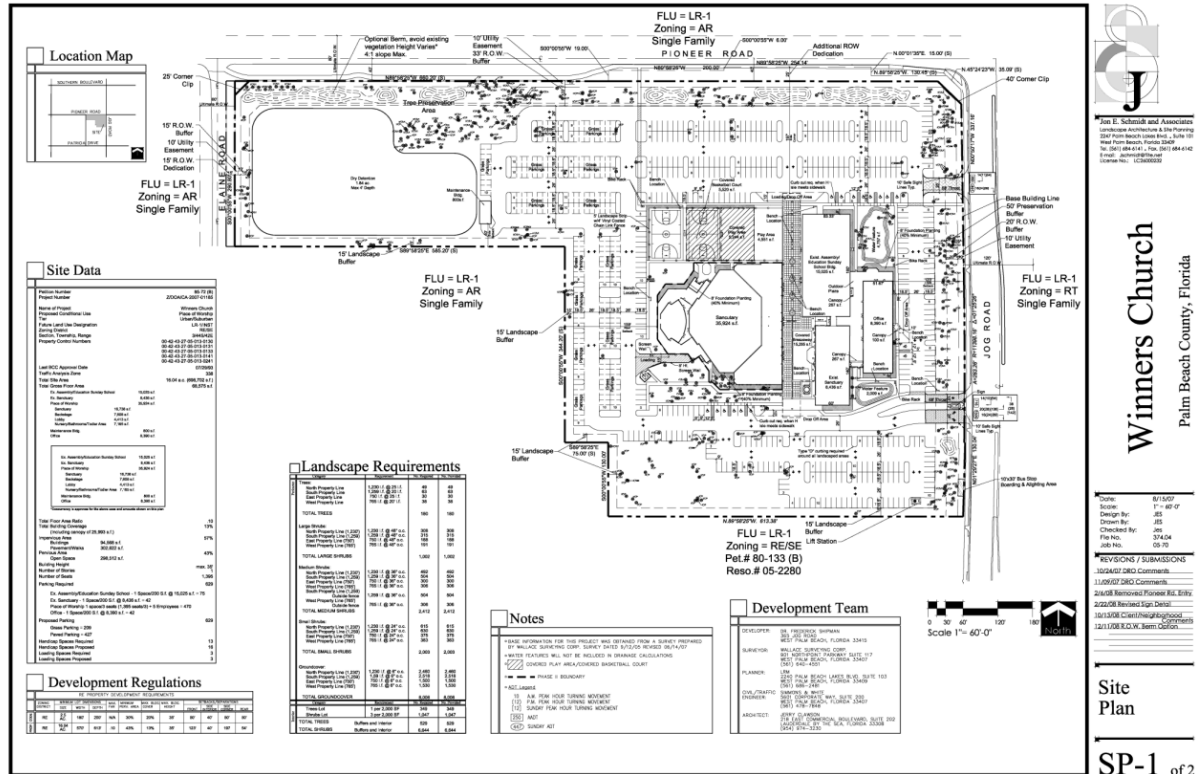
A development program of 34 zero lot line homes increases the density on the Jog Road and Pioneer Road intersection, while respecting the integrity of the nearby low density residential uses that have been established since the comprehensive plan was adopted. Residential uses such as townhomes and multifamily apartments would not be compatible with the estate style homes to the west of the subject site and single-family homes to the east of the subject site. Zero lot line units adjacent to the existing homes to the north, east, and west provides a compatible development pattern, that still reasonably increases the housing supply in Palm Beach County.

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

Application Z/DOA-2007-01185 was a proposed expansion of a Place of Worship on the subject parcel and the adjacent parcel 00-42-44-03-11-001-0020. The site plan was approved in 2009 which is presented in **Figure 3**. The site plan shows a proposed sanctuary use and additional parking and dry detention to service the sanctuary and the existing religious uses on the adjacent parcel. Due to a change in the intentions to develop this parcel and the surrounding parcel, the former applicant is no longer pursuing this expansion.

Demand for housing has also changed in Palm Beach County and in the general area of the subject site. As this housing demand increases, parcels with underutilized land such as the subject parcel that is no longer being developed to its approved development potential, is a prime parcel to help alleviate the housing demand. According to the staff report, "The neighbors have concerns regarding the traffic volume and circulation on Jog and Pioneer Roads." As demonstrated in the Traffic Study, the proposed single-family residential homes will result in significantly less net trip generation and parking demand than the approved church expansion. Therefore, the proposed development is a more compatible development to the change in the characteristics of the general area.

