



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

BCC ADOPTION PUBLIC HEARING, JULY 19, 2023

A. Application Summary

I. General Data

Project Name: First Care Office (SCA 2023-017)
Request: LR-1 to CL-O/1
Acres: 0.98 acres
Location: Southeast corner of North Bates Road and Northlake Boulevard
Project Manager: Laurie Harari, Planner I
Applicant: First Care Family Resources, Inc. (Beau Heyman)
Owner: First Care Family Resources, Inc. (Beau Heyman)
Agent: Lauren McClellan, J. Morton Planning & Landscape Architecture
Staff Recommendation: Staff recommends **approval** based upon the findings and conclusions contained within this report.

II. Assessment and Conclusion

This amendment proposes to change the future land use designation of the subject site from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 21,344 square feet of commercial low-office uses. The concurrent zoning application is proposing 8,440 total square feet of office uses, comprising 3,000 square feet of medical office and 5,440 square feet of professional office.

The 0.98-acre subject site is located on the south side of Northlake Boulevard, at the northern edge of the Square Lake community which primarily consists of large lot single-family residences. The area also includes commercial uses fronting Military Trail, and low intensity non-residential uses fronting Northlake Boulevard, including a day care, places of worship and office uses. West of the site, three small scale amendments known as Place of Hope Outreach Center, Place of Hope Commercial West and Americo Center were adopted in 2017, 2018 and 2022 which changed the future land use of each site to CL-O/1.

The proposed CL-O/1 future land use designation would serve as a transitional use between the medium and high density and intensity future land uses to the north and the low density residential uses to the south of the site. The proposed amendment is compatible with the other non-residential uses fronting this segment of Northlake Boulevard, as well as the adjacent larger lot residential uses to the south. The proposed amendment meets all of the policy requirements of the Comprehensive Plan, including the commercial location criteria of the Tier. Therefore, staff is recommending approval.

III. Hearing History

Local Planning Agency: **Approval**, motion by Lori Vinikoor, seconded by Barbara Roth, passed in an 11 to 0 vote at the June 9, 2023 public hearing. The Commission expressed that the amendment was a good transitional use and asked questions regarding the concurrent zoning application and the variance request to reduce the landscape buffer. There was no public comment.

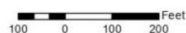
Board of County Commissioners Adoption Public Hearing:

This aerial map of Palm Beach Gardens, Florida, illustrates various land use zones and a specific site of interest. The map is bounded by Northlake Blvd to the north and Military Trl to the east. Key roads shown include Pebbles Rd, Highland Pines Blvd, Highland Pines Dr, Villa Palma Ln, Elizabeth Ave, Bates Rd, and Virginia Ave. The zones labeled on the map are HR-8, MR-5, INST, CL-O/1, LR-1, and CH/8. A red and white checkered border highlights a site located between Elizabeth Ave and Virginia Ave, north of Bates Rd. A callout points to this site with the text "Site LR-1 to CL-O/1". The map also shows a large area labeled "Palm Beach Gardens" and a "Palm Beach County" label in the bottom right corner.

Size:	0.98 acres
Existing Use:	Vacant
Proposed Use:	Commercial
Current FLU:	LR-1
Proposed FLU:	CL-O/1

LR-1	Low Residential, 1 unit/acre	CL-O/1	Commercial Low Office, underlying LR-1
MR-5	Medium Residential, 5 units/acre	CH/8	Commercial High, underlying HR-8
HR-8	High Residential, 8 units/acre	INST	Institutional
HR-12	High Residential, 12 units/acre		
CL/1	Commercial Low, underlying LR-1		

Date: 12/15/22
Contact: PBC Planning
Filename: T:\Planning\AMEND\23-SCA\Site\First\Graphics
Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300



