

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11, 2022
Application Name	Hunter's Crossing	Control No.	2013-00360
Acres	36.9 AC	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-027-0040, 00-42-43-27-05-027-0050, 00-42-43-27-05-027-0060, and 00-42-43-27-05-027-0101		
Location	South side of Lake Worth Road approx. 0.30 miles east of State Road 7		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Vacant/Agriculture/Single-Family	Residential	
Zoning	Agricultural Residential (AR)	Residential Single-Family (RS)	
Future Land Use Designation	Low Residential, 1 Unit Per Acre (LR-1)	Low Residential, two units per acre (LR-2)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	Workforce Housing Program (WHP) Limited Incentive Density Bonus of 30% or 22 units Transfer of Development Rights (TDR) Bonus of 28% or 21 units	
Total Number of Units	1 dwelling unit	117 dwelling units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per acre	2 units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 36.9 ac. = 37 units	2 du/acre x 36.9 ac. = 74 units
Maximum Beds (for CLF proposals)	N/A	N/A

Population Estimate	37 max du x 2.39 = 88 people	117 max du x 2.39 = 280 people
Maximum Square Feet 2, 4 (non-residential designations)	None	None
Proposed or Conditioned Potential 3, 4	None	None
Max Trip Generator	Single-Family Detached (ITE 210): 10 trips/DU (Daily)	Single-Family Detached (ITE 210): 10 trips/DU (Daily) Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) (ITE 220): 6.74 trips/DU (Daily)
Maximum Trip Generation	Daily: 370	Maximum Intensity Daily: 740 Site Plan (Max+WHP+TDR) Daily: 1,141
Net Daily Trips:	<u>370</u> (maximum minus current) <u>771</u> (proposed minus current)	
Net PH Trips:	<u>26</u> (7 In/19 Out) AM, <u>35</u> (22 In/13 Out) PM (maximum) <u>54</u> (14 In/40 Out) AM, <u>72</u> (45 In/27 Out) PM (proposed)	

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Part 2. Applicant Data

A. Agent Information

Name	Tyler Woolsey
Company Name	Urban Design Studio
Address	610 Clematis Street, Ste. CU-02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561-366-1100
Email Address	TWoolsey@udsflorida.com

B. Applicant Information

Name	Charles W. Hendrix
Company Name	Individual
Address	9584 Lake Worth Road
City, State, Zip	Lake Worth Beach, FL 33467
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

Name	Charlotte Y. Hendrix
Company Name	Individual
Address	9584 Lake Worth Road
City, State, Zip	Lake Worth Beach, FL 33467
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

Name	Andrew Maxey, Vice President of Land Acquisition
Company Name	DiVosta Homes, L.P.
Address	3350 Peachtree Road Northeast, Ste. 150
City, State, Zip	Atlanta, GA 30326

Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Contract Purchaser

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Part 3. Site Data

A. Site Data

Built Features	The site is currently developed with one (1) single-family home along with outdoor storage of materials and vehicles related to the residence. Please see attached Application Attachment F for Built Features Inventory Map.
PCN	00-42-43-27-05-027-0040, 00-42-43-27-05-027-0050, 00-42-43-27-05-027-0060, and 00-42-43-27-05-027-0101 Please see Application Attachment A-1 for Legal Description. Please see Application Attachment A-2 for PCN's and Ownership List. Please see Application Attachment P for Survey (dated within 18 months).
Street Address	9584 Lake Worth Road
Frontage	Per Survey, 1,949.94 feet of frontage along Lake Worth Road and 1,265.17 feet at maximum depth
Legal Access	Lake Worth Road
Contiguous under same ownership	No additional properties under same ownership
Acquisition details	Please see Application Attachment A-3 for Warranty Deeds for all parcels. The Subject Property was acquired by Charles W. and Charlotte Y. Hendrix from Between DuBois Management, Inc. and E. Wayne and Sherry DuBois on March 5, 1998 for a purchase price of \$1,630,000 according to Palm Beach County (PBC) Property Appraiser and the Warranty Deed recorded in PBC ORB 10266, Pages 520-523. DiVosta Homes, L.P. is under contract to purchase the Subject Property from the current owners, Charles and Charlotte Hendrix.
Size purchased	36.4 AC; 36.9 AC post-abandonment*

*A 30' platted roadway lying between Tracts 4 and 5 within Block 27 of the Palm Beach farms Company Plat No. 3 is located within the Subject Property and is to be abandoned in connection with the proposed development.

