

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-B	Intake Date	November 9, 2022
Application Name	First Care Office	Control No.	2005-193
Acres	0.98 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-42-24-05-000-0010		
Location	Southeast corner of Northlake Boulevard and N Bates Road.		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Vacant	Medical and Professional Office	
Zoning	Residential Transitional (RT)	Commercial Low Office (CLO)	
Future Land Use Designation	Low Residential, 1 unit per acre (LR-1)	Commercial Low Office (CL-O)	
Underlying Future Land Use Designation	Not applicable.	Low Residential, 1 unit per acre (LR-1)	
Conditions	None.	None proposed.	
Density Bonus	Not applicable.	Not applicable.	
Total Number of Units	1 dwelling unit	1 dwelling unit	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per acre	0.50 FAR or 1 du / acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 0.98 ac. = 1 unit	1 du/acre x 0.98 ac. = 1 unit
Maximum Beds (for CLF proposals)	1 max du x 2.39 = 2 beds	Not applicable
Population Estimate	1 max du x 2.39 = 2 people	1 max du x 2.39 = 2 people
Maximum Square Feet^{2, 4} (non-residential designations)	0.35 FAR x 0.98 ac. = 14,941 SF of uses permitted within Residential Future Land Use	0.5 FAR x 0.98ac. = 21,344 SF of Commercial Office use
Proposed or Conditioned Potential^{3, 4}	----	None.

Max Trip Generator	Single Family Residential ITE # 210 Dwelling Units	Medical Office ITE # 720 Per 1,000 SF
Maximum Trip Generation	10 Daily Trips	728 Daily Trips
Net Daily Trips:	718 Daily Trips (maximum minus current)	
Net PH Trips:	47 AM, 12 PM (maximum)	

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.

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Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone / Fax Number	(561) 721-4463 / (561) 500-5060
Email Address	lmcclellan@jmortonla.com / jmorton@jmortonla.com

B. Applicant Information

Name	Beau Heyman
Company Name	First Care Family Resources, Inc.
Address	2200 N Florida Mango Road, Suite 102
City, State, Zip	West Palm Beach, FL 33409
Phone / Fax Number	(561) 688-2163
Email Address	beau@firstcareforlife.com
Interest	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	None.
PCN	00-42-42-24-05-000-0010
Street Address	4670 Northlake Boulevard
Frontage	Northlake Boulevard and N Bates Road
Legal Access	Northlake Blvd. & Bates Road
Contiguous under same ownership	There are no contiguous properties under same ownership.
Acquisition details	Property was purchased by First Care Family Resources, Inc. on October 20, 2022, from Acumen Business Solutions, LLC for \$950,000. See attachment A for Warranty Deed.
Size purchased	0.98 acres

B. Development History

Control Number	2005-193				
Previous FLUA Amendments	The Property was previously the subject of a small scale amendment known as Larkin (00-SCA 37 COM 1) to change the future land use designation of the Property from Low Residential, 1 unit per acre (LR-1) to Commercial High Office, with an underlying Low Residential, 1 unit per acre (CH-O/1). This amendment was denied by the Board of County Commissioners on March 23, 2000.				
Concurrency	None.				
Plat, Subdivision	Charles E. Walter Plat, PB 32, page 84				
Zoning Approvals & Requests	Application No. Z/CA-2007-00991 – Rezoning from Residential Estate (RE) zoning to Residential Transitional (RT) and Class A Conditional Use Approval for School. Application No. DRO-2008-01016 – Final Site Plan Approval.				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
R-1989-0593	88-9	Approved	Special Exception	Approval of Daycare	
R-1991-1223	88-9	Approved	Revocation	Revoke prior Special Exception for Daycare	
R-2008-695 & R-2008-696	Z/CA-2007-00991	Approved	Rezoning & Class A Conditional Use	Rezoning to RT and approval of school	School to be abandoned
N/A	DRO-2008-01016	Approved	Final Site Plan	Final Site Plan approval	