B. Petition Summary

I. Site Data

Current Future Land Use	
Current FLU:	Low Residential, 1 unit per acre (LR-1)
Existing Land Use:	Single Family Residential
Current Zoning:	Residential Transitional (RT)
Current Dev. Potential Max:	Residential uses, up to 1 unit per acre (1 unit)
Proposed Future Land Use Change	
Proposed FLU:	Commercial Low-Office with an underlying 1 unit per acre (CL-O/1)
Proposed Use:	Commercial Office
Proposed Zoning:	Commercial Low Office (CLO)
Dev. Potential Max/Conditioned:	Commercial Low Office uses, up to 21,344 square feet (0.50 FAR)
General Area Information for Site	
Tier/Tier Change:	Urban/Suburban Tier - No change
Utility Service:	Seacoast Utility Authority
Overlay/Study:	None
Comm. District:	Commissioner Maria G. Marino, District 1



C. Introduction

I. Intent of the Amendment

This is a privately proposed future land use amendment for a 0.98 acre site, located in the Urban/Suburban Tier, at the southeast corner of North Bates Road and Northlake Boulevard.

Background. The site has been the subject of several prior development applications. In 1976, the site was rezoned to the Planned Unit Development (PUD) zoning district to be included within the Charles Water PUD for the three lots south of Northlake Boulevard located between North Bates Road and North Virginia Avenue. In 1989, the site received approvals for a school and day care which were later revoked as the site never developed with these uses. In 2000, the site was the subject of a small scale amendment, known as Larkin (00-SCA 37 COM 1), proposed to change the future land use designation from Low Residential, 1 unit per acre (LR-1) to Commercial High Office with underlying 1 unit per acre (CH-O/1) in order to develop up to 21,344 square feet (0.50 FAR) of commercial office uses. Staff recommended denial at the time as the

commercial location criteria prohibited midblock locations for all commercial uses, including office. Consistent with staff and Planning Commission recommendations, the Board of County Commissioners (BCC) denied the proposed amendment in a unanimous 7-0 vote at the March 23, 2000 public hearing. Finally, in 2005, the site received zoning approval for a 7,783 square foot private school with 75 students, known as Levy Learning Center.

Proposed Amendment. The intent of the amendment is to change the future land use designation for the subject site from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 21,344 square feet of commercial office uses.

Zoning Application. The concurrent zoning application (SV/ZV/ABN/Z-2022-01751) consists of six requests:

- **Rezoning.** The first is to rezone the site from the Residential Transitional (RT) to the Commercial Low Office (CLO) zoning district in order to develop 8,440 total square feet of commercial low-office uses, comprising 3,000 square feet of medical office and 5,440 square feet of professional office uses.
- **Abandonment of prior approval.** Second, the applicant is proposing to abandon the approved Levy Learning Center (Control Number 2005-00193) site plan for a 7,783 square foot (0.18 FAR) private school to serve a maximum capacity of 75 students.
- **Variances.** The last four requests are variances. The applicant is requesting a Type 2 variance to the minimum lot size requirement of 1 acre that is required for the proposed CLO zoning district. Additionally, the applicant is requesting a variance to allow for a reduction in the right-of-way landscape buffer width and to allow for a reduction in the width of the foundation planting for the front and side building facades from 8 to 5 feet. Finally, a Subdivision Variance is required to allow access directly from Northlake Boulevard, a major street, instead of North Bates Road, a local street.

II. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 details the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

Overview of the Area. The site is located along a corridor that contains a mixture of future land use designations including Medium and High Residential, Institutional, and Commercial future land use designations. The site is located adjacent to non-residential uses including a daycare to the east and medical and commercial office uses to the west. Further west of the site are institutional uses including places of worship located on the north and south sides of Northlake Boulevard.

The site is located at the northern edge of the Square Lake Neighborhood, generally known as the area identified in the 1951 Square Lake subdivision plat. The neighborhood has a total of 171 lots with an LR-1 future land use designation, including 161 single-family houses, a place of worship, a daycare, and eight vacant parcels. Commercial uses primarily front N. Military Trail and Northlake Boulevard. Lot sizes in the LR-1 future land use designation range from 0.46 to 4.77 acres, with an average lot size of 1.36 acres. The neighborhood is bounded on its east side by Military Trail where commercial future land uses exist.

