

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	21B	<b>Intake Date</b>	November 10, 2020
<b>Application Name</b>	Harbor Chase at Wellington MLU	<b>Control No.</b>	2004-00009
<b>Acres</b>	17.80 total acres	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00 42 44 29 03 001 0000 & 00 42 44 29 03 023 0000		
<b>Location</b>	Northwest corner of Lake Worth Road and Blanchette Trail		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban Tier (US)	Urban/Suburban Tier (US)	
<b>Use</b>	132,445 SF Type 3 Congregate Living Facility for 156 residents/136 units	132,445 SF Type 3 Congregate Living Facility for 156 residents/136 units  60,000 SF Medical Office	
<b>Zoning</b>	Planned Unit Development (PUD)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Institutional and Public Facilities (INST)	Multiple Land Use (MLU) 6.05 Acres – Commercial Low Office (CL-O) 11.75 Acres – Medium Residential, 5 dwelling units per acre (MR-5)	
<b>Underlying Future Land Use Designation</b>	Medium Residential, 5 units per acre (MR-5)	6.05 acres- Medium Residential, 5 units per acre (MR-5)	
<b>Conditions</b>	Ordinance No. 2015-009- Applies to overall site. 1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2) 2. Development of the site is limited to a maximum of 240,000 square feet of	1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2) 2. Development of the site is limited to a maximum of <del>240,000</del> 70,000 square feet of <del>hospital</del> medical office or equivalent number of generated trips.	

	hospital or equivalent number of generated trips.	<u>3. Maximum acreage associated with the proposed CL-O land use designation is 6.05 acres.</u>
<b>Density Bonus</b>	None	None

## B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	5 du/acre as CLF, 0.45 FAR	5 du/acre as CLF, 0.5 FAR
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	5 du/acre x 17.8 acres = 89 du's	5 du/acre x 17.8 acres = 89 du's
<b>Maximum Beds (for CLF proposals)</b>	89 du's x 2.39 = 213 Beds	89 du's x 2.39 = 213 Beds
<b>Population Estimate</b>	89 du's x 2.39 = 213 Persons	89 du's x 2.39 = 213 Persons
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.45 FAR x 17.8 acres = 348,916 SF	0.5 FAR x 6.05 acres = 131,769 SF
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	217 Bed CLF 240,000 SF Hospital	217 Bed CLF 70,000 SF Medical Office
<b>Max Trip Generator</b>	Hospital, ITE # 610 10.72 trips/1000 S	Medical Office, ITE #720 34.8 trips/1000 SF
<b>Maximum Trip Generation</b>	2880 daily trips	Maximum = 4691 daily trips Proposed = 2756 daily trips
<b>Net Daily Trips:</b>	Increase 1811 daily trips (maximum) Decrease 124 daily trips (proposed)	
<b>Net PH Trips:</b>	136 AM, 200 PM (maximum) -18 AM, +8 PM (proposed)	

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.

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

*Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.*

<b>Name</b>	Joni Brinkman & Jan Polson
<b>Company Name</b>	Urban Design Studio
<b>Address</b>	610 Clematis Street Suite CU02
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561-366-1100/561-366-1100
<b>Email Address</b>	jbrinkman@udsflorida.com/jpolson@udsflorida.com

### B. Applicant Information

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

<b>Name</b>	Christopher T. Porter
<b>Company Name</b>	SGD Wellington Crossing LLC
<b>Address</b>	3710 Rawlins Street Ste 800
<b>City, State, Zip</b>	Dallas, Texas 75219-6416
<b>Phone / Fax Number</b>	Contact Agent
<b>Email Address</b>	Contact Agent
<b>Interest</b>	The applicant is the Property Owner. Please refer to Application Attachment C-Ownership Affidavit and Attachment E-Disclosure of Ownership Interest.

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	A 132,445 SF Type 3 Congregate Living facility for 156 residents/136 units is constructed and currently operating onsite. Please refer to Application Attachment F -Built Feature and Inventory Map
<b>PCN</b>	PCN 00 42 44 29 03 001 0000 & PCN 0042 44 29 03 023 0000 Please refer to Application Attachment A for legal descriptions. Please refer to Application Attachment P for surveys.
<b>Street Address</b>	8785 Lake Worth Road
<b>Frontage</b>	The approximate frontage along Lake Worth Road is 1,274 feet. The approximate frontage along Blanchette Trail is 573 feet of depth.
<b>Legal Access</b>	Legal access is provided via Lake Worth Road and Blanchette Trail
<b>Contiguous under same ownership</b>	There is no adjacent land under the same ownership as the subject site.
<b>Acquisition details</b>	The subject property was acquired for \$4,750,000.00 by SGD Wellington Crossing LLC from Bethel Assembly of Lake Worth, Florida, Inc. on June 11, 2015. The Special Warranty Deed for the purchase is recorded in the Clerk of Court per Official Record Book 27604, page 58. Please see Attachment A for Special Warranty Deed. Please refer to Application Attachment A- Warranty Deed
<b>Size purchased</b>	The current property owner acquired 18.281 acres of land in the purchase referenced above. Approximately .484 acres was dedicated to PBC for ROW under the previous approval leaving 17.797 acres for development. The site was not part of a larger acquisition of lands by the previous owner.

### B. Development History

<b>Control Number</b>	2004-009
<b>Previous FLUA Amendments</b>	<p>The subject site was redesignated from the Low Residential (LR-2) land use designation to the Institutional and Public Facilities designation with an underlying 5 dwelling units per acre (INST/5) per Application No. LGA 2015-001 and adopted Ordinance 2015-009 on 18.281 acres. The approval included two (2) conditions of approval which are provided as follows:</p> <ol style="list-style-type: none"><li>1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2)</li><li>2. Development of the site is limited to a maximum of 240,000 square feet of hospital or equivalent number of generated trips.</li></ol>
<b>Concurrency</b>	Concurrency was previously approved to allow a 132,445 SF Type 3 Congregate Living facility for 156 residents/136 units on the 18.821-acre site (Approximately

		.484 acres was dedicated to PBC for ROW under the previous approval leaving 17.80 acres for development).			
<b>Plat, Subdivision</b>		The subject site was platted and is recorded in Plat Book 122. Pages 18 and 19. A final master plan, exhibit No. 13 was approved by the DRO on 12/15/2009 per Application No. 2015-0014.			
<b>Zoning Approvals &amp; Requests</b>					
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
R-2005-2276	Z-2004-497	Approved	Rezoning	Rezone from AR to RT	N/A
R-2005-2277	CA-2004-497	Approved	Class A Conditional Use	Church/Place of Worship	N/A
R-2015-0533	SV/ABN/PDD/R-2014-01882	Approved	Development Order Abandonment	Abandonment of Place of Worship	N/A
R-2015-0534	SV/ABN/PDD/R-2014-01882	Approved	Rezoning	Rezone RT to PUD	Rezone to MUPD-Submittal date TBD
R-2015-0535	SV/ABN/PDD/R-2014-01882	Approved	Requested Use	Type 3 CLF	DOA-Submittal date TBD
ZR-2015-0014	SV/ABN/PDD/R-2014-01882	Approved	Subdivision Variance	SV to allow direct access to major street and to allow access on a lower & higher classification of streets	None

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency

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

## B. Surrounding Uses

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Cypress Lakes Planned Unit Development- Residential Single-Family Use Single Family Units-373 2.5 DU/AC	Low Residential, 3 units per acres (LR-3)	RTS- Residential Transitional Suburban District Control No. 1986-00098
<b>South</b>	Polo Legacy Mixed Use Planned Development- GFA-510,100 SF <ul style="list-style-type: none"> <li>Retail-32,929 SF</li> <li>Convenience Store-3,000 SF</li> <li>Type 2 Restaruant-5,660 SF</li> <li>Type 1 Restaurant w/o Drive thru-2,411 SF</li> <li>Type 1 Restaurant w/Drive thru-5,000 SF</li> <li>Gas Fuel Sales-16 fueling positions</li> <li>Dwelling Units-184/4.77du/ac (Multifamily -32 units Townhouse-152 units)</li> </ul>	Commercial High (CH) with underlying Medium Residential, 5 units per acre (MR-5)	MXPDP-Mixed Use Planned Development Control No. 2007-00096
<b>East</b>	Single Family Dwelling/PB Farms Company Plat #3/1 du/1.60 acres  Single Family Dwelling PB Farms Company Plat #3/1 du/.51 acres  Single Family Dwelling /PB Farms Company Plat #3/1 du/.51 acres  Single Family Dwelling /PB Farms Company Plat #3/1 du/.29 acres	Low Residential 2(LR-2) Pending – Application SCA-2020-00014  Low Residential 2(LR-2)  Low Residential 2(LR-2)  Low Residential 2(LR-2)	RS-Residential Single Family- Control No. 2007-00096  AR-Agricultural Residential  AR-Agricultural Residential  AR-Agricultural Residential
<b>West</b>	Project Institute/Village Corner <ul style="list-style-type: none"> <li>C-Store with Gas Sales-3,900 SF/12 fueling stations</li> <li>Car Wash-900 SF</li> </ul> 350,000 SF of Medical Offices	Commercial High (CH) with underlying Low Residential 3 (LR-3) &  Commercial Low, with underlying Low Residential 3 (LR-3)	MUPD-Multiple Use Planned Development Control No. 1998-00077

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Hospital, ITE # 610 10.72 trips/1000 S	Medical Office, ITE #720 34.8 trips/1000 SF
<b>Maximum Trip Generation</b>	2880 daily trips	Maximum = 4691 daily trips Proposed = 2756 daily trips
<b>Net Daily Trips:</b>	Increase 1811 daily trips (maximum) Decrease 124 daily trips (proposed)	
<b>Net PH Trips:</b>	136 AM, 200 PM (maximum) -18 AM, +8 PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Rob Rennebaum-Simmons & White	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Palm Tran Route 62, WLN – LKW via Lake Worth Rd	
<b>Nearest Palm Tran Stop</b>	The nearest Palm Tran Stop (No.5923) is located on the northwest corner of Lake Worth Rd and Blanchette Trail, less than one-tenth of a mile.	
<b>Nearest Tri Rail Connection</b>	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route is the Lake Worth State, identified as LKW-1.	
<b>C. Portable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Potable Water and Wastewater supplier will be Palm Beach County Water Utilities Department (PBCWUD). The project is located within the PBCWUD service area. PBCWUD service capacities are available and able to maintain the current level	



	of service standard established by the potable water provider, while accommodating the increase of density / intensity of the proposed amendment to CL-O. Please refer to Attachment I.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Potable Water and Wastewater supplier will be Palm Beach County Water Utilities Department (PBCWUD). The project is located within the PBCWUD service area. The nearest available potable water connections are a 12" watermain located within Lake Worth Rd right of way and an 8" watermain located within Blanchette Trail, both watermain are located adjacent to the subject property. The nearest sanitary sewer connection is a 12" force main located within Lake Worth Rd, adjacent to the subject property. Please refer to Attachment I.