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Part 4. Consistency

A. Consistency –

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

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family & Multi-Family Residences	High Residential, 12 unit per acre (HR-12)	Multifamily Residential (RM)
South	Single Family Home	Low Residential, 1 unit per acre (LR-1)	Residential Estate (RE) (1973-00079)
East	Preschool (World Class Academy) 9,885 SF, 224 children	Low Residential, 1 unit per acre (LR-1)	Residential Transitional (RT) (1998-00052)
West	Commercial Offices (Peninsula Social Enterprises and Basis Medical Palm Beach Gardens) 18,000 SF	Commercial Low Office, with an underlying Low Residential, 1 unit per acre (CL-O/1)	Commercial Low Office (CLO) (2016-00142)

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family Residential ITE # 210 Dwelling Units	Medical Office ITE # 720 Per 1,000 SF
Maximum Trip Generation	10 Daily Trips	728 Daily Trips
Net Daily Trips:	718 Daily Trips (maximum minus current)	
Net PH Trips:	47 AM, 12 PM (maximum)	
Significantly impacted roadway segments that fail Long Range	None.	None.
Significantly impacted roadway segments for Test 2	None.	None.
Traffic Consultant	Simmons & White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 3 – Palm Beach Gardens – BCR via Military Trail	
Nearest Palm Tran Stop	Stop # 1262 – Military Trail at Gardens PK PLZ (approximately 0.23 miles away)	
Nearest Tri Rail Connection	Mangonia Park Station (45 th Street) Via Route 21	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Seacoast Utility Authority	
Nearest Water & Wastewater Facility, type/size	Nearest low-pressure force main connection is to the west of the property approximately 250 feet. Nearest water service connection point would be available through a 12" watermain on the north side of the property bordering Northlake Blvd. See Attachment I for Letter from Seacoast Utility Authority.	

D. Drainage Information

The Property is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. Legal positive outfall is available via discharge to the Northlake Boulevard/Bates Road drainage system along the northwest corner of the Property. See Attachment J for Drainage Statement.

E. Fire Rescue

Nearest Station	Station # 63 – 5161 Northlake Boulevard
Distance to Site	Approximately 0.50 miles
Response Time	3 minutes and 30 seconds.
Effect on Resp. Time	The proposed change will have minimal impact on Fire Rescue facilities. See Attachment K for letter from Fire Rescue Department.

F. Environmental

Significant habitats or species	The Property is heavily overgrown with invasive exotics. There is one large Strangler Fig on the Property which will be preserved in place. There are a number of Sabal Palms which will be relocated onsite as necessary as determined through the Site Plan approval process. See Attachment L for Natural Feature and Tree Location Map.
Flood Zone*	Zone X – Property is not within a Flood Zone.
Wellfield Zone*	The Property is located within Zone 4 of a Wellfield Protect Zone. See Wellfield Map as Attachment M.

G. Historic Resources

There are no significant historic resources on the Property or within 500 feet of the Property. See Attachment N.

H. Parks and Recreation - Residential Only (Including CLF) – Not Applicable

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

I. Libraries - Residential Only (Including CLF) – Not Applicable

Library Name			
Address			
City, State, Zip			
Distance	<i>Indicate the distance from the site to the nearest library.</i>		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		

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

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

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. Survey**

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



Attachment G Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the property located on the south side of Northlake Boulevard just east of N. Bates Road. ("Property").

I. PROPOSED FLUA MAP AMENDMENT

The Applicant is requesting to amend the Future Land Use designation from Residential Low, 1 unit per acre (LR-1) to Commercial Low-Office, with an underlying Low Residential, 1 unit per acre (CL-O/1) for the 0.98 acre Property. The Property is currently vacant. The Applicant is submitting a concurrent rezoning application to change the zoning designation of the Property from Agriculture Residential (AR) to Commercial Low Office (CLO).

Description of Site Vicinity

The Property is located on the Northlake Boulevard corridor within the Urban/Suburban Tier. The 0.98 acre Property is flanked by approved development to the east and west. To the east of the Property is an approved daycare and to the west is an approved office building.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	HR-12	RM	Single Family & Multi-Family Residences	N/A
South	LR-1	RE	Single Family Residence	1973-079
East	LR-1	RT	Preschool (224 Children)	1998-052
West	CL-O/1	CLO	Professional and Medical Offices (18,000 SF)	2016-142

History

A comprehensive plan amendment was submitted for the Property in 1999 to amend the future land use designation on the Property from Low Residential, 1 unit per acre (LR-1) to Commercial High Office, with an underlying Low Residential, 1 unit per acre (CH-O/1). At that time, the Property did not meet the commercial location criteria and was considered to be mid-block commercial development. Since that time a Commercial Low-Office Future Land Use Amendment application was approved for the property to the west.