Appropriateness of the Amendment. The sites current development potential under the LR-1 future land use designation is 1 dwelling unit, or 14,941 square feet (.35 FAR) of non-residential uses allowed in a residential zoning district, such as a place of worship or daycare facility. The amendment request to Commercial Low-Office with underlying 1 unit per acre (CL-O/1) will allow up to 21,344 square feet of commercial low office uses. The amendment is appropriate due to subject sites location along an Urban Minor Arterial roadway and will serve as a transitional land use situated between the higher density and intensity developments on the north side of Northlake Boulevard and the lower intensity and density developments south of the site.

Additionally, the Board of County Commissioners approved the same future land use designation change in 2017, 2018, and 2022 for three similarly situated properties west of the

subject site. Those amendment sites were named Place of Hope Outreach Center (SCA 2017-004), Place of Hope Commercial West (SCA 2018-017) and Americo Center (SCA 2021-018). These three amendments received approvals for 18,000 square feet, 7,838 square feet and 7,818 square of medical office and professional office uses, respectively.

Assessment and Recommendation. This amendment proposes to change the future land use designation of the subject site from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 21,344 square feet of commercial low-office uses. The concurrent zoning application is proposing 8,440 total square feet of office uses, comprising 3,000 square feet of medical office and 5,440 square feet of professional office.

The 0.98-acre subject site is located on the south side of Northlake Boulevard, at the northern edge of the Square Lake community which primarily consists of large lot single-family residences. The area also includes commercial uses fronting Military Trail, and low intensity non-residential uses fronting Northlake Boulevard, including a day care, places of worship and office uses. West of the site, three small scale amendments known as Place of Hope Outreach Center, Place of Hope Commercial West and Americo Center were adopted in 2017, 2018 and 2022 which changed the future land use of each site to CL-O/1.