#### **D. Drainage Information**

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via connection to the drainage system for Blanchette Trail adjacent to the parcel's east property line. 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.
5. Allowable discharge to be in accordance with South Florida Water Management District criteria.
6. Due consideration to water quality.

#### **E. Fire Rescue**

<b>Nearest Station</b>	The fire rescue station that provides service to the site is Palm Beach County Station # 32, located at 4022 Charleston St., Lake Worth.
<b>Distance to Site</b>	The nearest fire rescue station referenced above is approximately 2 miles from the subject site.
<b>Response Time</b>	The response time from the fire rescue station PBC 32 to the subject property is approximately 6:46 minutes.
<b>Effect on Resp. Time</b>	The proposed Future Land Use amendment will have some impact on response time. Please refer to Application Attachment K – Fire Rescue Letter

#### **F. Environmental**

<b>Significant habitats or species</b>	Application Attachment L contains an Environmental Assessment Report, including an inventory and map of habitats and discussion of listed species. The property is partially developed with an assisted living facility and related infrastructure. The undeveloped portion of the property contains a wetland area that was enhanced
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	and preserved as part of the site approvals from South Florida Water Management District. Outside of the wetland preserve there are scattered clumps of native upland trees such as slash pine and cabbage palms. Although the wetland preserve provides habitat that may be occasionally utilized by foraging avian listed species, no nesting was observed and no other significant habitat for wildlife or listed species was observed on the property. No listed plant or animal species, nor signs of listed species were observed during the recent site assessment.
<b>Flood Zone*</b>	The subject site is located within Flood Zone X, an area of minimal flood hazard according to the FEMA Flood Map. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
<b>Wellfield Zone*</b>	The subject site is not located in a wellfield protection zone. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.

## G. Historic Resources

Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the subject property. Please refer to Application Attachment N - Historic Resource Evaluation Letter.

## H. Parks and Recreation - Residential Only (Including CLF)

**Not Applicable-No increase/change in density is proposed with this request.**

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-No increase/change in density is proposed with this request.**

Library Name				
Address				
City, State, Zip				
Distance				
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person			
Periodicals	5 subscriptions per 1,000 persons			

<b>Info Technology</b>	\$1.00 per person		
<b>Professional staff</b>	1 FTE per 7,500 persons		
<b>All other staff</b>	3.35 FTE per professional librarian		
<b>Library facilities</b>	0.34 sf per person		
<b>J. Public Schools - Residential Only (Not Including CLF)</b>			
Not Applicable-No increase/change in density is proposed with this request.			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

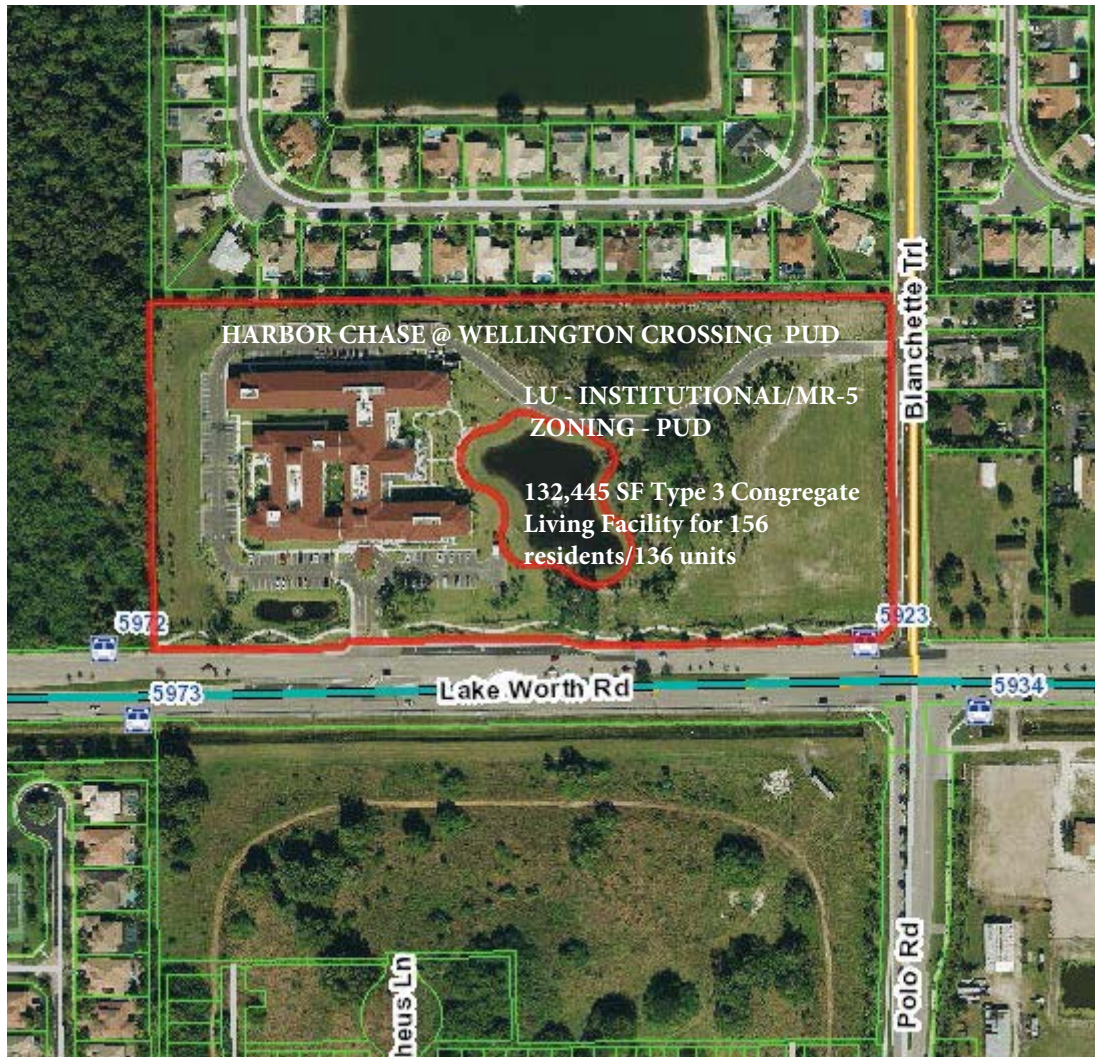
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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership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

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

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

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**ATTACHMENT F**  
**BUILT FEATURES INVENTORY MAP -HARBOR CHASE @ WELLINGTON**  
**CROSSINGS**

**NOVEMBER 10, 2020**



**ATTACHMENT 'G'**  
**HARBOR CHASE AT WELLINGTON CROSSING MLU**  
**CONSISTENCY WITH THE COMPREHENSIVE**  
**PLAN & FLORIDA STATUTES**  
**LARGE SCALE FLUA**  
**APPLICATION NO, LGA-2021-00011**  
**NOVEMBER 10, 2020**

**REQUEST**

On behalf of the property owner, SGD Wellington Crossing, LLC, Urban Design Studio (UDS) has prepared and hereby respectfully submits this application for a Large-Scale Future Land Use Atlas (FLUA) Amendment for the 17.8± acre parcel. The site currently has a FLUA designation of Institutional with underlying MR5-Medium Residential (INST/MR5) and a Zoning designation of Planned Unit Development (PUD) with a Class A Conditional Use approval for a Type 3 Congregate Living Facility (CLF) for 156 residents and 136 units.

***The applicant is requesting to amend the land use designation from Institutional with underlying MR-5 (INST/MR5) to allow for a Multiple Land Use (MLU) designation consisting of 6.045 acres, rounded up to 6.05 acres, of Commercial Low Office (CL-O) with underlying MR5, with the balance of the property, 11.75 acres, retaining only the MR5 designation, supporting the existing CLF.***

**ORDINANCE 2015-009 CONDITIONS OF APPROVAL PROPOSED REVISIONS:**

The above reference ordinance contained two conditions of approval, one of which is being carried forward with the land use amendment request and one to be deleted and replaced with a new condition. They included the following:

1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).
2. Development of the site is limited to a maximum of ~~240,000~~ 70,000 square feet of ~~hospital~~ medical office or equivalent number of generated trips.



3. Maximum acreage associated with the proposed CL-O land use designation is 6.05 acres.

These changes to the conditions are proposed to limit the acreage associated with the CL-O 'pod' and to define the trips permitted for the CL-O land area.

The 17.8± acre parcel consists of two (2) property control numbers, PCN 00-42-44-29-03-001-0000 and 00-42-44-29-03-023-0000, and herein is referred to as the subject property. The subject property is located in the unincorporated area of Palm Beach County (PBC), situated in the Urban/Suburban (U/S) Tier and is within PBC's Urban Service Area. The subject property is generally located at the northwest corner of the intersection of Lake Worth Road and Blanchette Trail. It is also located within the boundaries of the West Lake Worth Road (WLWR) Neighborhood Plan.

A concurrent zoning application will be submitted to accompany this request through the land use application review process. That application will include requests to rezone the property from PUD to Multiple Use Planned Development (MUPD) and, if necessary, to request a Class A Conditional Use to reflect the existing CLF on the property. It is not anticipated any special use approval will be required for the Medical/Dental Office Use in the CL-O 'pod' as it is a permitted use in a CL-O PDD. It is anticipated that the property will need to be replatted as the current water management tract (PCN 00-42-44-29-03-023-0000/1.32± acres) will be reconfigured in order to support the additional development of the medical office use on the property and provide adequate storm water management.