Figure 3: Approved Site Plan



The proposed FLUA Amendment would make the subject property more compatible with the surrounding properties which have been developed. As previously mentioned, high construction costs and labor shortages has made development more costly. The proposed FLUA amendment to increase the density allowed would make development more feasible, resulting in a more desirable use than the existing underutilized parcel. The proposed residential use of 34 zero lot line homes is a feasible development option that would enhance the existing residential uses on the Jog Road arterial, without a noticeable impact on traffic and County provided services. The proposed development program is proposed at a transitional density that is compatible with the LR-1 developments to the immediate east, west, and north, while also maintaining the integrity of the adjacent Pioneer Road Rural Enclave Overlay. The development program intends to better use the existing land and relieve pressure to develop the Pioneer Road Rural Enclave at higher densities. The proposed development program maintains a density between 1 and 3 dwelling units per acre which is established in the area's Neighborhood Plan.

Currently, the majority of the site is vacant. Due to the tremendous amount of development that has occurred in central Palm Beach County, and the creation of the Pioneer Road Rural Enclave Overlay, the subject site should be developed responsibly to meet the housing supply needs in Palm Beach County while remaining compatible to the surrounding residential uses. Since Winners Church was first developed in 1985, the Pioneer Road community has become well organized and established their Neighborhood Plan in 1993. The Plan sets recommendations for the land within the Plan's boundary. While the subject parcels are not located within the Plan boundary, it is adjacent. The FLUA change from LR-1 to LR-2 is compatible with the surrounding area outside of the Plan's boundary and is consistent with the low-density intentions of the proposed development program. This site is ideal to develop at a residential density that is compatible with existing adjacent homes due to its access to Jog



Road and it will provide PBC with much needed fee simple WFH units and maintain the integrity of the adjacent Pioneer Road Rural Enclave.

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 more in line than the FLUA approvals depicted in **Figure 3**.

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

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 fringe of the Urban Suburban Tier. According to the staff report for Application No. Z/DOA – 2007-01185, “central Palm Beach County has experienced significant residential growth since the latest 1993 approval for this church.” This staff report issued in February of 2009, recommended approval for the DOA based on the applicant's justification of significant residential growth. According to the U.S. Census Bureau, Palm Beach County's population has grown by 172,057 people or a rate of 13% between 2010 and 2020 Census totals. Residential growth in Palm Beach County has continued to grow since 2009 and developable land continues to become scarce. 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 that is complementary to the area, and at a density that aligns with what is built along Jog Road and in the Urban/Suburban tier. The proposed development program also removes pressure from developing in the Pioneer Road Rural Enclave Overlay.

In addition to the change in development patterns in the area, the County has seen a shortage in overall housing stock, and a critical shortage of 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.

d. Inappropriateness of the adopted FLU designation;

The current FLU designation of LR-1 FLU is no longer appropriate. 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 will serve as an appropriate buffer between Jog Road and the intent of the Pioneer Road Rural Enclave Neighborhood Plan. While the current LR-1 FLU designation on the subject site may have once been appropriate, The proposed rezoning to RS will still be compatible with the LR-2 FLUA Amendment. The request to re-designate the subject site to a 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.

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 area at that time. In addition, the subject site is located in the Urban Suburban Tier, which is anticipated by the County to house the majority of the population.



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 allows only allows 10 dwelling units subject site, and therefore, limits the allowable density which would not allow the proposed development. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's usage of the County's TDR and WHP Programs, 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, while offsetting the rising costs of land and construction.

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 within 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. The proposed development program would increase the available workforce housing units by 41.67%, with the addition of 5 onsite workforce housing units.

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

While the current LR-1 FLU designation on the subject site may have once been appropriate for the location, the current development pattern in and around the area has seen unprecedented growth over decades, primarily in the form of low density residential to one that has been developed at densities and intensities that are necessary to support this residential in the Urban Suburban Tier. The change in development pattern has resulted in the Jog Road arterial, becoming a street that supports a higher density single-family residential, that is associated with LR-2. The request to re-designate the FLU 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.