B. Development History

Control Number	1974-00037 and 2013-00360
Previous FLUA Amendments	LGA-2010-00007 proposing CL with underlying HR-8 FLU: Withdrawn LGA-2021-00012 proposing MR-5 and later LR-3 FLU: Denied by BCC at Transmittal LGA-2022-00005 proposing LR-2/LR-3 split FLU: Withdrawn
Concurrency	Concurrency reservation will be requested in connection with the concurrent Zoning application for this project.
Plat, Subdivision	Palm Beach Farms Plat No. 3 Plat Book 2, Page 45

Zoning Approvals & Requests		No prior zoning approvals			
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
N/A	Z/CA-2021-00117	Withdrawn	Rezoning and Conditional Use	Rezoning to RS to develop 199 units	

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Part 4. Consistency

A. Consistency

Justification Provide as G.1.	Please see Application Attachment G, Section G.1. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Residential Density Increases Provide as G.2.	Please see Application Attachment G, Section G.2. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Compatibility Provide as G.3.	Please see Application Attachment G, Section G.3. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Comprehensive Plan Provide as G.4.	Please see Application Attachment G, Section G.4. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Florida Statutes Provide as G.5.	Please see Application Attachment G, Section G.5. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Cypress Trails PUD Single-Family Residential Control No. 1980-60 106 Dwelling Units Density: 1 DU/AC	Low Residential, 1 unit per acre	Residential Estate
North	Woods Walk PUD Single-Family Residential Control No. 1985-71 225 Dwelling Units Density: 2.5 DU/AC	Low Residential, 3 units per acre	Residential Transitional
North	Woods Walk Plaza Commercial Control No. 1985-69 Intensity: 134,608 SF	Commercial Low with underlying Low Residential, 3 units per acre	General Commercial
South	Legend Lake Estates (fka The Hunt PUD) Single-Family Residential Control No. 1974-37 66 Dwelling Units Density: 0.36 DU/AC	Low Residential, 1 unit per acre	Residential Estate
East	Regency Lake Estates (fka Kent Property PUD) Single-Family Residential Control No. 1994-04 160 Dwelling Units Density: 1.77 DU/AC	Low Residential, 2 units per acre	Planned Unit Development
West	Lake Worth Road and State Road 7 MUPD Commercial Control No. 1999-04 Intensity: 33,462 SF	Commercial Low with underlying Low Residential, 1 unit per acre	Multiple Use Planned Development

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Part 5. Public Facilities Information

A. Traffic Information		
Please refer to Application Attachment H for the Traffic Statement prepared for this application.		
	Current	Proposed
Max Trip Generator	Single-Family Detached (ITE 210): 10 trips/DU (Daily)	Single-Family Detached (ITE 210): 10 trips/DU (Daily) Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) (ITE 220): 6.74 trips/DU (Daily)
Maximum Trip Generation	Daily: 370	Maximum Intensity Daily: 740 Site Plan (Max+WHP+TDR) Daily: 1,141
Net Daily Trips:	<u>370</u> (maximum minus current) <u>771</u> (proposed minus current)	
Net PH Trips:	<u>26</u> (7 In/19 Out) AM, <u>35</u> (22 In/13 Out) PM (maximum) <u>54</u> (14 In/40 Out) AM, <u>72</u> (45 In/27 Out) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	JFO Group, Inc. - Juan Ortega, PE	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 62 WLN – LKW via Lake Worth runs adjacent to the Subject Property.	
Nearest Palm Tran Stop	The nearest Palm Tran stop is located along the southern side of Lake Worth Road adjacent to the commercial plaza to the west. Stop 5930 Lake Worth Road and Woods Walk Plaza	
Nearest Tri Rail Connection	Lake Worth Beach Tri-Rail Station located on the south side of Lake Worth Road on the east side of I-95 approximately 8 miles east of the Subject Property.	
C. Potable Water & Wastewater Information		
Please refer to Application Attachment I for the PBC WUD Service Availability Letter.		