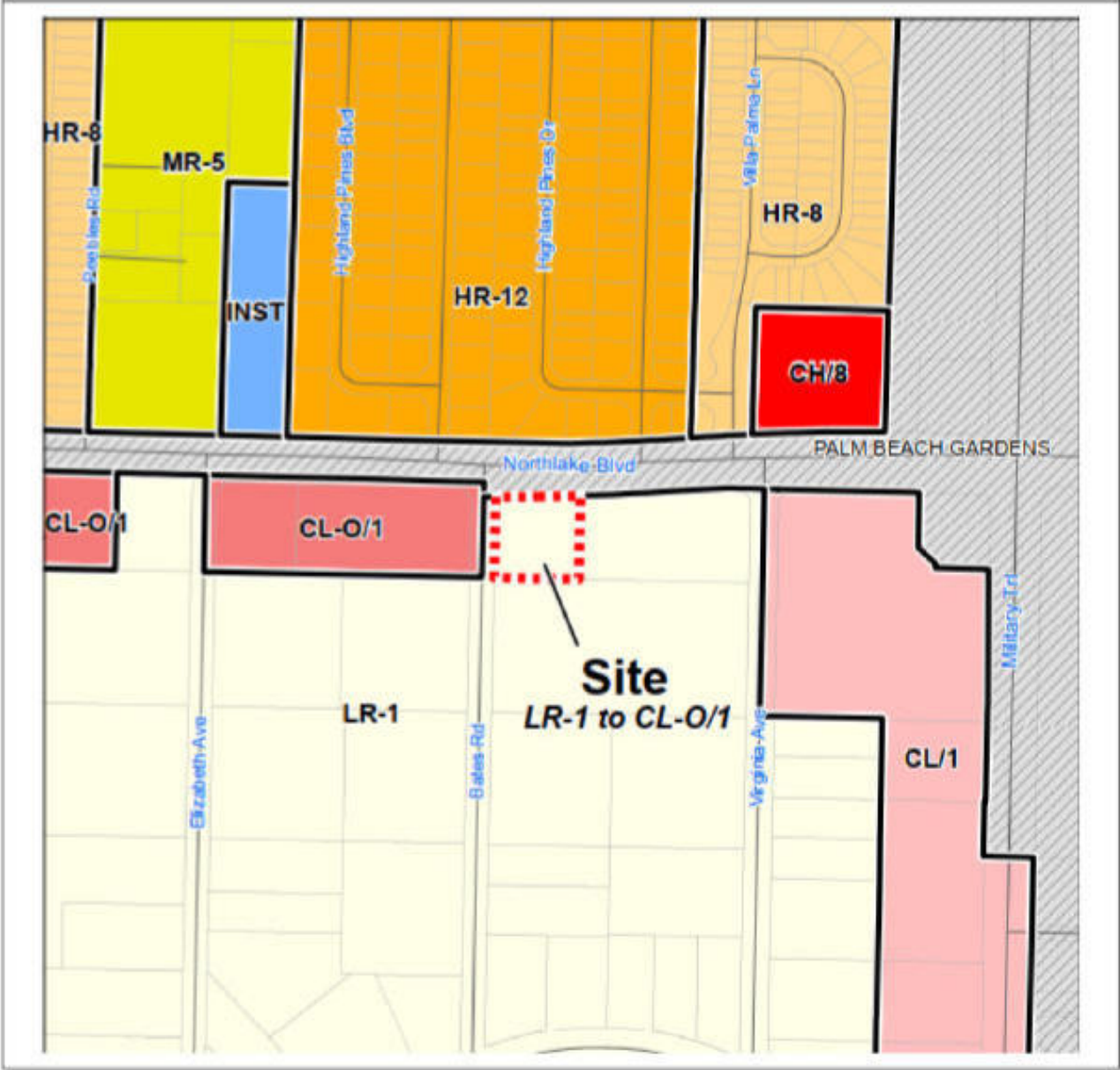
The proposed CL-O/1 future land use designation would serve as a transitional use between the medium and high density and intensity future land uses to the north and the low density residential uses to the south of the site. The proposed amendment is compatible with the other non-residential uses fronting this segment of Northlake Boulevard, as well as the adjacent larger lot residential uses to the south. The proposed amendment meets all of the policy requirements of the Comprehensive Plan, including the commercial location criteria of the Tier. Therefore, staff is recommending **approval**.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Consistency with Comprehensive Plan	E-2
3. Applicant’s Justification/Consistency with Comp Plan and Florida Statutes	E-7
4. Applicant’s Public Facility Impacts Table	E-13
5. Palm Beach County Traffic Division Letter	E-15
6. Water & Wastewater Provider LOS Letter	E-17
7. Applicant’s Disclosure of Ownership Interests	E-18
8. Correspondence	E-22

Exhibit 1

Amendment No:	First Care Office (SCA 2021-017)
FLUA Page No:	37
Amendment:	From Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with an underlying 1 unit per acre (CL-O/1)
Location:	Southeast corner of North Bates Road and Northlake Boulevard
Size:	0.98 acres approximately
Property No:	00-42-42-24-05-000-0010

Conditions: None



Legal Description

LOT 1, PLAT OF CHARLES E. WALTER, P.U.D, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED IN O.R. BOOK 5752, PAGE 269, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATED IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA.

LANDS CONTAINING 42,595 SQUARE FEET OR 0.978 ACRES MORE OR LESS.

PCN:00-42-42-24-05-000-0010

Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with Palm Beach County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases **demonstrate that the current land use is inappropriate**. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

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

The applicant includes a Justification Statement (Exhibit 3) which provides the following factors as justification:

- The CL-O designation is more appropriate for this corridor than a single family residence.
- Several future land use amendments to CL-O have been approved for properties within the immediate vicinity of the subject site.
- The subject site is located between two developed parcels, one approved with professional office and the other with a daycare facility.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above.

The current development potential for the subject site is one residential dwelling, or 14,941 square feet of the non-residential uses allowed in a residential zoning district, such as a place of worship or daycare facility. The proposed amendment would allow commercial uses that are limited to professional or medical office.