Control No.	Description	Action	Date	Resolution No.
88-9	Special Exception to allow daycare	Approved	January 29, 1989	R-1989-593
88-9	Revoke previously approved daycare	Revoke	September 10, 1991	R-1991-1223
2005-193	Rezone Property to RT and approve school	Approved		R-2008-695 & R-2008-696

Additionally, the Applicant is proposing to submit a concurrent Rezoning Application to Commercial Low Office (CLO) as referenced above.

G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

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

***Response:** The subject property is a small 0.98 acre property with access and frontage on Northlake Boulevard. To the west of the Property is an office plaza that houses several professional offices and to the east is a daycare facility. The proposed Future Land Use Atlas amendment will allow a 0.98-acre parcel to be developed with office uses similar to that approved for the Property to the west. The proposed Commercial Low-Office designation will allow for the development of both medical and professional offices to support a local non-profit organization. Access to the small office is intended to be solely from Northlake Boulevard therefore eliminating traffic impacts on Bates Road, the adjacent residential access road.*

Northlake Boulevard is a six lane divided east-west arterial roadway with residential, commercial, office, and institutional uses. The immediate area of the Property has changed dramatically over the past 10 years. New offices and retail establishments have been developed to the west as well as to the east. The commercial development at the intersection of Military Trail and Northlake Boulevard has expanded and redeveloped with uses that better serve the surrounding community. Professional and medical office uses fit in with those existing uses as well as provide a transitional use between Northlake Boulevard to the north and the large lot single family residential to the south.

Sustainable development patterns are those that keep services located near the residents that utilize those services thus reducing the number and length of trips on the roads and reducing the amount of carbon dioxide released into the air. The proposed Future Land Use Atlas amendment will allow for the development of an office use within the Northlake Boulevard Corridor within close proximity of other similar non-residential uses, thus meeting the needs of the surrounding communities and reducing their trips on Northlake Boulevard.

2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.

***Response:** As referenced above, numerous changes to existing future land use and zoning designations have occurred on properties within the Northlake Boulevard corridor over the past several years. In 2017, a future land use amendment to Commercial Low-Office was approved for the property to the west and that property is now developed with professional offices for the Place of Hope Outreach Center (SCA 2017-004). That approval was subsequently expanded to the west in 2018 for additional office uses (SCA 2018-017). Further to the west of those two parcels another office project was approved in 2021 (SCA 2021-018). These approved Future Land Use changes to Commercial Low-Office indicate that parcels fronting on Northlake Boulevard are appropriate for office uses as they provide a transitional use between busy roadways and single family uses. The residential to the south of all of these properties are large lot single family homes situated on properties one acre or more. The proposed amendment to Commercial Low-Office would be consistent with the other approvals granted along Northlake Boulevard.*

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

Response: *The characteristics of the area have changed recently as more Commercial Low-Office Future Land Use designations have been approved along Northlake Boulevard. The Northlake Boulevard corridor has expanded from a two lane collector road to a six lane divided highway that serves the new residential and mixed use developments west of the Beeline Highway and provides connections to the Florida Turnpike, I-95 and Dixie Highway. Additionally, several institutional uses have been developed and have expanded in the immediate area. The Commercial Low-Office designation is more appropriate for this busy corridor than a single family residence.*

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

Response: *N/A*

d. Inappropriateness of the adopted FLU designation.

Response: *As previously mentioned, several Future Land Use amendments to Commercial Low-Office have been approved for properties within the immediate vicinity of the Property. These properties are all situated with access and frontage on Northlake Boulevard. Development of a single family residence on the Property is not the most appropriate use as Northlake Boulevard is a major east-west arterial roadway. The Commercial Low-Office designation would be more appropriate given the other approvals granted in the area as well as the Property's size and configuration.*

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

Response: *N/A*

G.2 Residential Density Increases

This proposed FLU amendment is not requesting to increase residential density.