Potable Water & Wastewater Providers	The subject property is located within the Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has confirmed capacity exists to serve the proposed LR-2/LR-3 FLU and the development of 113 dwelling units.
Nearest Water & Wastewater Facility, type/size	The nearest potable water is a 10" watermain located in Lake Worth Road and a 10" watermain located within Hunting Trail adjacent to the Subject Property. The nearest sanitary sewer connection is an 8" force main located north of the Subject Property in Lake Worth Road.
D. Drainage Information	
<p>Please refer to Application Attachment J for the Drainage Statement prepared for this application.</p> <p>This surface water management responsibility for the property lies within the governmental jurisdictional agencies of South Florida Water Management District (SFWMD) C-16 Drainage Basin, the Lake Worth Drainage District (LWDD), Palm Beach County, and the Florida Department of Transportation. Based on our field visit and review of the recent survey, the subject property is undeveloped except for several small residential building structures, 1.85 acres of other surface waters scattered throughout the site, and two 12" concrete pipes discharging to the LWDD L-12 canal. Permit file research confirmed there were no existing permits for this site. The LWDD L-12 canal located along the north side of the site will serve as the receiving body for the site. The entire site is anticipated to be demolished and filled to accommodate the new community.</p> <p>The subject site will discharge into the adjacent LWDD L-12 canal through a proposed control structure limiting flow to 62.6 CSM at the 25 year-3-day storm event. Adequate storm water retention shall be provided in the proposed on-site lakes to protect the finished floor elevations above the calculated 100 year - 3 day, zero discharge storm event, 18 inches above the crown of the adjacent road or FEMA elevation plus 1', whichever is higher. The calculated 25 year - 3 day routed storm event below the perimeter berm elevation. The crown of the onsite roads will be designed above the 5 year - 1 day routed storm event elevation. Lake Maintenance Easements will be located above the 3 year - 1 day routed storm event.</p>	
E. Fire Rescue	
Nearest Station	PBC Fire Rescue Station 30 – 9610 Stribling Way
Distance to Site	2.75 miles
Response Time	8 minutes
Effect on Resp. Time	For fiscal year 2020, the average response time for this Station 30's zone is 7:11. Per the PBC Fire Rescue Service Provider Letter, changing the land use will have some impact on Fire Rescue.
F. Environmental	
Significant habitats or species	<p>Please refer to Application Attachment L for the Environmental Assessment prepared for this application.</p> <p>The site consists of primarily open pastureland, one man-made reservoir, and two cypress wetland areas totaling 3.16 acres with both native and non-native vegetation throughout the property. No significant habitat occurs on the parcel and no state or federal listed plant or animal species were located in the area. There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed animal species to occur on the site.</p>

Flood Zone*	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 Zone*	The Subject Property is within zones of influence 3 and 4 of public well #01-26-E. Please refer to Application Attachment M for the Floodplain and Wellfield Zone Statement and Maps prepared for this application.

G. Historic Resources

Please see Application Attachment N for the PBC Historical and Archaeological Resource letter.

Staff review has identified no known archaeological resources located on or within 500 feet of the subject property.

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park – 7715 Forest Hill Blvd.	0.00339	+280 people	0.95 AC
Beach	R.G. Kreusler Park – 2882 S. Ocean Blvd.	0.00035	+280 people	0.098 AC
District	West Boynton Park & Recreation Center – 6000 Northtree Blvd.	0.00138	+280 people	0.39 AC

I. Libraries - Residential Only (Including CLF)

Library Name	Greenacres Branch			
Address	3750 Jog Road			
City, State, Zip	Greenacres, FL 33467			
Distance	3.5 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	+280 people	560 holdings	
All staff	0.6 FTE per 1,000 persons	+280 people	0.17 FTE	
Library facilities	0.6 square feet per person	+280 people	168 SF	

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

Please see Application Attachment O for the SCAD Letter provided by the School District of PBC.

	Elementary	Middle	High
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Name	Discovery Key	Woodlands	Palm Beach Central
Address	3550 Lyons Road	5200 Lyons Road	8499 W. Forest Hill Blvd.
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Wellington, FL 33411
Distance	1.1 miles	1.9 miles	4.6 miles

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Part 6. Attachments

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

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

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

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ATTACHMENT A-1

Parcel Control Numbers

- 00-42-43-27-05-027-0040
- 00-42-43-27-05-027-0050
- 00-42-43-27-05-027-0060
- 00-42-43-27-05-027-0101



JUSTIFICATION STATEMENT

Hunter's Crossing
Future Land Use Atlas (FLUA) Amendment
Initial Submittal: May 11, 2022
Revised Submittal: September 30, 2022



Urban Planning and Design
Landscape Architecture
Communication Graphics

ATTACHMENT G **CONSISTENCY WITH THE COMPREHENSIVE PLAN & FLORIDA STATUTES**

A. REQUEST

On behalf of the property owners, Charles W. and Charlotte Y. Hendrix, and the applicant, DiVosta Homes, L.P., Urban Design Studio (UDS), as agent, has prepared and hereby respectfully submits this application for a Future Land Use Atlas (FLUA) Amendment for the ±36.9-acre property generally located on the south side of Lake Worth Road approximately 900 feet east of the intersection with State Road 7 (US-441), hereinafter referred to as the Subject Property. The Subject Property is comprised of four parcels with the following parcel control numbers (PCNs):