With regards to justification, the applicant states that the sites location along the six-lane Northlake Boulevard arterial roadway is not appropriate for a single family residence and is better suited for commercial office uses due to changing characteristics of the surrounding area. Additional supporting factors by the applicant state the proposed amendment is consistent with recently approved land use amendments with the same request for similarly situated sites in the surrounding area. Lastly, the applicant states that the sites location between two properties with existing non-residential uses make this proposal consistent with the surrounding development pattern.

In the surrounding area, several of the parcels fronting Northlake Boulevard have been developed with low intensity non-residential uses, including a daycare, commercial medical and professional offices, and places of worship. Directly adjacent to the east of the site is a daycare facility, located on an approximately 2.13-acre property fronting Northlake Boulevard, with an LR-1 future land use designation. Professional and medical offices abut the site on the west. Located west of the site are three recently approved future land use amendments adopted by the Board to change the future land use designations from LR-1 to CL-O/1. The applications, named Place of Hope Outreach Center (SCA 2017-004), Place of Hope Commercial West (SCA 2018-017) and Americo Center (SCA 2021-018), received development approvals for 18,000 square feet, 7,838 square feet and 7,818 square feet of professional office and medical office uses, respectively.

For these reasons, staff concurs that the proposed Commercial Low-Office designation is consistent with other non-residential uses along this corridor and could provide a transitional use between the medium and high density/intensity uses to the north and the low density residential uses to the south. Therefore, the applicant has met the requirements for adequate justification.

2. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment to allow low intensity office uses is consistent with the character and development pattern of the surrounding area, which can be characterized as a mixture of low, medium and high density/intensity residential and non-residential uses. With respect to land use compatibility, which is also addressed elsewhere in this report, the proposed Commercial Low-Office designation will serve as a transitional land use between the medium and high density and intensity residential uses to the north of Northlake Boulevard and the low density residential uses to the south of the site. Overall, this amendment is generally consistent with the County Directions.

3. **Piecemeal Development - Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” No parcel under same ownership is left out of the proposed amendment. Therefore, the proposed amendment is not piecemeal, and does not create a residual parcel pursuant to this policy and definition.

4. **Strip Commercial – 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. Strip Commercial Development is defined in the Comprehensive Plan Introduction and Administration Element as follows:*

STRIP COMMERCIAL DEVELOPMENT - *A form of development that is designed primarily for vehicular access and is hazardous or inconvenient for pedestrians to use. Strip commercial development may include any of the following:*

1. *intense, largely non-residential development, which is shallow in depth, and lies along a length of roadway*
2. *poorly coordinated site plan, with buildings organized in a linear pattern or in isolated “islands”*
3. *separate driveways or curb cuts from adjacent properties*
4. *separate parking lots from adjacent properties*
5. *inadequate accessibility and circulation for pedestrians and bicycles*

Staff Analysis: The proposed amendment does not exhibit any of the characteristics of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan. The subject request would not result in an isolated island, poorly connected commercial development, or the other substantial characteristics of strip commercial development identified in this FLUE policy. Therefore, the proposed

amendment does not violate this policy.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *“Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”*

1. **Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*
 1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
 2. *Providing for affordable housing and employment opportunities;*
 3. *Providing for open space and recreational opportunities;*
 4. *Protecting historic, and cultural resources;*
 5. *Preserving and enhancing natural resources and environmental systems; and,*
 6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: The proposed amendment will allow for additional office uses consistent with the needs of urban and suburban development, as Northlake Boulevard is a six-lane thoroughfare consisting of commercial office, retail, and higher-density residential development frontage. The proposed development is compatible with the scale, mass, intensity of use, height, and character of the neighboring communities, as the request is to change the land use from LR-1 to Commercial Low-Office with an underlying 1 unit per acre (CL-O/1), which could serve as a transitional use for the low density residential uses to the south of the site and Northlake Boulevard to the north. The proposed request is also compatible with adjacent non-residential uses, the childcare facility (to the east), and the place of worship and medical offices (to the west).

