

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	24-A	<b>Intake Date</b>	May 10, 2023
<b>Application Name</b>	Elks MUPD	<b>Control No.</b>	None
<b>Acres</b>	11.22 (See Survey at Attachment P)	<b>Concurrent Zoning application?</b>	Yes (Rezoning)
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-43-27-05-005-0020		
<b>Location</b>	South side of Belvedere Road, approximately 0.28 miles east of the intersection of N Jog Road and Belvedere Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/ Suburban	Urban/ Suburban	
<b>Use</b>	Fraternal/Institutional	Fraternal/Institutional & Multi-family Residential	
<b>Zoning</b>	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Institutional (INST)	Institutional (INST)	
<b>Underlying Future Land Use Designation</b>	Medium Residential, 5 dwelling units per acre (MR-5)	High Residential, 8 dwelling units per acre (HR-8)	
<b>Conditions</b>	None	None	
<b>Density Bonus</b>	None	80% (72 Units) (WHP Units = 43) (TDR Units = 33)	
<b>Total Number of Units</b>	None	195 Units	

### B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	0.45 FAR	0.45 FAR
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	5 du's per acre 11.22 acres x 5 du's = 56 du's	8 du's per acre 11.22 acres x 8 du's = 89 du's
<b>Maximum Beds (for CLF proposals)</b>	None	None

<b>Population Estimate</b>	56 max du x 2.39 = 134 people	89 max du x 2.39 = 213 people
<b>Maximum Square Feet</b> 2, 4 (non-residential designations)	0.45 FAR x 11.22 ac. = 219,934 SF of institutional uses	0.45 FAR x 11.22 ac. = 219,934 SF of institutional uses
<b>Proposed or Conditioned Potential</b> 3, 4	----	195 multi-family dwelling units
<b>Max Trip Generator</b>	Multi-Family Residential ITE #220 1 du = 6.74 trips per day	Multi-Family Residential ITE #220 1 du = 6.74 trips per day
<b>Maximum Trip Generation</b>	377 daily trips	600 daily trips 1314 daily trips (proposed)
<b>Net Daily Trips:</b>	223 daily trips (maximum minus current) 937 daily trips (proposed minus current)	
<b>Net PH Trips:</b>	14 AM, 16 PM (maximum minus current) 56 AM, 70 PM (maximum minus current)	

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

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

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

### B. Applicant Information.

<b>Name</b>	Carol Blair
<b>Company Name</b>	West Palm Beach Lodge No. 1352, Benevolent And Protective Order Of Elks of United States of America, Inc.
<b>Address</b>	6188 Belvedere Road
<b>City, State, Zip</b>	West Palm Beach, FL 33413
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Secretary

<b>Name</b>	Arnold Marcus, Manager
<b>Company Name</b>	WPB APTS HOLDINGS, LLC
<b>Address</b>	155 Schmitt Boulevard
<b>City, State, Zip</b>	Farmingdale, NY 11735
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Contract Purchaser

<b>Name</b>	Jonathan Marcus, Manager
<b>Company Name</b>	WPB APTS HOLDINGS, LLC

<b>Address</b>	155 Schmitt Boulevard
<b>City, State, Zip</b>	Farmingdale, NY 11735
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Contract Purchaser



# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The existing site is comprised of 1 parcel. The subject parcel (PCN: 00-42-43-27-05-005-0020) contains two structures consisting of a +/- 7,500 square foot clubhouse building and two storage sheds consisting of +/- 364 square feet and +/- 252 square feet built on site that were constructed in 1975. An Inventory Summary & map are enclosed as <b>Attachment F</b>
<b>PCN</b>	00-42-43-27-05-005-0020. See Legal Description as Application Attachment A and Survey as Attachment P.
<b>Street Address</b>	900 62 <sup>nd</sup> Drive North
<b>Frontage</b>	Belvedere Road (640.34' Frontage, Property Depth: 776.55')
<b>Legal Access</b>	Belvedere Road (110' ROW) and 62 <sup>nd</sup> Drive North (80' ROW)
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-43-27-05-005-0020: Acquired via a purchase from James H. Reeves and Suzanne R. Reeves his wife, Dan H. Fowler and Brenda H. Fowler, his wife by West Palm Beach Lodge No.1352, Benevolent and Protective Order of Elks of the United States of America on April 2, 1973. See attached Warranty Deed as <b>Attachment A</b> .
<b>Size purchased</b>	The land purchased included the entire parcel, no residual parcels remain as a result of the purchase. See attached deed as <b>Attachment A</b> .