G.3 Compatibility

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition". With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an office use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Amendment designation will be compatible with neighboring uses.

- Primary access is available from Northlake Boulevard, which is designated as an Arterial roadway, thus directing traffic away from local roads in the vicinity. Secondary access would be available from the residential roadway of Bates Road, however, the Applicant is not proposing to utilize this roadway for access purposes.
- The Property is located between two developed parcels, one approved with professional office and the other with a daycare facility. Office uses are also considered transitional uses between intense uses, busy roadways

and single family residential. On this basis, the proposed development concept at this location is determined to be compatible.

- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Northlake Boulevard corridor.

The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that the on-site structure will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

G.4 Comprehensive Plan

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Strategic Planning** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

***Response:** Approval of this proposed FLU amendment will allow for the development of a professional/medical office project within the Urban Suburban Tier. The proposed office development will serve the needs of the surrounding communities while providing an appropriate transitional use between the intense right-of-way and the low density large lot residential to the south. Providing for an appropriate mix of uses to the surrounding community while also transitioning intensity away from and protecting the single family residential ensures that various lifestyle choices are respected and protected.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

***Response:** The Property is located within the Urban Suburban Tier where services and public facilities are already available. The Property’s location on a major roadway contributes to timely, cost effective service provision. The proposed medical office project will better serve the immediate and future needs of the community as it will provide employment opportunities and services. This proposed amendment to CL-O will allow for the development of an additional service and employment opportunity for the residents in the eastern part of Northlake Boulevard within close proximity to Military Trail as well as I-95 and the Florida Turnpike.*

Objectives – The proposed FLUA amendment furthers the County’s objectives as further described below.

- **FLUE Objective 1.2 Urban/Suburban Tier** – “Palm Beach County shall plan to accommodate approximately 90% of the County’s existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.”

***Response:** The Property is located on Northlake Boulevard between two developed properties. The proposed office use is consistent and compatible with the adjacent office, daycare and residential uses. This portion of the Northlake Boulevard corridor is suburban in nature and utility and public facility services are available.*

- **FLUE Objective 2.1 Balanced Growth** – “Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to

appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and protection of the environment and natural resources through the long-range planning horizon.”

Response: *The Property is located within the Urban/Suburban Tier with access and frontage on a major east-west arterial roadway. The proposed medical/professional office use will provide a service that is needed for the residents within the immediate area. The location of the Property is ideally situated as it is located on a major thoroughfare and located between other developed properties. The Property is currently vacant and is not well suited for a single family residential home, therefore the proposed Commercial Low-Office would better serve the residents while conforming with the Comprehensive Plan.*

Policies – The proposed FLUA amendment furthers the County’s policies as further described below.

- **FLUE Policy 2.2.2-a:** “In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements: Flexible Location – Mixed use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.”

Response: *The small 0.98 acre Property is located on Northlake Boulevard, a major east-west arterial roadway. The Property is surrounded by approved and developed office and non-residential uses to the east and west, thus amending the FLUA designation to CL-O would result in infill development and not encourage the proliferation of strip commercial development.*

- **FLUE Policy 2.2.2-d:** “The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.”

Response: *The small 0.98 acre Property is located on Northlake Boulevard, a major east-west arterial roadway. The Property is surrounded by approved and developed office and non-residential uses to the east and west, thus amending the FLUA designation to CL-O would result in infill development and not encourage the proliferation of strip commercial development.*

G.5 Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
- **Response:** *The applicant is requesting to change the FLU of the 0.98 acre Property from LR-1 to CL-O/I which will provide additional services along the Northlake Boulevard. The proposed amendment will provide a medical/professional office use which will allow for job employment opportunities and provide additional services within this corridor of the Urban/Suburban Tier. The Property is not of substantial size and will provide a use that will be consistent and compatible with the surrounding area.*

- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - **Response:** *The Property is located in the Urban/Suburban Tier and within the Northlake Boulevard corridor which is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The development is not isolated in nature as development surrounds the Property immediately to the east and west. Northlake Boulevard is developed with multiple residential, institutional, commercial and office uses. The proposed development would be considered infill development as the properties to the east and west of this small 0.98 acre property have been developed with office and other non-residential uses.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property. The Property is currently vacant.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is located within the Urban/Suburban Tier and is not utilized for agricultural purposes. The Property's small size and location on a major right-of-way, bordered by development to the east and west is an optimal location for an office use. There is no farmland, agriculture or silviculture activities within the area.*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. The proposed medical/professional office development will not negatively impact public facilities and services.*
- Fails to maximize use of future public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. The proposed medical/professional office development will not negatively impact public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** *The Property is located within the Urban/Suburban Tier. The Property is considered infill development and is not adjacent to the Rural Tier therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment in close proximity to where people live.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** *This amendment will allow for infill development as development exists both east and west of the Property. The proposed project will serve the current and future needs for the surrounding communities.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of this proposed amendment will allow the development of a medical/professional office use within a developed corridor of Palm Beach County. The proposed office development will provide*

for a functional mix of uses as it is consistent with other approvals granted in the past as well as provide a transitional use between the road and single family residential to the south.

- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space.
 - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is undeveloped.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** *The development will be designed to provide pedestrian connections, bike racks, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of a medical/professional office use within a developed urban/suburban corridor. The proposed uses will better serve the surrounding residential community as it will provide for additional services and employment opportunities.*

Conclusion

As described above, the proposed FLU amendment from Low Residential, 1 unit per acre (LR-1) to Commercial Low, with an underlying Low Residential, 1 unit per acre (CL-O/1) is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment will provide a much needed service to the area residents that will not negatively impact service provision.

II. ULDC CHANGES

No ULDC changes are needed in response to this proposed comprehensive plan future land use atlas amendment.



SEACOAST UTILITY AUTHORITY

September 9th, 2022

Maryori Velasco
Morton Planning & Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, FL 33410

RE: Water & Sewer Availability for 4670 Northlake Blvd., PBG, FL 33418
PCN:00-42-42-24-05-000-0010

To Whom it May Concern:

As requested this letter is to inform you of the location to the nearest water & sanitary sewer connection point. Be advised the nearest low-pressure force main connection is to the west of the property \pm 250 feet. Please note, additional easements granted to Seacoast Utility Authority would be required. The location of the nearest water service connection point would be available through a 12" watermain on the north side of the property, bordering Northlake Boulevard.

4670 Northlake Blvd., is not currently supplied with **water or sewer** by Seacoast Utility Authority.

Sincerely,

SEACOAST UTILITY AUTHORITY
Laura H. Niemann
Engineering Technician



November 2, 2022

Job No. 22-194

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

First Care
0.98 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is generally located on the southeast corner of Bates Road and Northlake Boulevard in Palm Beach County and contains approximately 0.98 acres. The Property Control Number (PCN) for the subject parcel is 00-42-42-24-05-000-0010. The property is currently designated as Low Residential, 1 dwelling unit per acre on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 0.98 acre parcel's designation to Commercial Low Office with underlying Low Residential, 1 dwelling unit per acre (CL-O/1) on the Palm Beach County Comprehensive Plan.

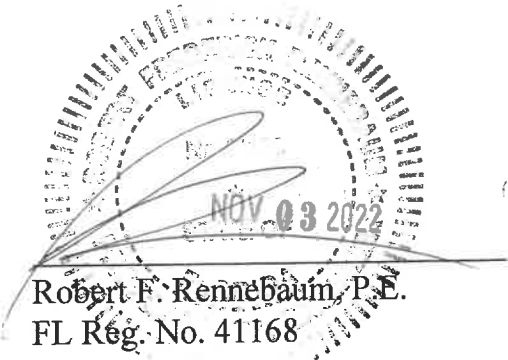
SITE DRAINAGE

The site is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. Legal positive outfall is available via discharge to the Northlake Boulevard/Bates Road drainage system along the northwest corner 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 elevations to be at or above the level produced by the 100 year 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

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.