2. **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 innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*
 - *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
 - *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
 - *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.*

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Staff Analysis: The proposed amendment is consistent with the policy's Flexible Location criteria for sites in the Urban Service Area, as the site abuts Northlake Boulevard, which is classified as an Urban Minor Arterial in Map Series Transportation Element Map 3.1, Functional Classification of Roads. Per this policy, new commercial future land use designations are permissible for "any location along all arterial or collector roads." Therefore, the proposal amendment, which seeks to add new commercial low office uses along Northlake Boulevard, is compatible with this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate*

*vicinity.” And **FLUE Policy 2.2.1-b** states that “Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

The surrounding land uses immediately abutting the site are the following:

North: North of the site includes a mixture of institutional, civic and residential uses with various future land use designations. Starting at the northwest corner of the intersection of N. Military Trail and Northlake Boulevard is a commercial property with a convenience store with fuel stations and a restaurant that is located within the municipal boundaries of the City of Palm Beach Gardens. West of that parcel and northeast of the site is a commercial building with a Commercial High, underlying 8 units per acre (CH/8) future land use designation that has multiple commercial tenants. To the west of that commercial parcel is a residential community that has 13 detached single-family homes and 58 townhomes with a High Residential, 8 units per acre (HR-8) future land use designation. North of the site is a residential subdivision with a High Residential, 12 units per acre (HR-12) future land use designation. Northwest of the site is a place of worship with an Institutional (INST) future land use designation and low density residential and agricultural uses with a Medium Residential, 5 units per acre (MR-5), future land use designation.

East: Abutting the eastern side of the site is a 2.13-acre parcel with a LR-1 future land use designation that contains a 9,885 square foot daycare facility known as World Class Academy. Further east, at the southwest corner of Northlake Boulevard and N. Military Trail, is a commercial development known as Northlake Commercial Park with a CL/1 future land use. The site has approvals for 79,800 square feet of commercial uses.

West: The two parcels located to the west of the site, across N. Bates Road, were the subject of two independent future land use amendments, known as the Place of Hope and Place of Hope Commercial West amendments, adopted in 2017 and 2018, and are on 2.27 and 1.08 acres, and changed the future land use from LR-1 to CL-O/1. Further west is an undeveloped lot followed by another recently adopted amendment named Americo Center, which was adopted in 2022 changing the future land use of the 1.08 acre site from LR-1 to CL-O/1.

South: To the south of the site is the Square Lake community, which includes the Square Lake subdivision (platted in 1951) and adjacent residential lots included in the 1951 plat, and has a Low Residential, 1 unit per acre (LR-1) future land use designation, with 171 lots, 161 built with detached single-family homes. The Square Lake community is nearly built out with 95% of lots developed. The average lot size is 1.36 acres (1.19 acre median), the largest of which is the 4.77-acre parcel directly south of the site.

Applicant’s Comments: The applicant lists the surrounding uses and future land use designations in Exhibit 3. The applicant indicates that “the proposed office use is consistent and compatible with the adjacent office, daycare and residential uses.”

Staff Analysis: The site is located along a corridor that contains a mixture of low, medium and high residential future land uses as well as Institutional and Commercial future land uses. The south side of Northlake Boulevard near the subject site has several non-residential uses including a place of worship, an adjacent daycare facility. The Commercial Low-Office future land use designation could serve as a transitional intensity between the medium and high density and intensity uses to the north and the low residential uses to the south.

D. Consistency with County Overlays, Plans, and Studies

- Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment is not located within an overlay.

- Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval……”*

Staff Analysis: The property is not located within a neighborhood plan or study area.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from LR-1 to CL-O/1. For the purposes of public facilities impact analysis, the maximum intensity is based on 21,344 square feet (0.50 FAR) of medical office uses. Currently the potential development of the site is limited to one single family residential unit. Public facilities impacts are detailed in the table in Exhibit 4.

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

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities, capacities, and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 21,344 square feet of medical office uses.