### B. Development History

<b>Control Number</b>	None				
<b>Previous FLUA Amendments</b>	There have not been any previous FLUA amendments on this property.				
<b>Concurrency</b>	None				
<b>Plat, Subdivision</b>	Palm Beach Farms Co Plat No. 3 (Plat Book 2, Page 45)				
<b>Zoning Approvals &amp; Requests</b>	Please See Below				
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
R-1973-0401	1973-00033	Approved	SE	Special Exception to allow a fraternal organization	Please refer to <b>Attachment G</b>

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

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

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

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

- **Uses.** Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).
- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Single Family Residential (5.06 du/ac); Multi Family Residential (7.66 du/ac), CAM Estates, Belvedere Plaza In	Medium Residential, 5 units per acre	Single Family Residential, Multi-Family Residential (High Density)
<b>South</b>	Zero Lot Line, Townhouse (4.99 du/ac), Waterways Taheri PUD Revised	Medium Residential, 5 units per acre, High Residential, 8 units per acre	Planned Unit Development, 1996-00031
<b>East</b>	Single Family Residential (0.60 du/ac), Overbrook Unrec on AM-57	Medium Residential, 5 units per acre	Agricultural Residential
<b>West</b>	Townhouse (10.35 du/ac), Catalina Townhomes Plat	Medium Residential, 5 units per acre	Single Family Residential, 1986-00140

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</p>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Multi-Family Residential ITE #220 1 du = 6.74 trips per day	Multi-Family Residential ITE #220 1 du = 6.74 trips per day
<b>Maximum Trip Generation</b>	377 daily trips	600 daily trips 1314 daily trips (proposed)
<b>Net Daily Trips:</b>	223 daily trips (maximum minus current) 937 daily trips (proposed minus current)	
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<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Simmons & White – Kyle Duncan	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	44 (WPB X-Town via Belvedere)	
<b>Nearest Palm Tran Stop</b>	Stop 4001 (South side of Boynton Beach Boulevard approximately 1,000 feet east of the subject site's frontage on Belvedere Road)	
<b>Nearest Tri Rail Connection</b>	Mangonia Park, 1415 45 <sup>th</sup> Street	
<b>C. Potable Water &amp; Wastewater Information</b>		
<p>The application must include a Potable Water &amp; Wastewater Level of Service (LOS) comment letter as <b>Attachment I</b>. This letter should state the provider/s of potable water and wastewater is/are able to maintain</p>		

their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department
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<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Capacities are available with PBCWUD. The property is currently served with a 1" potable water meter (combined service). The nearest sanitary sewer is a 12" force main located adjacent to the subject within Belvedere Road. The closest potable water is a 36" water main located within 62 <sup>nd</sup> Drive N.
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## D. Drainage Information

The site is located within the boundaries of the South Florida Water Management District and Lake Worth Drainage District C-51 Drainage Basin. Legal positive outfall is available via discharge o the Lake Worth Drainage District L-3 canal along the north side of the site. Please refer to Attachment J with this application for more details.