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 use the County's TDR and WHP Programs, as outlined below.

| | |
|-------------------------------|--------------------------------------|
| Proposed LR-2 FLU Designation | 19.28 du (9.64-acres x 2 du/ac) |
| TDR Program Density Bonus | 10 du |
| WHP Density Bonus | 5 dwelling units (24% density bonus) |
| Total | 34 dwelling units |

G.3. Compatibility



The proposed FLUA to change the FLU from LR-1 to LR-2, and the use of WHP will allow for the subject parcel to accommodate 34 zero lot line homes. The development program is adjacent to the split LR-1 and Institutional (INST) land use to the south, with the same control number (1985-00072). The 2009 approved site plan represented in **Figure 3** of this document, intended for this parcel to be used as a Sanctuary, with parking and dry detention to serve the new Sanctuary. This has not been developed since it was approved over 14 years ago and the subject parcel has remained vacant. The residential development proposed is a viable use that benefits current and future members of Palm Beach County by elevating some stress from the housing market. The proposed development of zero lot line homes retains the single-family character of the existing residential area and residential use to the south of the subject parcel.

It is important to note that “Compatibility” can be further attained when uses do not adversely affect each other but complement each other, e.g. neighborhood uses supporting and providing places to gather for residents of the area. 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 the potential negative effects of functionally different land uses.

G.4. Comprehensive Plan

The FLUA Amendment request to modify the FLU designation from LR-1 to LR-2, in combination with the usage 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.2

Growth Management. Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.

The proposed FLUA on the subject site will facilitate the proposed development on the one parcel with the control number 1985-0072, at a viable density. The development program meets a-d of the Growth Management County Direction. By respecting the built environment and environmental characteristics of the existing site, the development program meets the criteria established in part of the (a) of the County Direction.

A total of 10 TDR units will be used as one of two methods for density increases on the development site and therefore meets criteria (b).

The development program is a more efficient use of land, as it increases the County's housing supply on currently vacant land adjacent to institutional uses meeting criteria (c).

Jog Road offers facilities and services that are available in a cost-efficient timely manner, meeting criteria (d). The Fire Rescue LOS included in this application indicate that there are public facilities that are available to service the proposed FLUA.

Future Land Use Element - County Directions I.C.4

Land Use Compatibility. Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

Page 4 of the Pioneer Road Neighborhood Plan establishes the residential land uses and densities for the area in the following text, “The future land use designation in Figure 3 (Future Land Use) shows the majority of the land in our association is designated Low Residential on unit per acre, (LR-1). The area comprised



of LR-1 consists of 170 parcels with 514.06 acres and is 92% of the Neighborhood Plan area. The LR-2 (2 homes per acre) future land use consists of 20 properties at 39.6 acres which is 7% of the Neighborhood Plan area, and LR-2 (3 homes per acre) consists of a total of 5.4 acres and is less than 1% of the plan area.” The proposed FLUA increases the density by 9 dwelling units and additional 15 units through the WHP, on the subject parcel and accommodates 34 units between the subject parcel and the adjacent parcel, for a total density of 3.54 DU/AC.

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 area 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 Jog Road.

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 request, and subsequent development of 34 dwelling units on this site will not exceed the natural or manmade constraints of the area. Written confirmation from Palm Beach County Fire Rescue indicates that there are available facilities and services to support a FLUA Amendment from LR-1 to LR-2 on the subject site. 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 the single parcel to have a FLU designation of LR-2 and will utilize existing infrastructure. The adjacent parcel known as Winners Church that has a FLU of LR-1 and INST has two existing church buildings on site and the owner no longer wants to develop the 2009 approved site plan, leaving the subject parcel mostly vacant. The proposed development establishes a density for a viable residential development, which ultimately develops a majority vacant parcel with no significant habitat. 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 10 TDR units (adding an additional 0.964 du/ac). The combination of a FLUA Amendment, TDR and WHP programs create a viable development that allows the site to be developed at a density that is consistent with the surrounding area. The density added from the TDR and WHP will be dispersed throughout the subject parcel. The applicant will build 5 WFH units onsite to accommodate a mixed income community.

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 east of Florida's Turnpike, the applicant is requesting 10 additional units under the TDR Program, which is well under the 2 du/ac allowed inside the Urban/Suburban Tier west of the Florida Turnpike. Concentrating development along Jog Road, an arterial, preserves the rural residential character of the nearby Pioneer Rural Enclave Overlay District.

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 adjacent to the Pioneer Road Neighborhood Plan boundary as established in 2013.

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 residential units that will maximize the existing network of roadways and other infrastructure investments made by the County, while maintaining compatibility with the surrounding residential areas. 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.



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

June 7, 2022

WGI
2035 Vista Parkway
West Palm Beach, Fl. 33411

RE: Winners Church
PCN00-42-44-03-11-001-0010
365 Jog Road
9.64 Acres
Service Availability Letter

Dear Ms. Kanach,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to accommodate the FLUA request from Low Residential, 1 unit per acre to 2 units per acre (LR-2).