The request is not inconsistent with the WLWR Neighborhood Plan, as Institutional Uses were on this property were acknowledged by the Institutional designation assigned on the WLWR Master Plan, and medical office use was allowed to be requested at the time for parcels with Institutional Land Use. While the land use at the time was LR-2, the Plan's depiction of Institutional provides support of a future change to Institutional, which ultimately did take place.

### **PROJECT HISTORY**

This property previously had approvals for a Church or Place of Worship which was abandoned as part of the current approval in place on the property. A history of the church approval follows:

<b>Control No.</b>	<b>Description</b>	<b>Action</b>	<b>Date</b>	<b>Resolution/ Ordinance No.</b>
2004-009	Rezoning from AR to RT	Approved	November 17, 2005	R-2005-2276
2004-009	Class A Conditional Use to allow a Church or Place of Worship	Approved	November 17, 2005	R-2005-2277
2004-009	Final Site Plan Approval for a 55,900 square foot, 1,200-seat Place of Worship	Approved	December 13, 2006	N/A

Subsequently, the following requests were approved by the Palm Beach County (PBC) Board of County Commissioners (BCC) on April 23, 2015:

<b>Control No.</b>	<b>Description</b>	<b>Action</b>	<b>Date</b>	<b>Resolution/ Ordinance No.</b>
LGA 2015-001	Land Use Change from LR2 to INST/MR5	Approved	April 23, 2015	Ordinance 2015-009
2004-009	Abandonment of Class A Conditional Use to allow a Church or Place of Worship	Approved	April 23, 2015	R-2015-0533
2004-009	Rezoning from RT to PUD	Approved	April 23, 2015	R-2015-0534
2004-009	Requested Use to Allow a Type 3 CLF	Approved	April 23, 2015	R-2015-0535

These approvals applied to land area of 18.28 acres. Since that time, the property was platted as 'Harbor Chase at Wellington Crossing, P.U.D.' as recorded in Plat Book 122, Pages 18-19 on July 26, 2016. That plat included a dedication of .111 acres, known as Tract "B" and .017 acres, known as Tract "C", to the Florida Department of Transportation for right of way. Additionally, Tracts "D" and "E", were also conveyed to Palm Beach County for right of way purposes in the acreage amounts of .034 and .322 acres respectively. This left a balance of 17.80± acres in the overall property.

Please know that a prior applicant/contract purchaser had pursued a privately initiated text amendment (PIA) to the Comprehensive Plan to permit the Medical/Dental Office use on



the property via language to allow co-location with a Type 3 CLF in Amendment Round 20-B. That request was well received by Planning Staff and presented to the Board of County Commission (BCC) on October 28, 2019, with a staff recommendation to initiate the amendment. The BCC heard the request and agreed to allow the request to move forward to the Phase 2 process as part of the PIA. That request never moved forward as the contract purchaser elected to not continue on with the project. Now, the owner of the property has elected to request to utilize the MLU, rather than propose a change to the text of the Plan.

In addition to land use conditions contained in the current ordinance, pertinent Planning Conditions contained in the development order are anticipated to be amended at part of that process as well.

**RESOLUTION R-2015-0534 CONDITIONS OF APPROVAL:**

Exhibit C-2 of this resolution incorporated the following condition of approval to reflect the above:

**PLANNING**

1. Per LGA 2015-001: Development of the site is limited to a maximum of 240,000 square feet of hospital or equivalent number of generated trips. (ONGOING: PLANNING -Planning) It is anticipated that this condition will be amended consistent with the proposed land use ordinance condition of approval.

**RESOLUTION R-2015-0535 CONDITIONS OF APPROVAL:**

Exhibit C-3 of this resolution incorporated the following condition as well to reflect the above:

**PLANNING**

1. Per LGA 2015-001: The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2). (ONGOING: PLANNING – Planning)

It is proposed that this condition will be carried forward with the concurrent zoning request to for the MUPD.

**G.1 JUSTIFICATION**

The Applicant is requesting to amend the FLUA designation of the subject property to allow for the Multiple Land Use designations of MR5 on 11.80± acres and CLO/MR5 on the remaining 6.05± acres. Per Policy 2.1-f of the FLUA of the PBC Plan, an applicant must provide adequate justification for the proposed future land use. A Conceptual Master Plan has been included in this request depicting the proposed land use designations for the subject site.

## **The proposed use is suitable and appropriate for the Subject Property.**

### **Applicant's Response:**

The proposed additional use on the property of medical office is suitable and appropriate for the property. This is supported by not only the BCC's past direction to staff on a prior privately initiated text amendment to allow the use, but also due to the increase of residential units in the area over the past decade and the appropriateness of the use is proximity to an existing CFL that also provides for memory care housing.

Additionally, the property currently has an Institutional land use designation, as well as being defined on the West Lake Worth Road Corridor Master Plan as Institutional within the Neighborhood Plan. As staff acknowledged when the prior applicant was requesting the Plan text amendment, Institutional land use previously allowed Medical Office use, but was amended to address issues of the use being approved in inappropriate areas, such as the rural and exurban Tiers. The staff report associated with that request indicated support of allowing the use in Institutional, but limited to sites located within the Urban Suburban Tier. This change will allow the collocation of appropriate uses while retaining the original intent of the 2010 amendment to prevent free-standing medical office that circumvents commercial location requirements.

This request for the CLO designation as part of the MLU also meets the commercial location requirements of the plan as it is proposed at the intersection of an arterial (Lake Worth Road) and a non-plan collector (Blanchette Trail). The applicant was required as part of the approval for the CLF to dedicate land area for Blanchette Trail for a right of way width of 80' and also conditioned for surety for a light at the intersection of Lake Worth Road/Blanchette Trail/Polo Club Road. Of note, the southwest corner of this intersection is approved for commercial uses and the southeast corner is currently in the land use amendment process for a MLU which will also allow for commercial uses and increased density if approved. The property directly to the east is also in the land use process to allow for medical office use on that parcel (see surrounding uses portion of this justification). The parcel immediately to the west, under the ownership of the Cleveland Clinic also includes an outparcel with an existing convenience store with fuel sales, has both CL and CH designations.

Additionally, the access to the site as already existing from Blanchette Road allows for the building to be sited in the southeast portion of the site. With the required buffering and setback that will be provided, there is no negative impact to the existing residential to the north or northeast. Finally, the synergy between the existing use and the proposed medical office use on the parcel needs to be considered as the use will provide a convenience for the residents of the CLF in that the potential would exist that access to health services not provided by the CLF would be virtually within walking distance.

In regard to appropriateness of the use in relation to the West Lake Worth Road Neighborhood Plan, the proposed use is not inconsistent with that plan. The neighborhood plan was received by the BCC on November 19, 2009. The plan anticipated Institutional uses on the submit property at that time and the parcel was and is designated as

Institutional on the Neighborhood Master Plan. At that time, medical office use was permitted to be requested within the Institutional land use designation. Considering the above, the proposed CL-O designation which allows for limited less intensive uses such as the proposed medical office use, is appropriate for this site.

**There is a basis for the proposed FLUA change for the Subject Property based upon one or more of the following:**

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

**Applicant's Response:**

Changes since the current land use was granted on the parcel in early 2015 include numerous land use map amendments that served to increase density and the demand for services in the area, including the subject parcel itself. These include:

- Izzy Lizzy (LGA 2017-016) LR2 to MR5
- Lake Worth Commercial (LGA 2017-013) CH/2 to CH/5
- Gulfstream Polo Properties (LGA 2016-007) LR2 to LR3 & LR2 to MR5
- Andalucia Residential (LGA 2016-032) LR3 to MR5
- Rubin Communities (LGA 2015-003) LR2 to MR5
- Lake Worth Royale (LGA 2018-015) LR2 to HR8

Prior amendments that have also impacted the area include Palm Tree Farms (LGA 2014-002), Gulfstream Properties (LGA 2014-001) and Lake Worth/Lyons Residential (LGA 2009-007). These amendments, in conjunction with previously approved and constructed development in the area, have dramatically increased the number of dwelling units and the need for services nearby.

There are currently also two land use plan amendment applications in process in the immediate area, Polo Gardens (LGA 2021-005) and Quartet Medical Office (SCA 2020-014).

**Polo Gardens:** Polo Gardens is 25.79 acres in size and located at the southeast corner of the intersection and is requesting a change from CH/2 in part and MR5 in part to CH/8. That application was also requesting an increase of density associated with a workforce housing density bonus and transfer of development rights (TDR). This application was transmitted by the BCC on October 28, 2020, with a recommendation of approval for a change to MR5 resulting in a potential maximum of 284 units with an 80% density bonus and full TDR purchase. It is anticipated the multifamily buildings will be limited to a height of three (3) stories.

**Quartet Medical:** Quartet Medical is currently being processed, scheduled for a November 13, 2020 Planning Commission Hearing. The request is for the 1.61-acre parcel directly to the east of the subject property, located at the northeast corner of the intersection of Blanchette Trail and Lake Worth Road. The application is to change the land use from LR2

to CLO/2 and per the staff report has a recommendation of approval. It also states that the office use proposed for the property meets the Plan requirements for the designation, consistent with this request, and is consistent with the character of the area, compatible with adjacent uses and consistent with plan policies. Like this request, that application is also requesting a rezoning to MUPD. The project was already granted a variance to the minimum lot size for an MUPD by the Zoning Commission on October 1, 2020 and is proposing 10,000 square feet of office use.

The approved land use amendments in the area, as well as the two applications currently being considered, support the premise that this corridor of Lake Worth Road, west of the turnpike to Lyons Road, has been evolving over time and due to the increase in density in the area, the premise of the office uses permitted in CL-O are compatible with the area and warrant consideration of the requested amendment.

Additionally, the prior dedications by the applicant and other developer(s) to the south of Lake Worth Road has allowed the intersection of Blanchette Trail, Polo Club Road and Lake Worth Road to be aligned and with the development of the approved Polo Legacy MXPDP and the ultimate development of Polo Gardens MUPD with commercial and the anticipated development on the northeast corner of the intersection, the impact on the subject parcel is such that the southwest area of the site is now ideally positioned for this type of proposed use. Additionally, conditions of approval exist that will require that this intersection, due to the amount of anticipated development in the area, will be signalized as surety is in place for that to take place. As development pressures continue in the Urban/Suburban Tier of Palm Beach County, it will become more and more important to make efficient use of the land area available. These changes and impacts to the site warrant the change in land use requested.