## E. Fire Rescue

<b>Nearest Station</b>	Station #23, 5477 Okeechobee Blvd.
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<b>Distance to Site</b>	Station #23 is 2.25 miles from the subject site.
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<b>Response Time</b>	Based on the information provided by PBC Fire-Rescue, the estimated response time is 7 minutes. PBC Fire Letter provided at <b>Attachment K</b>
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<b>Effect on Resp. Time</b>	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time. Please see <b>Attachment K</b> .
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## F. Environmental

<b>Significant habitats or species</b>	The site is heavily wooded with mostly exotic hardwood trees including Java Plum, earleaf acacia, Melaleuca, Australian pine, Brazilian pepper, and queensland umblla tree. There are native trees and palms scattered throughout the project site including slash pine, laurel oak, cabbage palm, and strangler fig. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended. Please refer to <b>Attachment L</b> for further details.
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<b>Flood Zone*</b>	The subject parcel is located in Flood Zone X.
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<b>Wellfield Zone*</b>	The subject property lies within Wellfield Protection Zones 3 and 4. A detailed map has been provided at <b>Attachment M</b> .
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\* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

## G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge, the parcels do not contain or are located within 500 ft of the subject properties. Please refer to **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	Okeeheelee Park (7715 Forest Hill Boulevard)	0.00339	466	1.58
Beach	Ocean Reef Park (3860 N Ocean Drive)	0.00035	466	0.16
District	Sansbury Way District "K" Property Park	0.00138	466	0.64

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

Library Name	Okeechobee Boulevard Branch Library			
Address	5689 Okeechobee Boulevard			
City, State, Zip	West Palm Beach, FL 33417			
Distance	1.8 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	466	932	
All staff	0.6 FTE per 1,000 persons	466	0.28	
Library facilities	0.6 square feet per person	466	279.63	

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

Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.

	Elementary	Middle	High
Name	Wynnebrook Elementary School	Jeaga Middle School	Royal Palm Beach Community High School
Address	1167 Drexel Road	3777 N Jog Road	10600 Okeechobee Boulevard
City, State, Zip	West Palm Beach, FL 33417	West Palm Beach, FL 33411	West Palm Beach, FL 33411
Distance	0.5 miles	4.1 miles	5.4 miles

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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

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

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**Attachment F- Built Feature Inventory & Map Detail  
Elks MUPD  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 10, 2023**

Below is an aerial photograph taken in December 2021 with the subject property highlighted in “red”. The subject parcel (PCN: 00-42-43-27-05-005-0020) contains two structures consisting of a +/- 7,500 square foot clubhouse building and two storage sheds consisting of +/- 364 square feet and +/- 252 square feet built on site that were constructed in 1975.



**Attachment G**  
**Consistency with Comprehensive Plan & Florida Statutes**  
**Elks MUPD**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Original Submittal: May 10, 2023**

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**Request**

The 11.22-acre subject property (PCN 00-42-43-27-05-005-0020) is located on the south side of Belvedere Road, approximately 0.28 miles east of the intersection of N Jog Rd and Belvedere Road. Currently, the subject property currently supports a Future Land Use Atlas (FLUA) Designation of Institutional with an underlying Medium Residential, 5 units per acre (INST/5). The subject site currently has a zoning designation of Agriculture Residential (AR) over the entire site.

West Palm Beach Lodge #1352 BPOE of USA, Inc. herein referred to as the “Applicant,” requests a Large-Scale FLUA amendment from Institutional with an Underlying Medium Density Residential, 5 units per acre (INST/5) to Institutional with an Underlying High Density Residential, 8 units per acre (INST/8) for the purposes of constructing a multifamily residential development.

A follow up application to the PBC Zoning Division for an Official Zoning Map Amendment (rezoning) property from the Agricultural Residential (AR) Zoning District to Multiple Use Planned Development (MUPD) will be submitted within the required ninety (90) days from this submission.