- 00-42-43-27-05-027-0040
- 00-42-43-27-05-027-0050
- 00-42-43-27-05-027-0060
- 00-42-43-27-05-027-0101

The Subject Property is located in unincorporated Palm Beach County (PBC), situated in the Urban/Suburban Tier with a Future Land Use Atlas designation of Low Residential, 1 dwelling unit per acre (LR-1) and with the Agricultural Residential (AR) Zoning District. The Subject Property is included within the West Lake Worth Road Neighborhood Plan (WLWRNP). The proposed change to the Future Land Use Atlas designation of the Subject Property does not require text amendments to the County's Unified Land Development Code (ULDC) and is consistent with density anticipated by the neighborhood plan.

The applicant is requesting approval of the following from the PBC Board of County Commissioners (BCC):

1. To amend the Future Land Use Atlas (FLUA) designation of the Subject Property from Low Residential, 1 dwelling unit per acre (LR-1) to Low Residential, 2 dwelling units per acre (LR-2).

On March 24, 2022, the Board of County Commissioners (BCC) approved a formal request for consideration to allow the submittal and processing of this FLUA Amendment application.

On May 11, 2022, an application for a FLUA Amendment application was submitted

proposing a change from the current LR-1 FLU designation to a split of LR-2 and LR-3 FLU designations consistent with the West Lake Worth Road Neighborhood Plan (WLWRNP). This application included a request for a 33% density bonus through the Workforce Housing Program to allow a total of 113 dwelling units. Based on coordination with County Planning Division staff, the applicant has elected to modify their request to better accommodate requirements for workforce housing. As a result, this modified application has been submitted to propose an LR-2 FLU designation for the entire property that will be accompanied by a WHP density bonus request of 30% (22 units) and the purchase of 21 units through the Transfer of Development Rights (TDR) program for a total of 117 dwelling units.

B. BACKGROUND

There have been no previous FLUA Amendment, Rezoning, or Development Order applications approved for the Subject Property. Several applications by other applicants have been filed and later withdrawn or denied by the Board of County Commissioners in previous years. A brief summary of these previous applications is included below.

A FLUA amendment application was submitted in 2010 and later withdrawn (Application Number LGA-2010-0007). That amendment application requested to change the future land use designation from Low Residential, 1 unit per acre (LR-1), to Commercial Low with an underlying High Residential, eight (8) units per acre (CL/8). The application was withdrawn by the applicant prior to public hearing.

A Large-Scale Future Land Use amendment under the name Amber Woods (Application Number LGA-2021-012) was submitted to Palm Beach County Planning Division on November 10, 2020 requesting to change the Future Land Use (FLU) designation from Low Residential, 1 unit per acre (LR-1), to Medium Residential, 5 units per acre (MR-5). That applicant later modified the request to propose a FLU designation of Low Residential, 3 units per acre (LR-3) for the entirety of the property. On May 3, 2021, the BCC denied transmittal of this amendment application from LR-1 to LR-3.

On May 12, 2021, the applicant for the Amber Woods project submitted another Large-Scale FLUA amendment application (Application Number LGA-2022-005) to change the FLU designation from Low Residential, 1 unit per acre (LR-1), to a split of Low Residential, 2 units per acre (LR-2) and Low Residential, 3 units per acre (LR-3). Based on the request to seek the LR-3 designation on a portion of the amendment site, the PBC Planning Division determined that the Board of County Commissioners (BCC) needed to authorize the processing of this request pursuant to the Comprehensive Plan. The request to consider the application was scheduled to be heard before the BCC; however, the applicant formally requested to withdrawal this revised amendment application on September 27, 2021 prior to the BCC hearing.

On January 4, 2021, an official Zoning Map Amendment and a Class A Conditional Use application was submitted for the project known as Amber Woods PUD (Control Number 2013-00360 / Application Number Z/CA-2021-00117). This application requested to rezone

the Subject Property from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District and to allow a Class A Conditional Use for townhomes in the RS Zoning District. The request also proposed to utilize the County's Workforce Housing Program (WHP) with a request for a density bonus of 48% or 41 dwelling units for a residential development that would accommodate 126 dwelling units (with a workforce housing (WFH) obligation of 10 units). The development was proposed to consist of 85 single-family dwelling units and 41 zero lot line dwelling units. The prior applicant formally requested to withdraw this Rezoning and Class A Conditional application on September 27, 2021 simultaneous with the request to withdraw the concurrent FLUA Amendment application. There are currently no zoning approvals for the Subject Property.