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

**Applicant's Response:**

Many of the changes referenced above also apply to these criteria. As outlined, this area of the County has been the subject of not only numerous land use plan amendments that increased density and also provided for commercial development in this area. The creation of the West Lake Worth Neighborhood Plan itself also aided in the County providing for a new Thoroughfare Road connector from Lyons Road to Lake Worth Road (via Polo Club Road) providing for an aligned intersection with Blanchette Trail, soon to be signalized. These are changes in access and characteristics of the general area that warrant the land use plan amendment being requested.

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

**Applicant's Response:**

A change in circumstance has occurred in comparison to when the last land use amendment was approved on this parcel to increase the density and apply an Institutional land use designation thereon. At that time, the applicant's goal, as a Congregate Living Facility developer/operator, was to gain the ability to construct the now existing CLF.

Applying the Institutional land use was done in conjunction with the request to reflect consistency with the WLWR Master Plan. The applicant now wishes to pursue the change to allow for efficient and appropriate development on the parcel.

A changed circumstance also exists in relation to other land use and zoning changes in the area, specifically the zoning approvals granted for Polo Legacy to the south and the two applications currently in process for Polo Gardens MLU and Quartet Medical. While those two applications are in process, Polo Gardens does already possess the CH designation on 8.8± acres which will ultimately be developed. The approval for Project Institute to the west serves to make the properties fronting this section of the Lake Worth Road Corridor between the Turnpike and Lyons Road predominately non-residential in nature. The realignment of Polo Club Road and the future signalization of the intersection are physically property changes in the area that warrant consideration of this request.

**d. Inappropriateness of the adopted FLU Designation; or**

**Applicant's Response:**

The limitations of the Plan and Code associated with the current Institutional Land Use designation on the parcel, which prohibits the use of medical office is not appropriate. The recent changes in land use and the zoning approvals granted, which included the requirements for realignment of Polo Club Road and the signalization of this intersection, combined with the intensity of the approved and proposed non-residential uses at the southeast and southwest quadrants of the intersection, supports this inappropriate assessment of the current land use. Allowing for CL-O and proposed medical office use will place an appropriate use at the intersection and still provide for a transition between the more intense uses south of Lake Worth Road and the residential to the north and northeast.

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

**Applicant's Response:** N/A

## **G.2 RESIDENTIAL DENSITY INCREASES**

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*Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:*

- *Demonstrate a need for the amendment.*
- *Demonstrate that the current FLUA designation is inappropriate.*
- *Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.*

**Applicant's Response:** No Residential density increase is proposed under this application. Therefore, this section does not apply to the request.

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### **G.3 COMPATIBILITY WITH SURROUNDING USES**

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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. Non-Residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objections and Policies of the Plan.”*

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, the proposed change to allow CL-O to allow for a medical office use can provide essential services to residents of a Congregate Living Facility, the surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce any potential negative effects of functionally different land uses, which will be addressed with the site plan approval/rezoning process.

The factors that lead to the conclusion that the proposed FLUA Map Amendment designation is compatible with the surrounding area are provided as follows:

- Many of the previously Low Residential Land Use Designation on parcels in the area have been granted increased density via previously approved land use plan amendment requests, rezoned and converted into planned residential communities. These include Andalucia, Gulfstream Polo and the Fields at Gulfstream Polo, Lake Worth Royale. This is an indication that this area of the western Lake Worth Road corridor is changing from a rural area to a more suburban area with the elimination of the former equestrian uses south of Lake Worth Road. With this population increase, there is a need for additional services to support these new residents.
- The 36.98-acre property located immediately west of the subject site and on the (northeast corner of Lyons Road and Lake Worth Road) received approval from the Board of County Commissioners on February 28, 2019 to allow a rezoning from CG-General Commercial/PUD to the MUPD-Multiple Use Planned Development, to allow the development of 350,000 square feet of medical offices for the Cleveland Clinic Campus. The site has both the Commercial Low and Commercial High land use designations (see table below for additional information). The previous approval for a Class A Conditional Use for 3000 square feet of Convenience Store with Gas Sales and car wash on the subject site were retained on site. With the approval of the Cleveland Clinic campus, a demand for medical office space is anticipated to serve the residential communities in the area. Medical office buildings located near hospital campuses are common in the market and tend to support the hospital campus. Overall, the current and projected growth of the medical industry within the

region has created a need for medical uses. Additionally, there would be minimal impact to the overall area residents as the proposed FLUA is consistent with the surrounding area, and properties along Lake Worth Rd.

- The West Lake Worth Road Neighborhood Plan identifies the subject property as Institutional. The properties to the west and south are identified for Commercial Uses. The property immediately to the east of the subject site, across Blanchette Road is identified for Institutional uses in the plan. This specific property is currently in the land use and zoning entitlement process. A type 2 Variance was approved by the Zoning Commission on October 1, 2020 per Application No. ZV-2020-00430/Quartet MUPD allowing a reduction in the minimum lot depth and size for a future Multiple Use Planned Development (MUPD). A Small-Scale Future Land Use amendment (SCA-2020-00014) is under review by the Planning Division to amend the Future Land Use designation from Low Residential, 2 units per acre (LR-2) to Commercial Low-Office with an underlying LR-2 (CL-0/2). A Development Order Abandonment of the previously approved Class A Conditional Use for a Daycare and, an Official Zoning Map Amendment to rezone the subject site from RS to MUPD, for the purposes of developing the site for Medical Office Uses is currently pending per Application No. ABN/PDD/W-2020-00433. A letter of support was provided from the Lake Worth Coalition, Inc. on behalf of the West Lake Worth Road Neighborhood Plan supporting the variance application referenced above to allow relief from the MUPD lot size requirements.

**Surrounding Uses:**

The following is a summary of the uses surrounding the subject property. Additional information is included on the Built Features Inventory and Map at Attachment F.

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Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Cypress Woods Planned Unit Development- Residential Single-Family Use Single Family Units-373 2.5 DU/AC	Low Residential, 3 units per acres (LR-3)	RTS- Residential Transitional Suburban District Control 1986-98
<b>South</b>	Polo Legacy Mixed Use Planned Development- GFA-510,100 SF <ul style="list-style-type: none"> <li>Retail-32,929 SF</li> <li>Convenience Store-3,000 SF</li> <li>Type 2 Restaruant-5,660 SF</li> <li>Type 1 Restaurant w/o Drive thru-2,411 SF</li> <li>Type 1 Restaurant w/Drive thru-5,000 SF</li> <li>Gas Fuel Sales-16 fueling positions</li> <li>Dwelling Units-184/4.77du/ac (Multifamily -32 units Townhouse-152 units)</li> </ul>	Commercial High (CH) with underlying Medium Residential, 5 units per acre (MR-5)	MXPD-Mixed Use Planned Development Control No 2007-00096
<b>East</b>	Single Family Dwelling/PB Farms Company Plat #3/1 du/1.60 acres  Single Family Dwelling PB Farms Company Plat #3/1 du/.51 acres  Single Family Dwelling /PB Farms Company Plat #3/1 du/.51 acres  Single Family Dwelling /PB Farms Company Plat #3/1 du/.29 acres	Low Residential 2(LR-2) Pending – Application SCA-2020-00014  Low Residential 2(LR-2)  Low Residential 2(LR-2)  Low Residential 2(LR-2)	RS-Residential Single Family- Control No. 2005-00001  AR-Agricultural Residential  AR-Agricultural Residential  AR-Agricultural Residential
<b>West</b>	Project Institute/Village Corner <ul style="list-style-type: none"> <li>C-Store with Gas Sales-3,900 SF/12 fueling stations</li> <li>Car Wash-900 SF</li> </ul> 350,000 SF of Medical Offices	Commercial High (CH) with underlying Low Residential 3 (LR-3) on 3.0 Acres &  Commercial Low, with underlying Low Residential 3 (LR-3) on 27.54 Acres &  Commercial Low with Cross-Hatching on 6.44 Acres (CLX/3)	MUPD-Multiple Use Planned Development Control No. 1998-00077

- **North:** To the north of the subject property is one (1) property (details below):
  - **PCN 00-42-44-19-07-007-0000:** Directly to the north of the subject property is a portion of the 25' wide PUD perimeter buffer of the Cypress Woods

development that is currently owned by Cypress Woods Association, Inc. This property has a FLUA designation of Low Residential, up to three (3) du per acre (LR-3), and is within the PUD Zoning District. This property is a part of a 373-unit residential PUD (Control No. 86-98) known as the Cypress Woods PUD that straddles Blanchette Trail. The eastern portion of Cypress Woods PUD was constructed at 2.6 du per acre.

- **South:** To the south of the subject property, across Lake Worth Road (a right-of-way classified as an Urban Principal Arterial with an ultimate width of 120'), is one (1) property (details below):
  - **PCN 00-42-44-29-13-001-00 and Various:** This approximately 38.54-acre parcel is currently owned by Mattamy Palm Beach, LLC, has a FLUA designation of Commercial High, with an underlying MR-5 (CH/5) and is within the Mixed Use Planned Development (MXPDP) zoning district. The northern approximately 13.93 acres is approved for commercial uses including Convenience Store with Fuel Sales, and Type 1 and Type 2 Restaurants. Also included in this parcel is a 32-unit multi-family building. The balance of the property to the south is approved for 152 townhome units. The property was recently platted (PB 130/138 recorded June 25, 2020).
- **East:** To the east of the subject property, across Blanchette Trail (a right-of-way with an ultimate width of 80') are four (4) properties (details below):
  - **PCN 00-42-43-27-05-024-0613:** This is an approximately 0.29-acre property owned by Jose M. & Stephanie Marrero, has a FLUA designation of LR-2 and is within the AR Zoning District. This property appears to support a single-family residence and, per the Property Appraiser of Palm Beach County's web site, this property is taxed as a single-family residential use. There are no prior zoning approvals on this property;
  - **PCN 00-42-43-27-05-024-0614:** This is an approximately 0.51-acre property owned by Eric Aanonsen, has a FLUA designation of LR-2 and is within the AR Zoning District. This property appears to support a single-family residence and, per the Property Appraiser of Palm Beach County's web site, this property is taxed as a single-family residential use. There are no prior zoning approvals on this property;
  - **PCN 00-42-43-27-05-024-0615:** This is an approximately 0.51-acre property owned by Sandra J. Aanonsen & Miriam L. Connors, has a FLUA designation of LR-2 and is within the AR Zoning District. This property appears to support a single-family residence and, per the Property Appraiser of Palm Beach County's web site, this property is taxed as a single-family residential use. There are no prior zoning approvals on this property; and
  - **PCN 00-42-43-27-05-024-0617:** This is an approximately 1.6-acre property owned by 8475LWR, LLC, has a FLUA designation of LR-2 and is within the AR Zoning District. This property appears to currently support a single-family residence and, per the Property Appraiser of Palm Beach County's web site, this property is taxed as a single-family residential use. There are no prior zoning approvals on this property. However, as described above, there are

currently applications in process for this parcel, known as Quartet Medical, to change the land use to CL-O to allow for 10,000 square feet of office. The request has already received Zoning Commission approval for a variance to property development regulations for lot size and is scheduled for the November 13, 2020 Planning Commission with a recommendation of approval from staff for the land use change request.