***Site Aerial***



Below is a summary of surrounding properties:

<b>Adjacent Lands</b>	<b>Uses</b>	<b>FLU</b>	<b>Zoning</b>
<b>Subject Property (Proposed)</b>	<b>Institutional (Existing) Institutional (Proposed)</b>	<b>INST/5 (Existing) INST/8 (Proposed)</b>	<b>AR</b>
<b>North</b>	Single Family Residential, Multi-Family Residential	MR-5, HR-8	RH, RS
<b>South</b>	Single Family Residential	MR-5	PUD
<b>East</b>	Single Family Residential	MR-5	AR
<b>West</b>	Single Family Residential	MR-5	RS

### **Site History:**

The Elk's Lodge is a non-profit organization that has been existing for 48 years where they promote charity and justice work to enhance the welfare and happiness to its members. They provide many educational programs and scholarships for children who are in need. The property is currently situated on 11.22 acres of land, but the Elks Lodge only utilizes approximately 4 acres of the overall 11.22-acres. As a result, the cost of maintaining such a large site has become unsustainable for the organization. Given the current financial challenges faced by the Elks Lodge, they can longer function properly as the organization is losing both of its members and its financial revenue, and without significant changes, it is unlikely to recover. To help ensure long-term sustainability of the organization and enable them to continue providing valuable services to the community, they are seeking to develop a portion of the site, where they can have access to funds to construct a new home and stay within the community. The applicant is proposing to utilize the subject site to develop 195 multi-family units which includes workforce housing units, while reconstructing the existing Elks Lodge to remain on site.

It is evident our county is experiencing rapid growth with thousands of people moving into the area every year. The current housing supply is not able to meet the demand, and it is crucial to address this issue promptly. A multi-family residential development can

revitalize underdeveloped areas and increase property values in the surrounding neighborhoods.

**Justification, Consistency & Compatibility:**

**G.1- Justification:** The applicant is requesting to amend the FLUA designation of the subject property from INST/5 to INST/8. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the PBC Comprehensive Plan (Plan) an applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2:

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

**Response:** The subject property is located within the Urban/Suburban Tier with frontage along Belvedere Road, a Major Arterial Road. The property is ideal for a multi-family residential development due to its location as follows:

- The property is located immediately adjacent to the Belvedere Road and is only approximately 0.85 miles from the Turnpike. This assists for access to the Turnpike and Belvedere Road flyovers at major intersections, which allows for easy access to the east and west.
- The property is situated on a major road that is experiencing a transition from low-density to higher density developments. Belvedere Road is rapidly transitioning into a higher density corridor, with several developments underway or planned in the near future. Currently, the property is surrounded by high-density developments on both the north and west sides.
- Higher density residential should be located near employment centers and have efficient access to the road network. The property is located within a mile of employment centers between Belvedere Road and Jog Road.
- The property has access to adequate public facilities without straining existing infrastructure.

**Per Future Land Use Element (FLUE) Policy 1.2-a of the Comprehensive Plan, the Urban/Suburban Tier shall protect the character of its urban and suburban communities by providing for affordable housing and employment opportunities, and**

**Objective 1.2 of the Comprehensive Plan Future Land Use Element (“FLUE”) states: “this tier [Urban/Suburban] is expected to accommodate the bulk of the population and its need for...goods and services...”**

**When residents need to identify places to live, they will find multifamily residential apartments available to accommodate their growing needs. Therefore, the proposed use is suitable and appropriate for the subject site because it will provide a good transition for the major corridor and neighboring high-density.**

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

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

**Response:** The purpose of this application is to change the Future Land Use to INST-8 for the overall site to develop 195 multi-family units while reconstructing the existing Elks Lodge to remain on site. Currently, the site is located on a major road, Belvedere Road, that is transitioning into a more intense corridor with medium to high-density projects. This location is ideal to develop a multi-family residential as it is surrounded by HR-8 developments to the north and HR-12 developments on Cleary and Belvedere Road. Additionally, it is approximately 0.85 miles away from the Turnpike, and within 1 mile from employment opportunities between Belvedere Road and Jog Road.

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

**Response:** The subject property is located along Belvedere Road, a Major Arterial Road, which makes the site ideal for such development as it is transitioning to a high-density corridor due to the recent developments that are being constructed with medium to high-density.

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

**Response:** As Palm Beach County continues to grow, with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. Currently, the Elk’s Club is utilizing 4 acres of the subject site leaving 7.22 acre of underdeveloped land. This site

is ideal for such development as it is 0.85 miles away from the Turnpike and within a mile of employment opportunities, goods, and services. Moreover, the Belvedere corridor, in which the site is situated on, is transitioning to a higher density corridor. The subject site is surrounded by medium to high-density development on both the north and west sides. Therefore, the proposed development is appropriate to be constructed on the subject site.