The nearest point of connection to is a 30" potable water main and a 30" sanitary sewer forcemain located within Jog Road adjacent to the subject property. Offsite improvements and a lift station will be required.

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

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

Sincerely,

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

Jackie Michels, P.E,
Project Manager

"An Equal Opportunity
Affirmative Action Employer"



ENGINEER'S DRAINAGE STATEMENT

Winners Church – Palm Beach County

May 20, 2022

The subject project includes one parcel of land located in Section 3, Township 44 South, and Range 42 East (Parcel No 00424403110010010). The 9.64 acre undeveloped site includes partially wooded land which is located south of Pioneer Road, West of S. Jog Road, in unincorporated Palm Beach County. This project lies within the C-51 Basin, sub-basin 22, of the South Florida Water Management District (SFWMD).

The proposed improvements associated with the project include the development of a residential community composed of 34 single family homes, recreation areas, and associated surface roadways. The proposed drainage improvements for the project will include a system of interconnected inlets, pipes, dry detention area and one wet detention area. A control structure is proposed which will connect to an existing drainage canal to the west along Elaine Road, a Palm Beach County maintained canal– the point of legal positive outfall.

Water quality and attenuation criteria will be met within the dry and wet detention areas on-site prior to discharging through a control structure to Elaine Road drainage canal. Discharge will be designed in accordance with Section 600 of Palm Beach County Land Development Code.

The proposed drainage improvements of the project will be designed and permitted in accordance with SFWMD, Palm Beach County Land Development Requirements. Adequate stormwater attenuation will be provided on-site to detain runoff for the following design storm events:

- 1) 100 year – 3-day storm event for minimum finished floor elevation;
- 2) 10 year – 3-day storm event for minimum perimeter berm elevation; and
- 3) 5 year – 1 day storm event for minimum roadway pavement elevation

Compensating storage will be provided within the proposed lakes of the project to mitigate the loss of surface and soil storage caused by the new development.

WGI

Respectfully submitted,

Travis D. Douglas, P.E.

Florida License # 88589

WGI Cert. No. 6091

TRAVIS D. DOUGLAS P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 88589

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TRAVIS D. DOUGLAS, P.E. ON May 11, 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 Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
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Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

April 25, 2022

WGI

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

Re: Winners Church – 365 S Jog Rd

Dear Ms. Kanach:

Per your request for response time information to the subject property located at 365 S Jog Rd. This property is served currently by Palm Beach County Fire-Rescue station #34, which is located at 231 S Benoist Farms Rd. The maximum distance traveled to subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 6 minutes 59 seconds.

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



**WINNERS CHURCH
FLUA ENVIRONMENTAL REPORT
May 19, 2022**

INTRODUCTION

The subject property consists of approximately 9.64 acres on the west side of Jog Road just south of Pioneer Road. The property address is 365 S Jog Road in Unincorporated Palm Beach County, Florida (parcel control number 00-42-44-03-11-001-0010). Religious facilities and single family residential are present to the north and south of the subject property, S Jog Road is to the immediate east, and vacant land to the west. Please refer to Exhibit A (Location Map) for details.

METHODOLOGY

WGI environmental staff visited the subject site on May 19, 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 disturbed land with two religious buildings and open sand lots. The land is primarily vegetated with native and non-native species on the east, west, and south borders of the property. A Please see Exhibit B, FLUCCS Map.

The site is bound to the east by S Jog Road, to the north by Pioneer Road, to the south by religious facilities, and to the west by vacant land and 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 vegetation on the subject property is concentrated to the perimeter of the parcel and is dominated mainly by both native and non-native species.

| <u>Common Name</u> | <u>Scientific Name</u> | <u>Designation</u> |
|---------------------------|-----------------------------------|---------------------------|
| Gumbo Limbo | <i>Bursera simaruba</i> | Native |
| Laurel Oak | <i>Quercus laurifolia</i> | Native |
| Live Oak | <i>Quercus virginiana</i> | Native |
| Mahogany | <i>Swietenia mahogany</i> | Native |
| Pond Cypress | <i>Taxodium ascendens</i> | Native |
| Sabal Palm | <i>Sabal palmetto</i> | Native |
| Saw Palmetto | <i>Serenoa repens</i> | Native |
| Slash Pine | <i>Pinus elliotii</i> | Native |
| Areca Palm | <i>Chrysalidocarpus lutescens</i> | Non-native |
| Black Olive | <i>Terminalia buceras</i> | Non-native |
| Brazilian Peppertree | <i>Schinus terebinthifolia</i> | Non-native |
| Earleaf Acacia | <i>Acacia auriculiformis</i> | Non-native |
| Fishtail Palm | <i>Caryota mitis</i> | Non-native |
| Mango Tree | <i>Mangifera indica</i> | Non-native |
| Pongam | <i>Pongamia pinnata</i> | Non-native |
| Queen Palm | <i>Syagrus romanzoffianum</i> | Non-native |
| Schefflera | <i>Brassaia actinophylla</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).