- **West:** To the west of the subject property is one (1) property (details below):
  - **PCN 00-42-43-27-05-024-0550:** This approximately 19.1-acre property is currently owned by Cleveland Clinic FL Heath System Nonprofit, has a FLUA designation of Commercial Low, with an underlying LR-2 (CL/2) and is within the MUPD Zoning District. This property, combined with PCN's 00-42-44-19-08-001-0010 and 00-42-44-19-08-023-000, also under Cleveland Clinic's ownership, and combined with PCN 00-42-44-19-08-001-0020, under the ownership of Lyons Petroleum, equate to 36.98 acres and have MUPD Zoning. The land use for the 1.75 gas station parcel is CH/3, with the balance of the property being CL/3 and CLX/3.

Based on the intensity of the non-residential uses to the south, approved and pending approval, the proposed medical office to the east, the proposed use is compatible with the development pattern in the area. In regard to the existing residential to the east and north, as part of the zoning process, buffering, setbacks, etc. will be addressed to assure there is no negative impact to those residents. The existing property already has installed buffers on the east and north property lines as part of the CLF requirements. The less intense use of medical office is compatible as it will function as a transitional use between the Lake Worth Road right of way and the residential.

*Remainder of this page left intentionally blank.*

#### **G.4 CONSISTENCY WITH COMPREHENSIVE PLAN**

The following summary details the requested FLUA amendment compliance with the County's Comprehensive Plan.

**Consistency with the Comprehensive Plan – General 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, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

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

#### **Applicant's Response:**

The subject property is not requesting an increase in residential density. However, the land use plan amendment application and supporting documentation supports the premise that the use will have no negative impact on the natural environment, there exists available facilities and services to support the development, is compatible with the surrounding uses, provides for a balance of land uses in the area and does not create urban sprawl. The proposed addition of the medical office use, and the proposed conditions associated with this request is not inconsistent with the WLWR Neighborhood Plan and the existing built facility incorporated requirements of the plan including the oversized buffer along Lake Worth Road and building design. As an MUPD, any new building will be required to be architecturally consistent with the CLF. Additional detail in regard to Plan consistency will be addressed as part of the zoning application. The municipalities within a mile will be notified and have an opportunity to participate in the review process in accordance with the Intergovernmental Coordination Element of the Plan.

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

**Applicant's Response:** As outlined throughout this justification, the increase in density and approval/construction of new dwelling units in this area of the County has created a need for additional services in close proximity to the residents. As land becomes scarcer in

the County, the necessity to efficiently plan and utilize vacant land needs to be addressed and the proposed use meets that goal.

**County Directions - 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 PBC, 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 geographic area.*

**Direction 5. Neighborhood Integrity.** *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

**Applicant's Response:** The proposed location of the CL-O 'pod' at the intersection of will provide for a use that is appropriately located to serve the residents in the area. The fact that this will be a signalized intersection in an area of the corridor with predominantly non-residential uses supports this premise. Additionally, the form of development will continue to respect the characteristics of the corridor via the provision of the expanded buffer on Lake Worth Road and the building architecture. The integrity of the neighborhoods to the north and northeast are respected as adequate buffering will be provided and this less intense commercial use will serve as a transitional use between the more intense uses on the south side of Lake Worth Road and the residences.

**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.*

**Applicant's Response:** The Comprehensive Plan's Introduction and Administration Element defines piecemeal development in part as "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. and Rule 73C-40.0275 F.A.C.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole." The proposed FLUA Amendment is consistent with this policy as there are no adjacent sites under common ownership. Therefore, the land use amendment will not create a residual parcel or encourage piecemeal development.

**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:



- Intersection Location: Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.

**Applicant's Response:** This policy is met as the proposed location of the CL-O 'pod' is located at the intersection of Lake Worth Road, an arterial road, and Blanchette Trail, an 80' non-plan collector road.

**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.

**Applicant's Response:** This proposed land use change does not promote strip commercial development. Rather, it is proposing to make use of an underutilized area of land on a major east/west roadway, in a portion of the corridor already approved for predominately non-residential uses.

**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."*

**Applicant's Response:** The request is consistent with this objective as the subject parcel is located within the Urban/Suburban Tier. The proposed designation will allow for the provision of services to the residents in the area and accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development by making use of an underutilized property. The request is also consistent with elements of **Policy 1.2-a** by allowing services and facilities consistent with the needs of urban and suburban development and ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

### **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."*

**Applicant's Response:** The subject site is not located within any 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....."*

**Applicant's Response:**

The subject property is within the West Lake Worth Road Neighborhood Plan, a plan that was received by the BCC. The existing CLF was constructed taking into account recommendations from the Plan, including the oversized buffer along Lake Worth Road and the architecture of the building. Pursuant to Code requirements, the new structure will need to be architecturally consistent with the existing building. Medical office use is not included in the Plan's list of prohibited uses. Additional coordination with the neighborhood representatives will take place during the application process.

**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, transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

**Applicant's Response:** These items have been addressed in various attachments included in this application. The County has recognized the necessity to make efficient use of land within the Urban/Suburban Tier to provide necessary services. This has resulted in recent amendments to the Plan to increase the Floor Area Ratio to .50 for CL-O. This intensity will not be exceeded with this request and the ultimate site plan that will be submitted. Levels of service have also been addressed in these materials and they exist to adequately serve the project.

**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...*

**Applicant's Response:** The Traffic Division has the traffic report under review and per the report prepared by Simmons & White, the proposal is in compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan as proposed to be conditioned

The proposed request is consistent and compliant with the recent changes to the Plan as adopted on June 29, 2020, via Ordinance 2020-011. The ordinance amended the non-residential future land use designations. Items amended which support this application include the following:

- Table 2.2-f.1 – Non-Residential Future Land Use – Zoning Consistency was amended to add the Commercial Low-Office designation as being consistent with both the CLO zoning district and the MUPD Planned Development District.

- Policy 2.2-e and Table 2.2-e.1 – Maximum Floor Area Ratios (FARs) for Non-Residential Future Land Use Categories and Non-Residential Uses were amended to specific that the FAR does not apply to residential density in the table and the table was amendment to increase the FAR for CL-O to .50 from .35. This application is conforming to these revisions
- Under the Commercial Uses, Future Land Use Regulation Section/General, it was clarified the CL-O is allowed to calculate the maximum density based on the residential land use and that mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the commercial intensity of subject to the Plan. CLF's were already permitted in MUPD's. A note was added to Table 2.2.1-j.1 clarifying that the MUPD district is consistent with Medium and High Residential designations within the U/S Tier for site that have and utilize a - non-residential future land use designation on a portion of the MUPD, as being proposed in this application.
- Policy 4.4.2-a was revised to clarify that the MLU designate is established for multiple and mixed-use projects and that it requires a minimum of two different designations, one of which must be residential, as being proposed in this application. This policy was also amended to state that the proposed uses and the maximum intensity and density be defined, in comparison to minimum/maximum ranges. This application is consistent with that allowance by proposing a maximum density of 156 residents for the CLF and 70,000 square feet for the CL-O proposed use of medical office.
- 4.4.2 was also revised to specific that the usable open space requirement is not required for projects for which the residential use is limited to a congregate living facility.

Please note that the staff report for this amendment did specify that implementing revisions to the ULDC will be required including amending Article 3 to reflect the ability for multiple use projects with split residential/commercial future land use to utilize MUPD zoning. The applicant is under the assumption this will be processed as a staff-initiated amendment by the Zoning Division to reflect and implement the changes to the Plan and that the zoning application will be permitted to move forward similar to Polo Gardens MLU currently in process while those amendments make their way through the code revision process.



## **G.5 CONSISTENCY WITH FLORIDA STATUTES**

---

The following summary details the requested FLUA amendment compliance with Florida Statutes.

**Florida Statutes, Section 163.3177 – 6.a.** Requires that a local government's future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services and other planning objectives.

**Applicants Response:** The subject property creates an opportunity for infill development within the PBC's U/S Tier. The proposed land use designation is suitable and appropriate for subject property. In the immediate area there have been numerous land use plan amendments in the recent past increasing residential density/population. The undeveloped land subject to this request will allow for needed services to be provided in close proximity to these residents. Public services are available and this proposal will make efficient use of infrastructure existing in the area.

**Florida Statutes, Section 163.3177.(6).(a).9. a:** *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.*

**1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

**Applicant's Response:** The Applicant is requesting to amend the current FLUA designation of the subject property to allow for additional development on underutilized land area associated with an existing CLF. This provides for a greater compliance with this standard by creating a multiple use development.

- **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**

**Applicant's Response:** The subject property is within the U/S Tier surrounded by non-rural lands. The subject property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities. As such, it is not located in a rural area and meets the goals of infill development in an area suitable for same.

- **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

**Applicant's Response:** The proposed development is not isolated in nature as existing development exists to the immediate south, east, and north, with zoning entitlements in place for the property to the west. In some aspects, this could be considered infill development and does not create radial, strip, isolated or ribbon patterns of development.

- **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.**

**Applicant's Response:** The existing development protected the existing wetland on the parcel and will have no negative impact on any other significant natural system. See Application Attachment L. for Environmental Information.

- **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.**

**Applicant's Response:** The subject property is located within the U/S Tier and not been used for agriculture activities, as the property currently supports an existing CLF.