- *Inappropriateness of the adopted FLU designation; or*

**Response:** As previously mentioned, the Elks Club is utilizing 4 acres of the subject site leaving 7.22 acre of underdeveloped land. This situation is inappropriate and inefficient, particularly given the growing need for more housing options within the area. Furthermore, the Elk's Club is experiencing difficult times regarding membership, making it difficult to maintain such a large property and stay operating within the community. Given these circumstances, it is reasonable to redevelop the remaining 7.22 acres of the site with multi-family residential units. With the need for affordable and accessible housing options on the rise, this land represents an opportunity to create a positive impact on the community and provide a solution to a pressing need.

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

**Response:** No errors are associated with the subject site. When the site was developed 44 years ago, the corridor served a different set of needs at the time. Now, there is a growing need for affordable and accessible housing options, which were not a pressing issue 44 years ago. As such, it is critical that we reevaluate the use of this land and consider new development options that better serve the needs of the community today.

**G.2- Residential Density Increases:** Per Future Land Use Element Policy 2.4-b, a written analysis of the following criteria is provided below:

- *Demonstrate a need for the amendment.*

**Response:** As previously mentioned, the Elks Club is currently situated on 11.22 acres of land, but the Elks Lodge only utilizes approximately 4 acres of the overall 11.22-acres. As a result, the cost of maintaining such a large site has become unsustainable for the organization. Given the current financial challenges faced by the Elks Lodge, they can longer function properly as the organization is losing members, and without significant changes, it is unlikely to recover. Therefore, they are seeking to develop 195 multifamily units on a portion of the site which will more efficiently utilize the land and allow the organization to remain within the

community. The subject property is located along Belvedere Road, a Major Arterial Road, which makes the site ideal for such development as it is transitioning to a high-density corridor due to the undergoing developments that is being constructed with medium to high-density. Moreover, the subject site is located on at the center of Palm Beach County where it has access to many public facilities that are already existing such as sewer, public transportation, and electricity.

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

**Response:** As Palm Beach County continues to grow, with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. The type of development typically associated with the site's existing MR-5 designation consists of single-family homes, often in a zero-lot-line configuration. The site is no longer ideal for this type of development for a few reasons. The site's fronts along Belvedere Road, a major road, that is located in the central of Palm Beach County. Additionally, the area around the site has developed as a major center of employment. High-density residential is less sensitive to frontages on major roadways and are also ideally located as close to job centers as possible, mainly due to the typical household who makes up the majority of the demand for these types of developments. Therefore, the site's existing MR-5 designation is inappropriate.

- *Provide a written explanation of why the Transfer of Development Right Workforce Housing, and affordable housing programs cannot be utilized to increase density on site.*

**Response:** In addition to these programs, the subject site requires a small increase in the FLU density to build enough housing units which would make the site viable for development and help alleviate the current shortage of affordable housing. Increasing the FLU density can have positive economic impacts, such as creating new jobs and attracting businesses to the area. This would not only benefit our community but also the larger region.

**G.3 - Compatibility with Surrounding and Adjacent Uses:** Currently, the property is situated on a major Road, Belvedere Road, that is transitioning into a more intense corridor with medium to high-density residential, and a plethora of industrial and commercial nodes. This location is ideal to develop a multi-family residential as it is approximately 0.85 miles away from the Turnpike, and within 1 mile from employment opportunities between Belvedere Road and Jog Road. The site is currently surrounded by medium to high-density developments on the north and west sides.