(17) Holopaw fine sand - This is a nearly level, poorly drained soil found on broad, low lying flats and in depressions. The water table is within 10 inches of the surface for 2 to 6 months during most years. Depressions are covered by water for 6 months or more in most years. Natural vegetation is saw palmetto, slash pine,



cypress, cabbage palm, inkberry, southern bayberry, sand cordgrass, broomsedge bluestem, blue maidencane, pineland three awn, and other grasses (Hurt 2007).

(37) This is a nearly level, poorly drained soil found in shallow, well defined depressions. This soil is covered with up to 2 feet of water for more than 6 months each year. Natural vegetation is cypress, needlegrass, St. John's wort, corkweed, melaleuca, pickerelweed, sand cordgrass, maidencane, and water tolerant plants.



SIGNIFICANT HABITATS/SPECIES

The assessed parcel contains an actively used church office with recently disturbed sand lots and vegetation throughout. All vegetated areas are highly disturbed leaving no significant habitat occurring on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area.

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 II Limited Soil Assessment was conducted on the property to determine if any target pesticide constituents exceeded Soil Cleanup Target Levels (SCTLs) within the subject property. The Phase II concluded that the subject property does not demonstrate impact by target pesticide constituents exceeding SCTLs for exposure at a residential site.

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 continued use as a church. 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 debris associated with the previous development of the property. The debris consists of multiple concrete drainage structures and plastic waste. Routine trash from littering was also observed along the borders of the subject property.



CONCLUSION

It is WGI's opinion that suitable habitat for listed species is not present on the subject property. 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.