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



November 2, 2022
Job No. 22-194

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

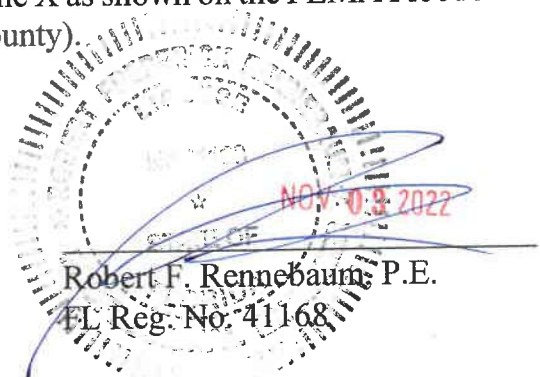
First Care
0.98 Acre Site
Palm Beach County, Florida

SITE DATA

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FLOOD ZONE

The above referenced project is located in Flood Zone X as shown on the FEMA Flood Rate Insurance Map Panel 130B of 245 (Palm Beach County).



sa: x:/docs/trafficanddrainage/lupafps.22194



Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

August 29, 2022

JMorton
Planning Landscape Architecture
Attention: Maryori Velasco
3910 RCA Boulevard Suite 1015
Palm Beach Gardens, FL 33410

Re: 4670 Northlake Boulevard

Dear Maryori Velasco:

Per your request for response time information to the subject property located at 4670 Northlake Boulevard. This property is served currently by Palm Beach Gardens Fire-Rescue station #63, which is located at 5161 Northlake Boulevard, through an automatic aid agreement. The subject property is approximately .50 miles from the station. The estimated response time to the subject property is 3 minutes 30 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 561-616-6909.

Sincerely,

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

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



Attachment L : Native Feature Inventory & Map

Tag No.	Species Name (Common)	Species Name (Botanical)	Size ¹
1	Strangler fig	<i>Ficus aurea</i>	74
2	Sabal Palm	<i>Sabal palmetto</i>	12
3	Sabal Palm	<i>Sabal palmetto</i>	14
6	Sabal Palm	<i>Sabal palmetto</i>	16
7	Sabal Palm	<i>Sabal palmetto</i>	15
8	Sabal Palm	<i>Sabal palmetto</i>	11
10	Sabal Palm	<i>Sabal palmetto</i>	14
12	Slash pine	<i>Pinus elliottii</i>	16
13	Sabal Palm	<i>Sabal palmetto</i>	15
14	Sabal Palm	<i>Sabal palmetto</i>	14
15	Sabal Palm	<i>Sabal palmetto</i>	11
16	Sabal Palm	<i>Sabal palmetto</i>	13
17	Sabal Palm	<i>Sabal palmetto</i>	14
18	Sabal Palm	<i>Sabal palmetto</i>	13
19	Sabal Palm	<i>Sabal palmetto</i>	12
20	Sabal Palm	<i>Sabal palmetto</i>	16

Notes:

¹ Canopy Tree or Pine = DBH ; Palm = Clear Trunk or Grey Wood



November 2, 2022
Job No. 22-194

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

First Care
0.98 Acre Site
Palm Beach County, Florida

SITE DATA

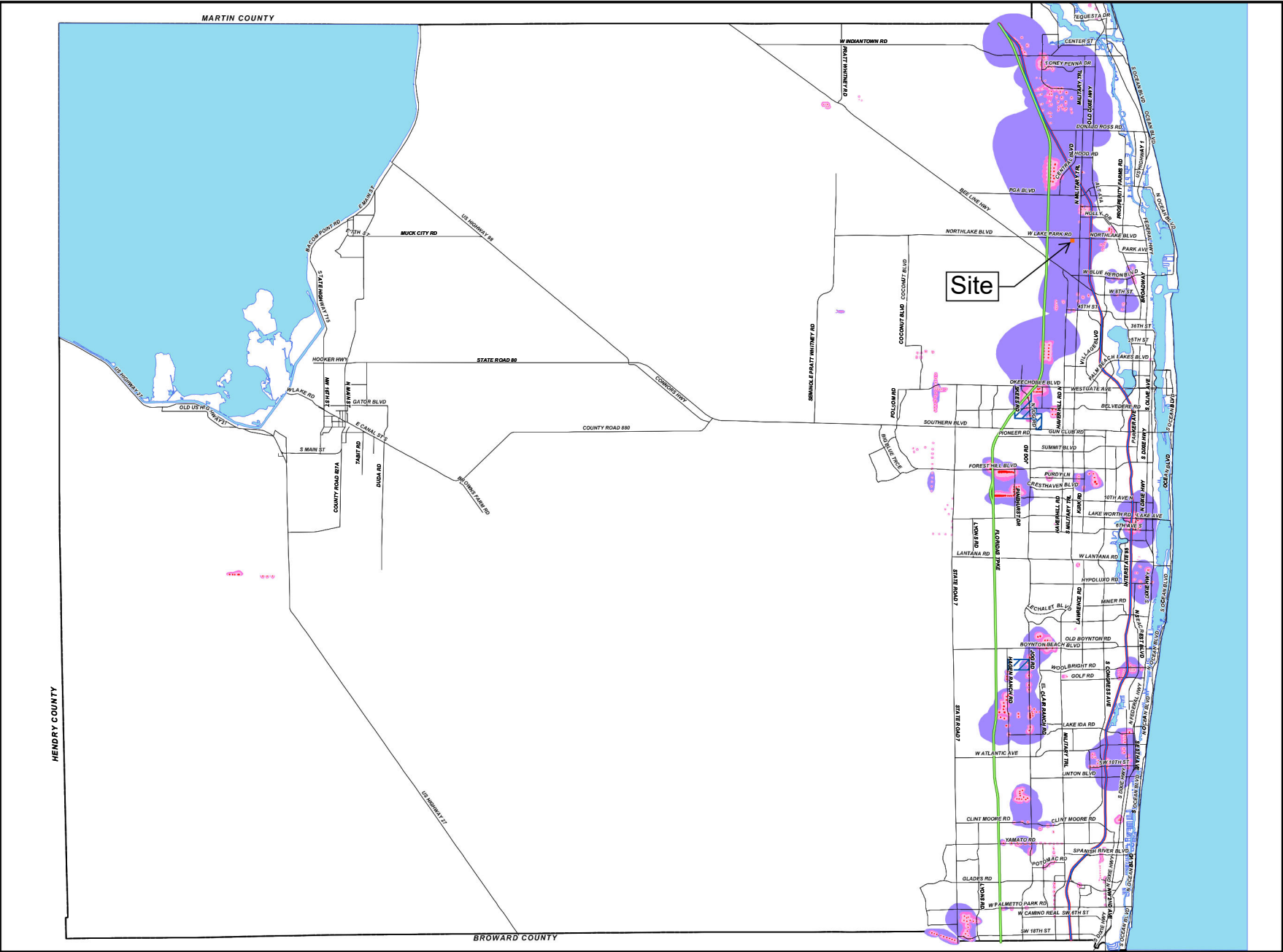
The subject parcel is generally located on the southeast corner of Bates Road and Northlake Boulevard in Palm Beach County and contains approximately 0.98 acres. The Property Control Number (PCN) for the subject parcel is 00-42-42-24-05-000-0010. The property is currently designated as Low Residential, 1 dwelling unit per acre on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 0.98 acre parcel's designation to Commercial Low Office with underlying Low Residential, 1 dwelling unit per acre (CL-O/1) on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

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

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

sa: x:/docs/trafficanddrainage/lupawellfield.22194



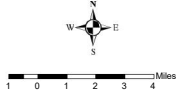
MAP LU 4.1
WELLFIELD PROTECTION
ZONES IN PALM BEACH
COUNTY, FLORIDA

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

SJ-5.006(4)(B)1
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.



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 10/29/04
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

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



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Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



August 30, 2022

Maryori Velasco
J. Morton, Planning & Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, Florida 33410

RE: Historical and Archaeological Resource Review for project named: First Care, located southeast corner of Northlake and N. Bates Road at 4670 Northlake Blvd under PCN: PCN 00-42-42-24-05-000-0010

Dear Ms. Velasco:

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 contacted.

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

Sincerely,

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

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

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\ Project: First Care_ PCN_00424224050000010_Letter_8-30-2022.doc