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

**Response: The proposed amendment demonstrates consistency with the following objectives and policies of the comprehensive plan:**

- ***Future Land Use Element (FLUE) Policy 1.2-a:*** The Urban/Suburban Tier shall protect the character of its urban and suburban communities by providing for affordable housing and employment opportunities. Therefore, the proposed use is suitable and appropriate for the subject site.
- ***Future Land Use Element (FLUE) Policy 1.5-a:*** The County shall provide for a sufficient amount of land for residential use to meet future housing needs, including very low, low, and moderate income, and to accommodate the projected population. The Planning Division shall be responsible for analysis and recommendations to the BCC for this task.

The proposed amendment is consistent with the Palm Beach County Comprehensive plan. Moreover, as the population of the Palm Beach County continues to increase with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. A multi-family residential development can revitalize underdeveloped areas and increase property values in the surrounding neighborhoods. This site is ideal for such development as it is 0.85 miles away from the Florida Turnpike and within a mile of employment opportunities. Moreover, the Belvedere corridor, in which the site is situated on, is transitioning to a higher density corridor. The subject site is surrounded by medium to high-density development on both the north and west sides. Therefore, the proposed development is reasonable to be constructed.

In conclusion it is the agent's contention that the requested FLUA Amendment from INST/5 to INST/8 is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.





**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
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May 16, 2023

Schmidt Nichols  
1551 N Flagler Dr. Ste. 102  
West Palm Beach, FL 33401

Project: Elks Club  
PCN-00-42-43-27-05-005-0020  
900 62<sup>nd</sup> Drive N.  
Service Availability Letter

Dear Mr. Darwish,

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 serve this property.

The property is currently served with a 1" potable water meter (combined service). The nearest sanitary sewer is a 12" force main located adjacent to the subject property within Belvedere Road. The closest potable water is a 36" water main located within 62<sup>nd</sup> Dr. N. PBCWUD has the capacity for the proposed FLUA change from Institutional with an underlying Medium Residential, 5 dwelling units per acre to Institutional with an underlying High Residential, 8 dwelling units per acre. Offsite improvements may be required.

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



May 4, 2023  
Job No. 22-231

LAND USE PLAN AMENDMENT APPLICATION  
STATEMENT OF LEGAL POSITIVE OUTFALL

Elks MUPD  
11.22 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Jog Road in Palm Beach County, Florida and contains approximately 11.22 acres. The Property Control Number (PCN) for the subject parcel is 0-42-43-27-05-005-0020. The subject property is currently designated as Institutional with underlying Multifamily Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8).

SITE DRAINAGE

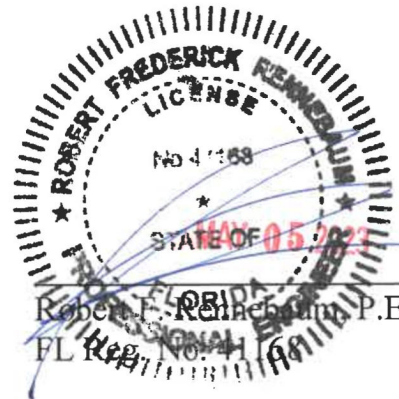
The site is located within the boundaries of the South Florida Water Management District and Lake Worth Drainage District C-51 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-3 canal along the north side of the site. Drainage design is to address the following:

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



SITE DRAINAGE (CONTINUED)

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





May 4, 2023  
Job No. 22-231

LAND USE PLAN AMENDMENT APPLICATION  
FLOOD PLAIN STATEMENT

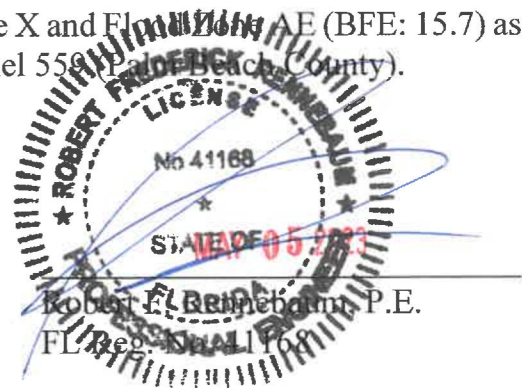
Elks MUPD  
11.22 Acre Site  
Palm Beach County, Florida