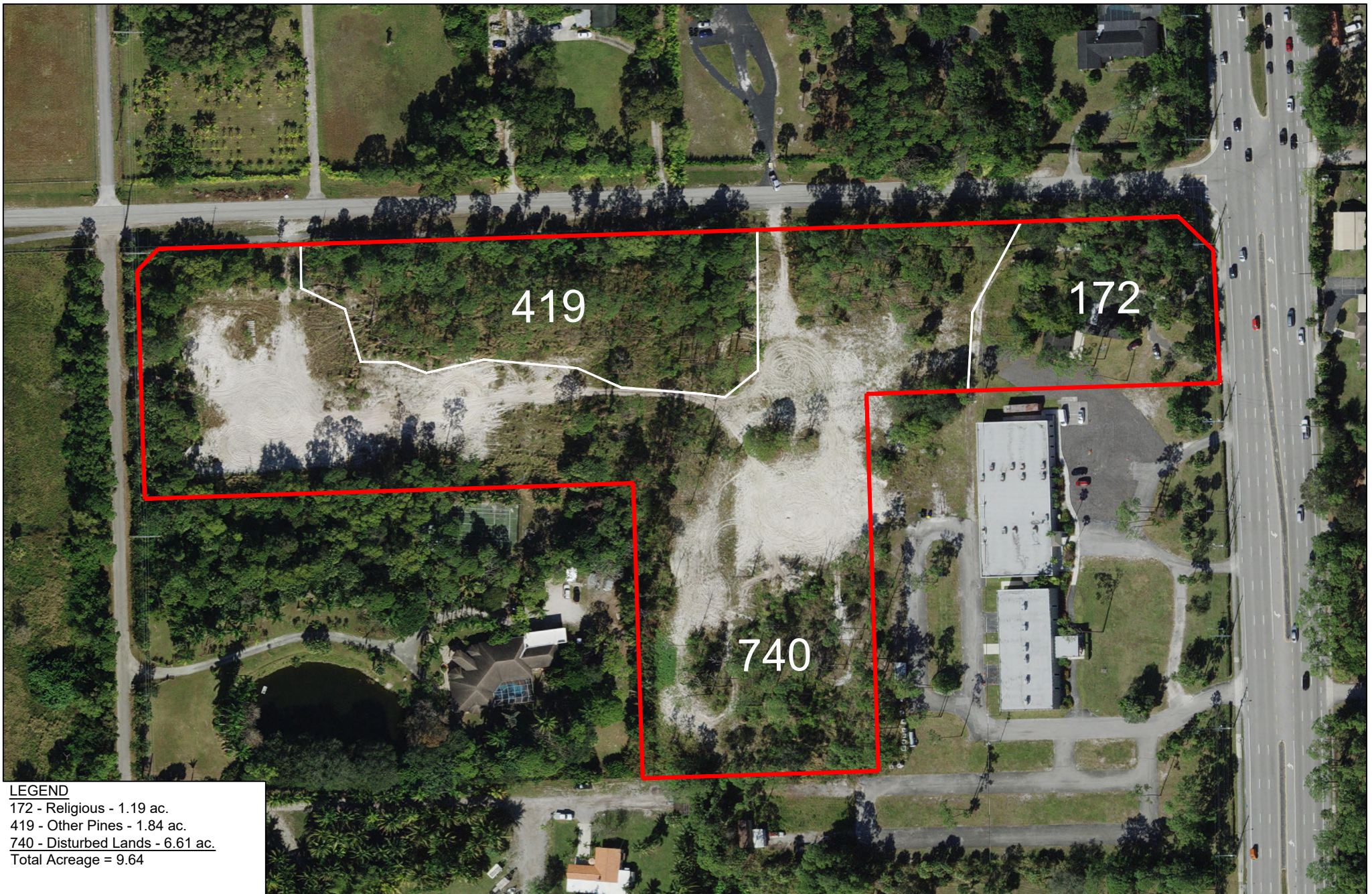


SOURCE: GOOGLE EARTH PRO

PROJECT NAME: WINNERS CHURCH
PROJECT #: 8137.00
DATE: 05/19/22
CREATED BY: CAO
CHECKED BY: RMH

LOCATION MAP
EXHIBIT A





LEGEND

172 - Religious - 1.19 ac.

419 - Other Pines - 1.84 ac.

740 - Disturbed Lands - 6.61 ac.

Total Acreage = 9.64

SOURCE: FDOT AERIALS GIS

PROJECT NAME: WINNERS CHURCH

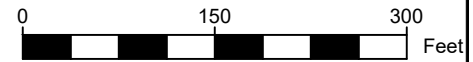
PROJECT #: 8137.00

DATE: 05/19/22

CREATED BY: CAO

CHECKED BY: RMH

**LAND USE MAP
EXHIBIT C**





LEGEND

08 - Basinger and Myakka sands, depressional
17 - Holopaw fine sand, 0 to 2 percent slopes
37 - Riviera sand, depressional