- **Fails to maximize use of existing public facilities and services.**

**Applicant's Response:** The subject property is located with access to the necessary public facilities and services. The development will maximize the use of the existing public facilities and promote compact, smart growth, while offering a needed service for residents and business located in the immediate area. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **Fails to maximize use of future public facilities and services.**

**Applicant's Response:** The applicant is not aware of any future expansion of facilities and services in the area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **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.**

**Applicant's Response:** The proposed amendment does not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure. Also, the

proposed development will address stormwater management on the subject property and no significant off-site roadway improvements are anticipated. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **Fails to provide a clear separation between rural and urban uses.**

**Applicant's Response:** Allowing the CL-O designation and medical office development will have no impact on the existing separation between rural and urban uses. The subject property is located within PBC's U/S Tier and is not adjacent to rural uses. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

**Applicant's Response:** This amendment will allow for what could be considered infill development as U/S styles of development have occurred and/or been approved in the surrounding area and the proposal makes use of underutilized land.

- **Fails to encourage a functional mix of uses.**

**Applicant's Response:** The addition of medical office uses to the property aids in creating a functional mix of uses not only on the subject parcel itself, but also in the general area. The medical office use is an ideal use to complement the existing CLF use on the property. Likewise, when combined with the commercial to the south and west, and the residential communities in the area, it creates a mix of uses that will benefit the surrounding community.

- **Results in poor accessibility among linked or related land uses.**

**Applicant's Response:** There will be pedestrian and vehicular internal to the site between the office and CLF use. Also, eventually, with the construction of the property to the west, the oversized buffer along Lake Worth Road will be extended where possible along the roadway. The signalization of the intersection will also aid in traffic circulation between this parcel and the commercial area to the south.

- **Results in the loss of significant amounts of functional open space.**

**Applicant's Response:** This amendment does not result in a loss of any functional open space as the area proposed for development is currently not utilized as functional open space, but vacant land. All the recreational amenities required for the CLF are located adjacent to that building.

**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 show 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.**

**Applicant's Response:** This amendment does not fail to protect and conserve natural resources as it is the intent of the owner to protect onsite natural resources or potentially relocate/mitigate as permitted by code as part of the zoning application.

- **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

**Applicant's Response:** The requested amendment maximizes the use of future public facilities and services existing and within an area. No facilities would be required to be installed in rural or sparsely populated areas. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **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.**

**Applicant's Response:** As previously discussed, pedestrian connections will be provided internal to the site between the uses and existing sidewalk in the buffer and the right of way provide for connectivity to surrounding uses. Bus shelter easements are mandated during the zoning process. The existing CLF provides for an additional housing choice in the area compared to the predominately single-family housing product that currently exists.

- **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

**Applicant's Response:** The proposed amendment would create a balance of land uses as it establishes additional services to support the residential development in the immediate area.

In conclusion, the requested FLUA Amendment will allow the CL-O land use designation with an underlying MR5-Medium Residential 5 on 6.05 acres, with the balance retaining the MR-5. This will allow for the introduction of the compatible use of Medical Office to the existing CLF and make use of underutilized land, while providing for services to the surrounding area. The request is justified and consistent with the Plan and State of Florida laws and is compatible with surrounding uses.



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

November 10, 2020  
Urban Design Kilday Studios  
610 Clematis Street Suite CU02  
West Palm Beach, FL 33401

RE: Harbor Chase at Wellington Crossing  
PCN 00-42-44-29-03-001-0000 & 00-42-44-29-03-023-0000  
Service Availability Letter

Dear Ms. Polson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to maintain the current level of service standards while accommodating the increase of intensity of the proposed amendment as outlined below.

The subject property has a Future Land Use Atlas (FLUA) designation of Institutional & Public Facilities with underlying Medium Residential 5 (INST/MR5) and is currently assigned the Planned Unit Development (PUD) zoning designation. This application proposes a large-scale comp plan amendment from the IPF to MR5 designation over the entire site and an amendment to the CLO for the eastern 6 acres of the site. Additionally, a future Rezoning/DOA application submittal will be submitted to rezone the subject site from Planned Unit Development (PUD) to Multiple Use Planned Development (PUD) and add a 70,000 square foot Medical Office Use on the 6.05-acre eastern portion of the site.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. If you have any questions, please give me a call at (561)493-6116.

Sincerely,

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

Jackie Michels, P.E.,  
Plan Review Manager





## ELECTRONIC SIGNATURE REPORT

PROJECT NAME: Harborchase at Wellington

JOB NUMBER: 20-135

1. LUPA Wellfield Protection Zone Statement 1  
DOCUMENT NAME # OF SHEETS  
88 32 2E 2E 4C D8 54 F5 8E FE 79 C6 84 FE B9 23 77 0B 34 9A  
SHA CODE

2. LUPA Statement of Legal Positive Outfall 2  
DOCUMENT NAME # OF SHEETS  
88 32 2E 2E 4C D8 54 F5 8E FE 79 C6 84 FE B9 23 77 0B 34 9A  
SHA CODE

3. LUPA Flood Plain Statement 1  
DOCUMENT NAME # OF SHEETS  
88 32 2E 2E 4C D8 54 F5 8E FE 79 C6 84 FE B9 23 77 0B 34 9A  
SHA CODE

SIGNATURE/SEAL

Robert F. Rennebaum, P.E.  
NAME

41168  
LICENSE NUMBER

11/06/2020  
DATE



November 6, 2020  
Job No. 20-135

LAND USE PLAN AMENDMENT APPLICATION  
STATEMENT OF LEGAL POSITIVE OUTFALL

Harborchase at Wellington  
17.8 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the northwest corner of Lake Worth Road and Blanchette Trail in Palm Beach County, Florida and contains approximately 17.8 acres. The Property Control Numbers (PCN) for the subject parcels are:

00-42-44-29-003-001-0000      00-42-44-29-03-023-0000

The property is currently designated as Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to a Multiple Land Use (MLU) development with 6.05 acres as Commercial Low Office with underlying Medium Residential, 5 dwelling units per acre (CLO/5) and 11.75 acres as Medium Residential, 5 dwelling units per acre (MR-5).

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available to the site via connection to the drainage system for Blanchette Trail adjacent to the parcel's east property line. 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.

SITE DRAINAGE (CONTINUED)

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

---

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

<p>Robert F. Rennebaum, P.E., State of Florida, Professional Engineer, License No. 41168</p> <p>This item has been electronically signed and sealed by Robert F. Rennebaum, P.E. on <u>11/06/2020</u> using a SHA-1 Authentication Code.</p> <p>Printed copies of this document are not considered signed and sealed and the SHA-1 Authentication Code must be verified on any electronic copies.</p>
---





**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

Mack Bernard, Mayor  
Dave Kerner, Vice Mayor  
Hal R. Valeche  
Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

October 27, 2020

Urban Design Studio  
Attention: Jan Polson  
610 Clematis Street  
Suite CU-02  
West Palm Beach, FL 33401

Re: Harbor Chase at Wellington Crossing MLU

Dear Jan Polson:

Per your request for response time information to the subject property located at the northwest corner of Lake Worth Road and Blanchette Trail. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street. The subject property is approximately 2 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 6:46.

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

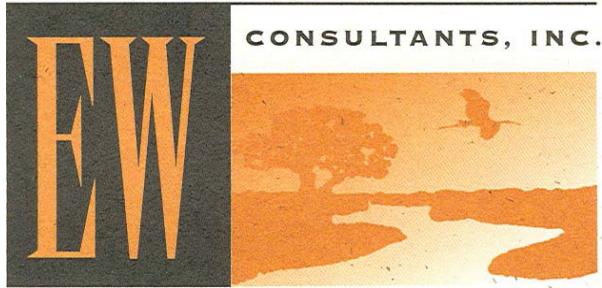
If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

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

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue

EW CONSULTANTS, INC.  
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



# **FUTURE LAND USE AMENDMENT ENVIRONMENTAL ASSESSMENT HARBOR CHASE WELLINGTON**

**Prepared for:**

**SGD Wellington Crossing, LLC**

**Prepared by:**

**EW Consultants, Inc.**

**November 2020**

## **INTRODUCTION**

The subject property is located west of the Florida Turnpike, and is bordered on the north by residential development and west by undeveloped land. It is north of and adjacent to Lake Worth Road, and east of and adjacent to Blanchette Trail in Palm Beach County, Florida (Figure 1). The property is located in Section 20, Township 44 South, Range 42 East and is approximately 17.8 acres in size (Figures 2 and 3). The subject property parcel was reviewed on November 6, 2020 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed by walking a series of pedestrian transects across the site.

## **SITE CONDITIONS**

Chronological review of historical aerial imagery from c.1964 indicates that the property was partially cleared of understory and the groundcover mowed with one farm shed or building. Properties to the north, and to the south of Lake Worth Road had been mostly cleared; properties to the west and east appear to be slightly altered with farm related structures. Imagery through c.1986 depicts several homes to the east of Blanchette Trail and additional farm buildings or a residence to the west of the property as the only further development. Property to the north appear to be developing infrastructure to support single-family homes by c.1995. The next available imagery is dated c.2003 and depict the surrounding properties as consistent with the current site conditions. By c.2017 the site is developed for an assisted living facility, including construction of the buildings, retention areas, wet prairie area enhancement, pond, and associated infrastructure, continuing through until 2019, from which point in time it exists in its current condition. No evidence of jurisdictional wetland conditions or listed species were observed on the parcel.

## **VEGETATIVE COMMUNITIES**

The site is currently partially developed as an assisted living/nursing home facility. No native habitat was observed on the property. The site is mapped as wet prairie (#643), hospital-nursing home (#174), and disturbed land (#740) according to the *Florida Land Use Cover and Forms Classification System* (see figure 4). Although the majority of the site is developed as an assisted living facility/nursing home with associated infrastructure and surface water management systems, it also contains an area of vacant, disturbed land comprising native trees and mowed understory, in addition to an enhanced wet prairie and a perimeter buffer of landscaped ornamental plants. Native, naturally occurring species include a sparse canopy of slash pine, cabbage palm, bald cypress, live oak and strangler fig. Non-native or nuisance species include *Ficus microcarpa*, bahia grass, smutgrass, ruderal weeds, and Brazilian pepper.