SITE DATA

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FLOOD ZONE

The above referenced project is located in Flood Zone X and Flood Zone AE (BFE: 15.7) as shown on the FEMA Flood Rate Insurance Map Panel 559 (Palm Beach County).



ma: x:/docs/trafficanddrainage/lupafps.22231



**Fire Rescue**

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



**Palm Beach County  
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Michael A. Barnett  
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**County Administrator**

Verdenia C. Baker

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Official Electronic Letterhead

May 1, 2023

Schmidt Nichols  
Landscape Architecture and Urban Planning  
1551 N Flagler Dr  
Suite 102  
West Palm Beach, FL 33401

Re: Elks MUPD

Dear Nour Darwish:

Per your request for response time information to the subject property located at 900 62<sup>nd</sup> Drive N, south side of Belvedere Road, approximately 0.28 miles east of the intersection of N Jog Rd and Belvedere Rd. This property is served currently by Palm Beach County Fire-Rescue station #23, which is located at 5477 Okeechobee Blvd. The maximum distance traveled to subject property is approximately 2.25 miles from the station. The estimated response time to the subject property is 7 minutes. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 6:40.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue



**Attachment L - Significant Habitats or Species Detail**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Elks MUPD**  
**Original Submittal: May 10, 2023**

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Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. The site is heavily wooded with mostly exotic hardwood trees including Java Plum, earleaf acacia, Melaleuca, Australian pine, Brazilian pepper, and queensland umbrella tree. There are native trees and palms scattered throughout the project site including slash pine, laurel oak, cabbage palm, and strangler fig. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.