SOURCE: USDA WEB SOIL SURVEY

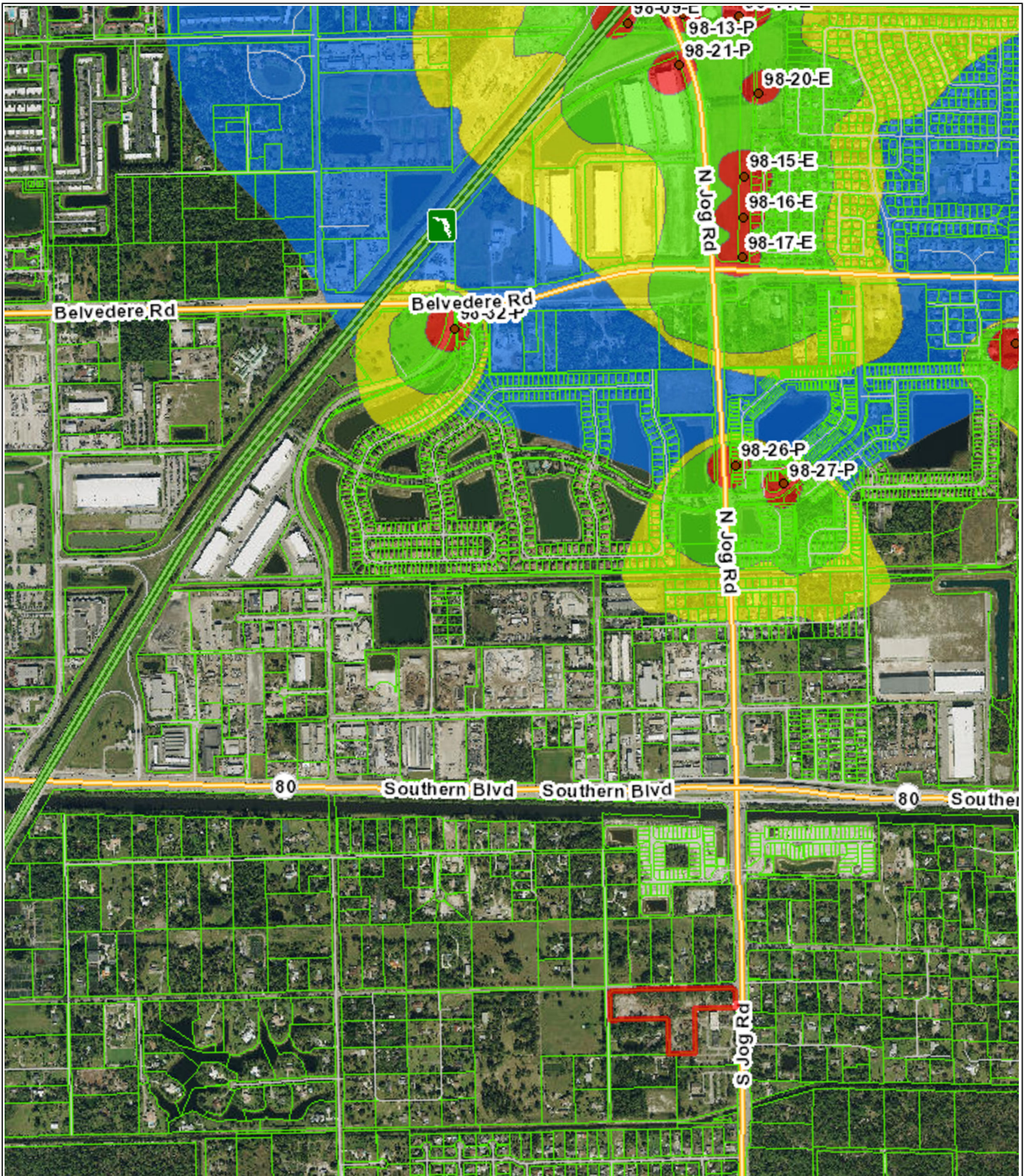
PROJECT NAME: WINNERS CHURCH
PROJECT #: 8137.00
DATE: 05/19/22
CREATED BY: CAO
CHECKED BY: RMH

SOIL SURVEY MAP EXHIBIT C



0 250 500 Feet





SOURCE: myGeoNav

PROJECT NAME: WINNERS CHURCH
PROJECT #: 8137.00
DATE: 05/19/22
CREATED BY: CAO
CHECKED BY: RMH

WELLFIELD MAP
EXHIBIT D





**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



**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

April 25, 2022

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

RE: Historical and Archaeological Resource Review for the following project named: 365 Jog Road, West Palm Beach FL 33415, under PCN's#: 00-42-44-03-11-001-0010 & 00-42-44-03-11-001-0020.

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: Kevin Fischer, Interim-Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

"An Equal Opportunity
Affirmative Action Employer"

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\WGI\365 Jog Road
_PCN#00424403110010010&00424403110010020_Letter 04-25-2022.doc



Exhibit F
Site Photographs



Photo 1: Typical view of open sandy area of property. View is facing northwest.



Photo 2: Typical view of disturbed vegetation on north side of property. View is facing north.



Photo 3: Typical view of western portion of property, with view of storm drain. View is facing west.



Photo 4: Typical view of north central portion of property. View is south.



Photo 5: Typical view of storm drain from previous development. View is west.