According to the County’s Traffic Engineering Department (see letter dated May 15, 2023 in Exhibit 5) the amendment would result in a maximum increase of 718 net daily trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above. Please note the proposed amendment will have an insignificant impact on the long-range and Test 2 analyses.”*

The Traffic Study was prepared by Simmons & White Inc. Traffic studies and other supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://www.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

- A. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review May 19, 2023. In addition, on May 19, 2023 a letter was sent to the City of Palm Beach Gardens, and to the City of Riviera Beach, regarding the amendment. To date, no comments have been received.
- B. **Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site and interested parties on May 19, 2023. Correspondence received will be added to Exhibit 8 throughout the public hearing process.

Exhibit 3

Applicant’s Justification and Consistency with Comprehensive Plan

Consistency

Justification Statement

(Attachment G.1)

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.

Exhibit 4
Applicant's Public Facility Impacts Table

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.	

Exhibit 5
Palm Beach County Traffic Division Letter



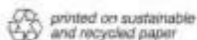
Department of Engineering
and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**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
Affirmative Action Employer"



May 15, 2023

Robert Frederick Rennebaum, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: First Care
FLUA Amendment Policy 3.5-d Review
Round 2022-23-B**

Dear Mr. Rennebaum:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised May 12, 2023, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	SE corner of Northlake Boulevard and N Bates Road	
PCN:	00-42-42-24-05-000-0010	
Acres:	0.98 Acre	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 unit per acre (LR-1)	Commercial Low Office (CL-O)/Low Residential, 1 unit per acre (LR-1)
Zoning:	Residential Transitional (RT)	Commercial Low Office (CL-O)
Density/Intensity:	1 unit per acre	0.50 FAR
Maximum Potential:	Single Family Detached = 1 DU	Medical Office (Stand-Alone) = 21,344 SF
Proposed Potential:	None	None
Net Daily Trips:	718 (maximum – current)	
Net PH Trips:	59 (47/12) AM, 76 (23/53) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meet Policy 3.5-d of the Future Land Use Element



Robert Frederick Rennebaum, P.E.
May 15, 2023
Page 2

of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please note the proposed amendment will have an insignificant impact on the long-range and Test 2 analyses.

Please contact me at 561-684-4030 or email me at DSimeus@pbcgov.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written above the printed name.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb
ec:

Quazi Bari, P.E., PTOE - Manager - Growth Management, Traffic Division
Lisa Amara - Director, Zoning Division
Bryan Davis - Principal Planner, Planning Division
Stephanie Gregory - Principal Planner, Planning Division
Khurshid Mohyuddin - Principal Planner, Planning Division
Kathleen Chang - Senior Planner, Planning Division
David Wiloch - Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS - Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\22-01\First Care.docx

Exhibit 6
Water & Wastewater Provider LOS Letter



SEACOAST UTILITY AUTHORITY

May 9th, 2023

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 of the nearest water & sanitary sewer connection point. Be advised the nearest low-pressure force main connection is to the west of the property ± 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. The above referenced project lies within the water and sewer service area of Seacoast Utility Authority and capacity is available.

Sincerely,

SEACOAST UTILITY AUTHORITY
Laura H. Niemann
Engineering Technician II

Customer Service (561) 627-2920 • Admin/After Hours (561) 627-2900 • Fax (561) 624-2839 www.sua.com

Exhibit 7

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Beau Heyman, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Executive Director/CEO [position - e.g., president, partner, trustee] of First Care Family Resources Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2200 N Florida Mango Rd
Suite 102
West Palm Beach, FL 33409
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Beau Heyman, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of October, 2022 by Beau Heyman (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Brittany Pace
(Name - type, stamp or print clearly)

Brittany Pace
(Signature)

My Commission Expires on: 11/5/2022

NOTARY'S SEAL OR STAMP

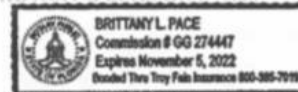


EXHIBIT "A"

PROPERTY

LOT 1, PLAT OF CHARLES E. WALTER, P.U.D, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED IN O.R. BOOK 5752, PAGE 269, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATED IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA.
LANDS CONTAINING 42,595 SQUARE FEET OR 0.978 ACRES MORE OR LESS.
PCN:00-42-42-24-05-000-0010

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Not applicable. Company is a 501.C.3	

Exhibit 8
Correspondence