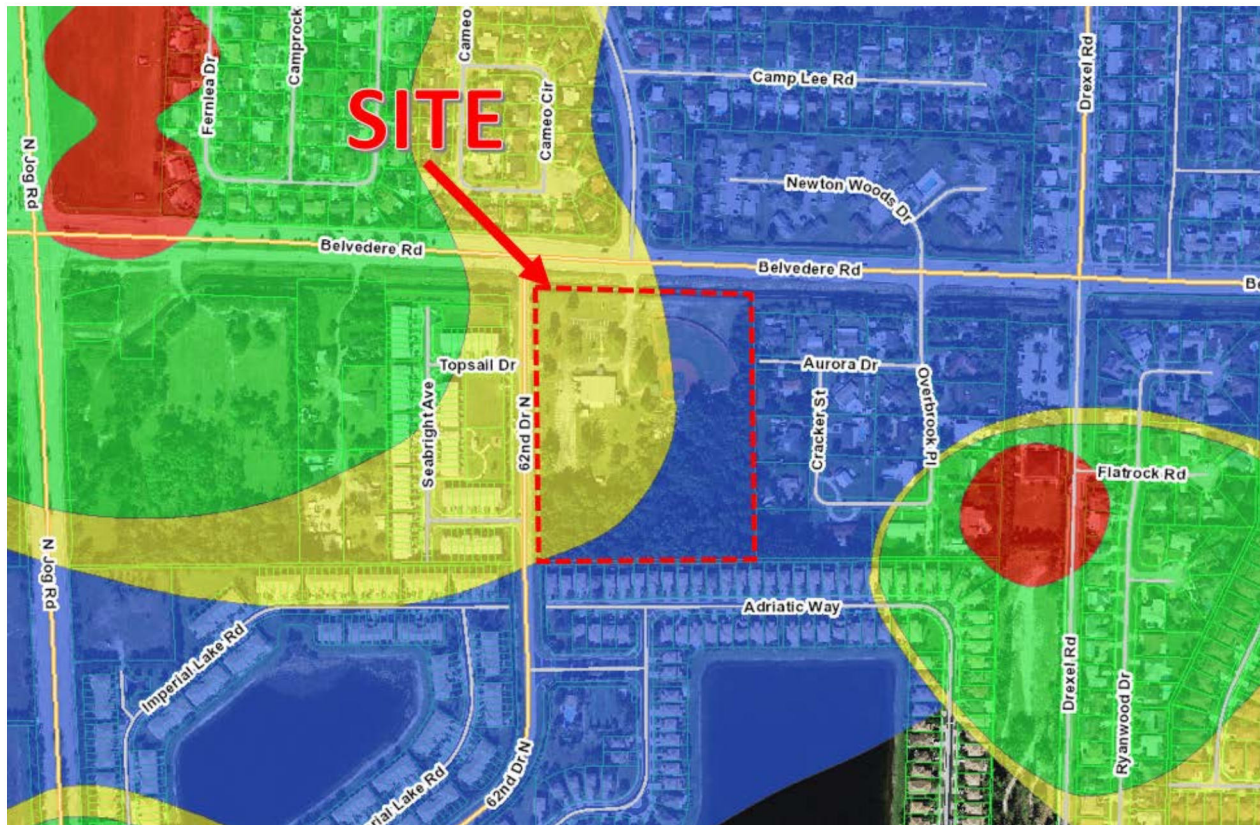




**Attachment M - Wellfield Zone Map  
Elks MUPD**

**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 10, 2023**

As shown in the aerial below, the subject property is within Wellfield Protection Zones #3 and 4.



**Wellfield Protection Zones**

- 1
- 2
- 3
- 4





May 4, 2023  
Job No. 22-231

LAND USE PLAN AMENDMENT APPLICATION  
WELLFIELD PROTECTION ZONE STATEMENT

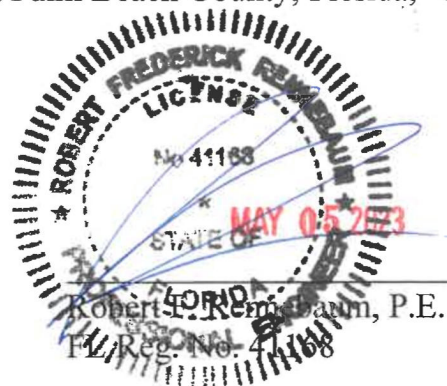
Elks MUPD  
11.22 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Jog Road in Palm Beach County, Florida and contains approximately 11.22 acres. The Property Control Number (PCN) for the subject parcel is 0-42-43-27-05-005-0020. The subject property is currently designated as Institutional with underlying Multifamily Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8).

WELLFIELD PROTECTION ZONE

The above referenced project is located within Wellfield Protection Zones 3 and 4 as shown on the "Wellfield Protection Zones of Influence in Palm Beach County, Florida," exhibit, adopted June 12, 2015.



ma: x:/docs/trafficanddrainage/lupawellfield.22231





**Department of Planning,  
Zoning & Building**

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

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



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Verdenia C. Baker

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May 1, 2023

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

**RE: Historical and Archaeological Resource Review for the project  
named; Elks MUPD, PCN: 00-42-43-27-05-005-0020.**

Dear Mr. Nichols:

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

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

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

However, should any artifacts or skeletal remains be encountered during construction, per Florida 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/ Archeologist

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Schmidt Nichols\PCN00424327050050020\Elks MUPD Letter 05-1-2023.doc



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

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

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

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/19/2023		
	SCAD Case No.	23051801F/ FLU and 23051801Z/Re-zoning		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	PCN No. / Address	00-42-43-27-05-005-0020 / 900 62 <sup>nd</sup> Drive North		
	Development Name	Elks MUPD		
	Owner / Agent Name	West Palm Beach Lodge #1352 BPOE of USA		
	SAC No.	145D		
	Proposed Unit No. & Type	Maximum 195 Residential Units		
Impact Review		Wynnebrook Elementary School	Jeaga Middle School	Royal Palm Beach High School
	# of New Students Generated	31	16	23
	Capacity Available	35	266	225
	Utilization Percentage	96%	79%	92%
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 application.			
Validation Period	1) This determination is valid from <b>05/23/2023</b> to <b>05/22/2024</b> 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 <b>05/22/2024</b> or this determination will expire automatically on <b>05/22/2024</b> .			
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.			

*Joyce Cai*

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

May 23, 2023

Date

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