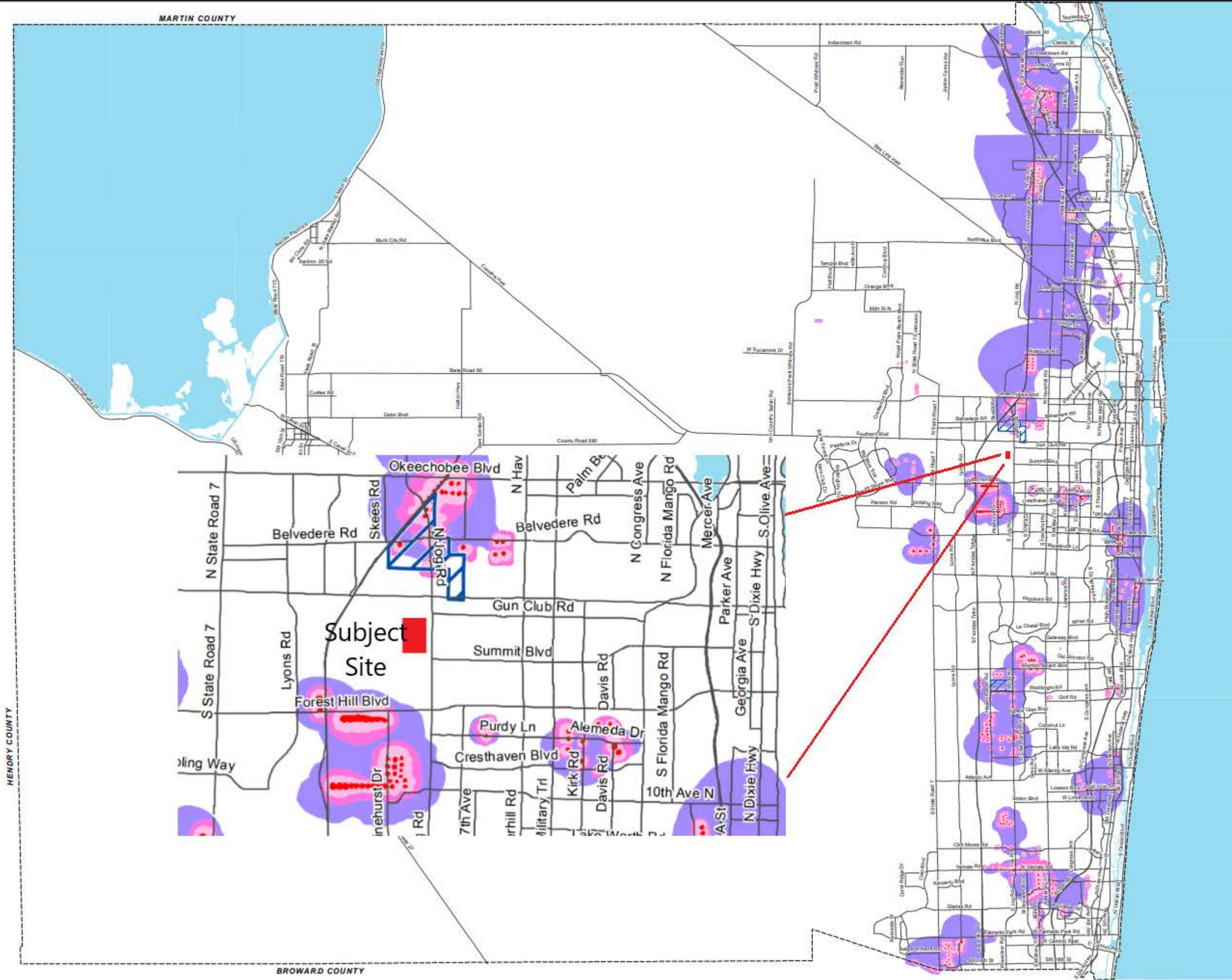
Photo 6: View of sand pile in southern portion of property. View is east.



Photo 7: Typical view of southern end of property. View is north.



Photo 8: View of religious facility in northeast corner of property. View is facing northwest.



MAP LU 4.1
GENERALIZED
WELLFIELD MAP

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay

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.



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

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April 25, 2022

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

**RE: Historical and Archaeological Resource Review for the following
project named: 365 Jog Road, West Palm Beach FL 33415, under
PCN's#: 00-42-44-03-11-001-0010 & 00-42-44-03-11-001-0020.**

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Sincerely,

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

cc: Kevin Fischer, Interim-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 | 05/23/2022 | | |
| | SCAD No. | 22050201F/FLU; 22050201Z/Re-Zoning; 22050201D/D. O. | | |
| | FLU /Rezoning/D.O. No. | Not Provided – Palm Beach County | | |
| | Property Control No. | 00-42-44-03-11-001-0010 | | |
| | Development Name | Winners Church | | |
| | Owner / Agent Name | Winners Church International Inc./ Connor Bailey | | |
| | SAC No. | 159 | | |
| | Proposed FLU/Re-Zoning Proposed D. O. | Maximum 19 Residential Units 34 Single-Family Units | | |
| Impact Review | | Pine Jog Elementary School | Okeehoelee Middle School | Palm Beach Central High School |
| | New Students Generated | 6 | 3 | 5 |
| | Capacity Available | 14 | 24 | -368 |
| | Utilization Percentage | 99% | 98% | 113% |
| School District Staff's Recommendation | <p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$79,980.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p> | | | |
| Validation Period | <p>1) This determination is valid from 06/02/2022 to 06/01/2023 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 06/01/2023 or this determination will expire automatically on 06/01/2023.</p> | | | |
| Notice | <p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p> | | | |

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

June 2, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

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