## **SIGNIFICANT HABITAT / LISTED SPECIES**

The property contains a wetland area that was enhanced and preserved as part of the assisted living facility site approvals from South Florida Water Management District. Outside of the

wetland preserve there are scattered clumps of native upland trees as described above. Although the wetland preserve provides habitat that may be occasionally utilized by foraging avian listed species, no nesting was observed and no other significant habitat for wildlife or listed species was observed on the property. No listed plant or animal species, nor signs of listed species were observed during the site assessment.

## **SOILS**

Soils were mapped according to the Soil Survey of Palm Beach County published by U.S. Department of Agriculture Soil Conservation Service (1979). The soils map is attached. The mapped soils found on the property are described below. However, it should be noted that the mapped soils may not accurately represent current soil conditions on the property due to prior land use and earthwork that may have occurred on the property.

Riviera fine sand. Under natural conditions Riviera fine sand is described as a nearly level, poorly drained, soil with a loamy subsoil. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years, and within 10 to 30 inches for most of the remaining year, except for extreme dry periods. Typical natural vegetation may include slash pine, saw palmetto, pineland three-awn, inkberry, blue maidencane, chalky bluestem, scattered cabbage palm, and cypress trees.

Riviera fine sand, depressional. Riviera sand, depressional is described as a nearly level, poorly drained, soil with a loamy subsoil. The soil is covered with up to two feet of water for more than six months each year. Typical natural vegetation may include cypress, needlegrass, St. John's wort, corkweed, melaleuca, pickerelweed, maidencane, sand cordgrass, and other water tolerant plants.

Wabasso fine sand. Wabasso fine sand is described as a nearly level, poorly drained, sandy soil that has a black weakly cemented sand layer over loamy material. Under natural conditions, the water table is within 10 inches of the surface for 1 to 4 months in most years, and between 10 and 40 inches for the remainder of the year, except for extended dry periods. Typical natural vegetation may include slash pine, cabbage palm, saw palmetto, runner oak and pineland three-awn.

## **SURFACE WATERS AND WETLANDS**

The wetlands and surface waters on the property comprise a pond that is part of the surface water management system associated with the nursing home facility development, and a preserved and enhanced wet prairie which is part of previous SFWMD permitting. No wetlands or surface waters are shown on the National Wetlands Inventory (NWI) mapping for the property.

### **FLOOD ZONE INFORMATION**

According to Palm Beach County's Information Systems Services, the subject property is located within flood zone X. Flood zone X represents areas outside of the 500-year flood plain with less than 0.2% probability of annual flooding.

### **WELLFIELD PROTECTION ZONE**

The subject property is not located within or adjacent to a wellfield protection zone.

### **SUMMARY**

Outside of the preserve wetland, there are no significant environmental resources or habitat existing on this property. As a result of historical disturbance and current development on the property, native vegetation is sparse and listed species habitat is limited to foraging avian species within the preserve wetland. No impacts are proposed within or directly adjacent to the preserve area.

## **ATTACHMENTS**

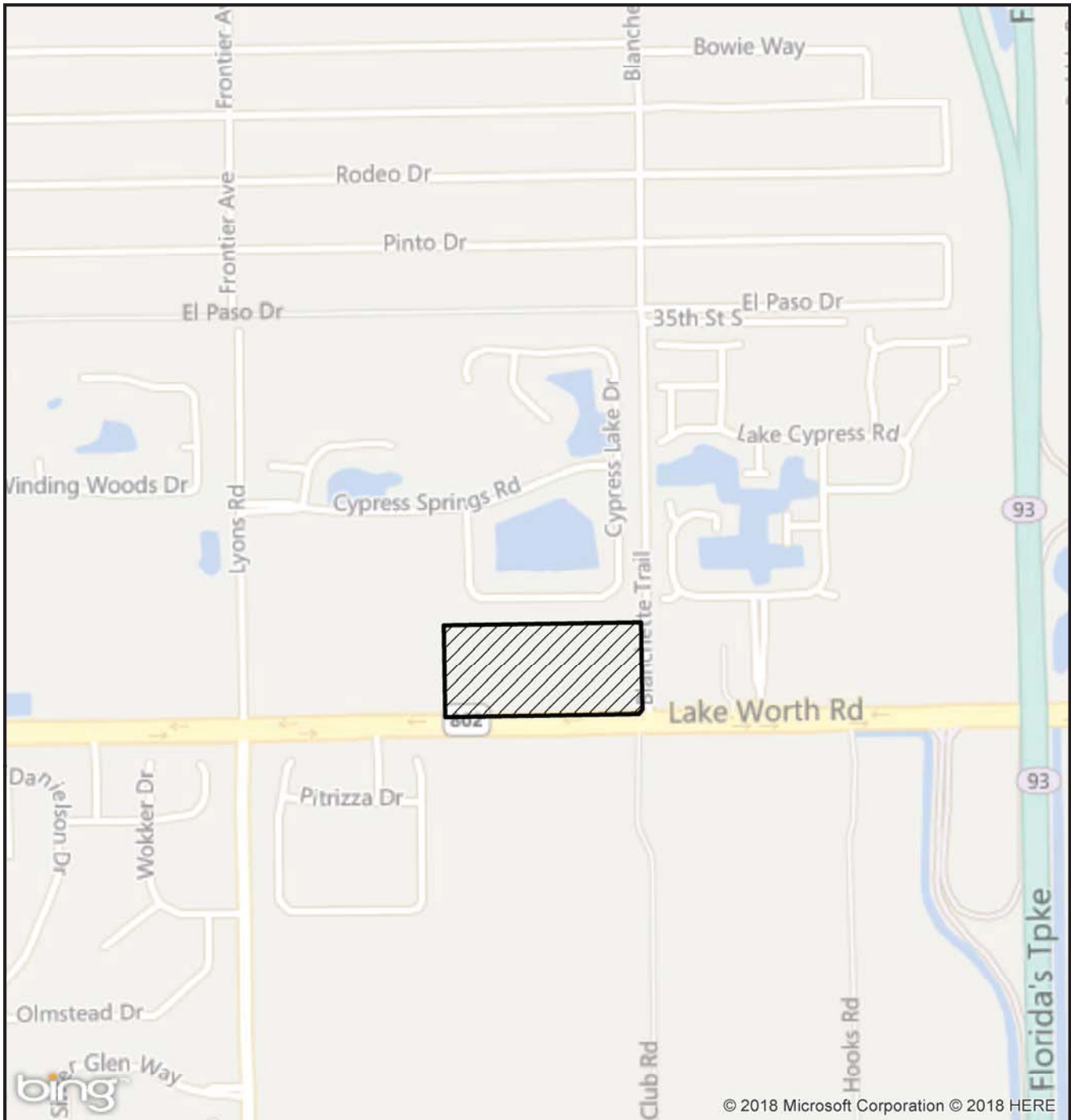
**Figure 1. Location Map**

**Figure 2. Quad Map**


**Figure 3. Aerial Photo**

**Figure 4. FLUCFCS Map**

**Palm Beach County Soils Report**



#### LEGEND

 - SITE (17.8+/- AC)

0 1,000 Feet

## HARBOR CHASE AT WELLINGTON CROSSING LOCATION MAP

N



#### EW CONSULTANTS, INC.

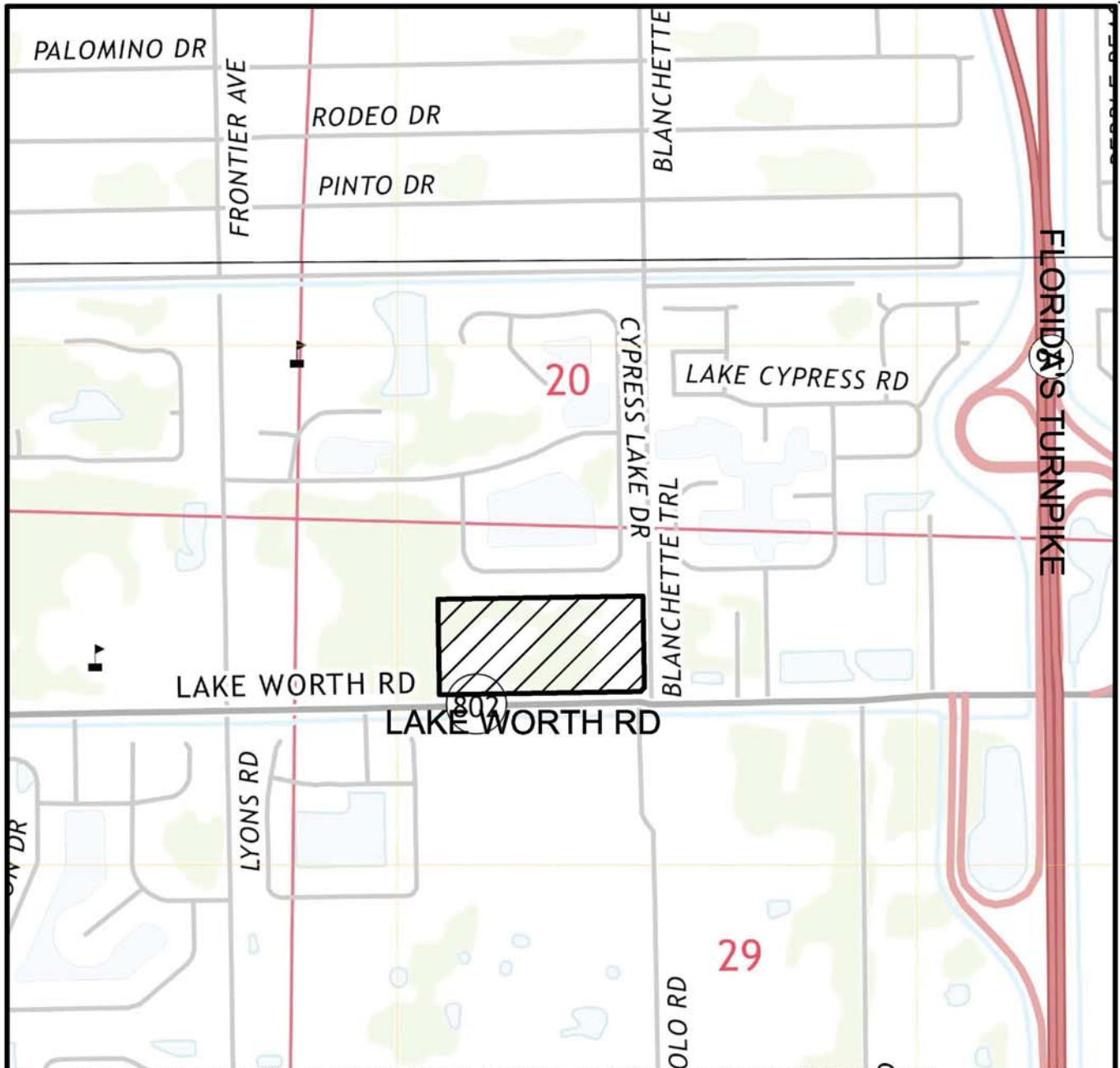
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

NOV 2020

FIGURE

1





USGS QUAD MAP "GREENACRES CITY", SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LAKE WORTH, PALM BEACH COUNTY, FLORIDA 26°37'06" -80°11'02"

#### LEGEND

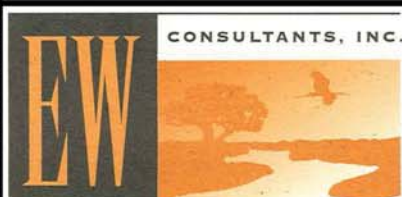
 - SITE (17.8± AC)

0 1000  
SCALE IN FEET



## HARBOR CHASE AT WELLINGTON CROSSING LOCATION MAP

Harbor Chase at Wellington Crossing.dwg QUAD



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561-291-7950 PHONE 561-530-4908 FAX  
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**NOV 2020**

**FIGURE**

**2**





PALM BEACH COUNTY AERIAL DATED 2020

0 300  
SCALE IN FEET

# HARBOR CHASE AT WELLINGTON CROSSING AERIAL MAP

Harbor Chase at Wellington Crossing.dwg AERIAL



**EW CONSULTANTS, INC.**  
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**AUG 2018**

**FIGURE**

**3**





BLANCHETTE TRAIL

LAKE WORTH RD

PALM BEACH COUNTY AERIAL DATED 2020

**LEGEND**

174 - MEDICAL & HEALTHCARE (12.4± AC)

643 - WET PRAIRIE (0.9± AC)

740 - DISTURBED LANDS (4.5± AC)

**TOTAL 17.8± AC**

0 150  
SCALE IN FEET

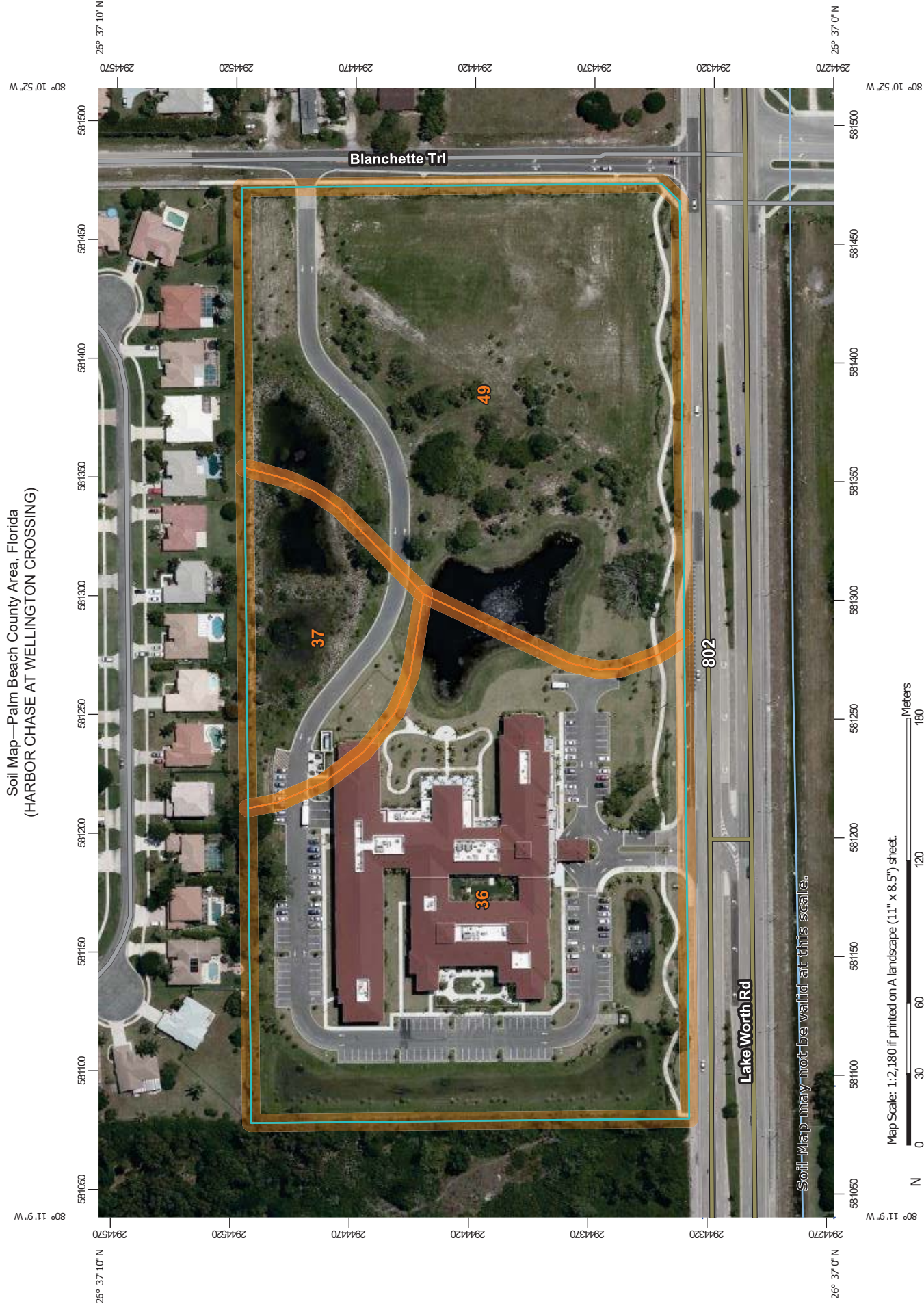
**HARBOR CHASE  
AT WELLINGTON CROSSING  
FLUCFCS MAP**

**NOV 2020  
FIGURE 4**





































**CONSULTANTS, INC.**  
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www.ewconsultants.com



# Soil Map—Palm Beach County Area, Florida (HARBOR CHASE AT WELLINGTON CROSSING)



## MAP LEGEND

<b>Area of Interest (AOI)</b>		Area of Interest (AOI)		Spoil Area
<b>Soils</b>		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
<b>Special Point Features</b>		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot	<b>Water Features</b>	
		Closed Depression		Streams and Canals
		Gravel Pit	<b>Transportation</b>	
		Gravelly Spot		Rails
		Landfill		Interstate Highways
		Lava Flow		US Routes
		Marsh or swamp		Major Roads
		Mine or Quarry		Local Roads
		Miscellaneous Water	<b>Background</b>	
		Perennial Water		Aerial Photography
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.  
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida  
Survey Area Data: Version 17, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 25, 2019—Apr 16, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Riviera fine sand, 0 to 2 percent slopes	8.3	46.2%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	1.9	10.5%
49	Wabasso fine sand, 0 to 2 percent slopes	7.8	43.3%
<b>Totals for Area of Interest</b>		<b>17.9</b>	<b>100.0%</b>



November 6, 2020  
Job No. 20-135

LAND USE PLAN AMENDMENT APPLICATION  
WELLFIELD PROTECTION ZONE STATEMENT

Harborage at Wellington  
17.8 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the northwest corner of Lake Worth Road and Blanchette Trail in Palm Beach County, Florida and contains approximately 17.8 acres. The Property Control Numbers (PCN) for the subject parcels are:

00-42-44-29-003-001-0000

00-42-44-29-03-023-0000

The property is currently designated as Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to a Multiple Land Use (MLU) development with 6.05 acres as Commercial Low Office with underlying Medium Residential, 5 dwelling units per acre (CLO/5) and 11.75 acres as Medium Residential, 5 dwelling units per acre (MR-5).

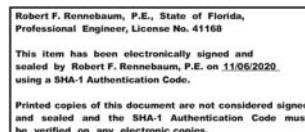
WELLFIELD PROTECTION ZONE

The above referenced project is not located within any Wellfield Protection Zones as shown on the "Wellfield Protection Zones of Influence in Palm Beach County, Florida, "exhibit, adopted June 12, 2015.

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

sa: x:/docs/trafficanddrainage/lupawellfield.20135







November 6, 2020

Job No. 20-135

LAND USE PLAN AMENDMENT APPLICATION  
FLOOD PLAIN STATEMENT

Harborchase at Wellington  
17.8 Acre Site  
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the northwest corner of Lake Worth Road and Blanchette Trail in Palm Beach County, Florida and contains approximately 17.8 acres. The Property Control Numbers (PCN) for the subject parcels are:

00-42-44-29-003-001-0000

00-42-44-29-03-023-0000

The property is currently designated as Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to a Multiple Land Use (MLU) development with 6.05 acres as Commercial Low Office with underlying Medium Residential, 5 dwelling units per acre (CLO/5) and 11.75 acres as Medium Residential, 5 dwelling units per acre (MR-5).

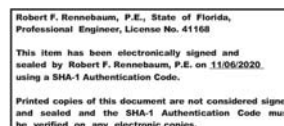
FLOOD ZONE

The above referenced project is located in Flood Zone X and AE as shown on the FEMA Flood Rate Insurance Map Panel 170A of 245 (Palm Beach County).

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

sa: x:/docs/trafficanddrainage/lupafps.20135





**Department of Planning,  
Zoning & Building**

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

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



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor  
Robert S. Weinroth, Vice Mayor

Hal R. Valeche  
Gregg K. Weiss  
Mary Lou Berger  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

October 29, 2020

Jan Polson  
Urban Design Studio  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for: Harbor Chase at  
Wellington Crossing MLU under PCN's: 00-42-44-29-03-001-0000 and  
00-42-44-29-03-023-0000.**

Dear Ms. Polson,

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

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

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

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

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

Sincerely,

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

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

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



Use	Acres	Square Footage	Beds
Residential	22.75	N/A	156
Non Residential	6.05	70,000 Max *	N/A

\* As Conditional