C. SURROUNDING USES

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the overall property. Please see the Built Inventory Features Map in Attachment F for the following information overlaid on an aerial.

- **North:** To the north of the Subject Property, across Lake Worth Road, properties are developed with the Cypress Trails residential community at roughly one dwelling unit per acre and the Woods Walk Plaza, a Publix-anchored shopping center, at the northeast corner of Lake Worth Road and State Road 7 (US 441). A small portion of the frontage along the north side of Lake Worth Road, across from the Subject Property, belongs to the Woods Walk residential community, a single-family subdivision developed at roughly 2.5 dwelling units per acre tucked behind and between the Woods Walk Plaza shopping center and Cypress Trails community.
- **South:** To the south of the Subject Property, single-family homes and an access drive abut the southern property line. These homes are part of the larger Legend Lake Estates community which consists of single-family homes on lots of one-half to one acre.
- **East:** To the east of the Subject Property, across Hunting Trail, is a residential subdivision of single-family homes developed at approximately 1.77 dwelling units per acre known as the Regency Lake Estates PUD with lots ranging from one-quarter up to one-half an acre.
- **West:** To the west of the Subject Property, a commercial shopping plaza with standalone retail and personal services including a pharmacy, gas station, fast food restaurant, automotive service, and bank occupies the southeast corner of Lake Worth Road and State Road 7 (US 441).

Please see below for a table summarizing the approved and existing use, FLU, and zoning district for surrounding properties.

Table 1. Surrounding Property Conditions

Adjacent Lands	Use	Future Land Use	Zoning
North	Cypress Trails (1 DU/AC) Control No. 1980-60	Low Residential, 1 unit per acre (LR-1)	Residential Estate (RE)
North	Woods Walk PUD (2.5 DU/AC) Control No. 1985-71	Low Residential, 3 units per acre (LR-3)	Residential Transitional (RTS)
North	Woods Walk Plaza (134,608 SF) Control No. 1985-69	Commercial Low with underlying Low Residential, 3 units per acre (CL/3)	General Commercial (GC)
South	Legend Lake Estates (fka The Hunt PUD) (0.36 DU/AC) Control No. 1974-37	Low Residential, 1 unit per acre (LR-1)	Residential Estate (RE)
East	Regency Lake Estates (fka Kent Property PUD) (1.77 DU/AC) Control No. 1994-04	Low Residential, 2 units per acre (LR-2)	Planned Unit Development (PUD)
West	Lake Worth Road and State Road 7 MUPD (33,462 SF) Control No. 1999-04	Commercial Low with underlying Low Residential, 1 unit per acre (CL/1)	Multiple Use Planned Development (MUPD)

D. CONSISTENCY

G.1 - Justification

Per Policy 2.1-f of the FLUE of the County Comprehensive Plan, before approval of a FLUA amendment, the applicant shall provide an adequate justification for the proposed FLU. The applicant is requesting to amend the current FLU designation from Low Residential, 1 dwelling unit per acre (LR-1) to Low Residential, 2 dwelling units per acre (LR-2). The proposed LR-2 FLU would allow 74 units on the Subject Property. The applicant intends to request a Workforce Housing Program Limited Incentive density bonus of 30% or 22 additional units. Further, the applicant is proposing to purchase 21 additional dwelling units through the TDR program. Ultimately, the requested LR-2 FLU and concurrent density bonuses will allow for the development of a community with 117 homes. The Subject Property is included within the boundaries of the West Lake Worth Road Neighborhood Plan (WLWRNP) which contemplates a split of LR-2 and LR-3 FLU designations for the Subject Property; however, the surrounding communities have provided their support for the proposed development plan. The proposed FLUA amendment meets the required standards as follows:

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

Applicant's Response: The proposed LR-2 FLU designation, and the resulting residential

development of 117 homes, is suitable and appropriate for the Subject Property. The surrounding area is developed with residential communities of comparable densities. The Subject Property is one of few under-developed parcels along this corridor of sufficient size to adequately develop a residential community with functional open space, recreation amenities, and necessary infrastructure while providing appropriate landscape buffering, setbacks, and other design features to ensure a high-quality community that is compatible with surrounding uses.

The LR-2 FLU designation is consistent with the approved West Lake Worth Road Neighborhood Plan (WLWRNP) created and maintained with the guidance of the surrounding community. The WLWRNP contemplated a split of LR-2 and LR-3 FLU designations for the Subject Property so the request for LR-2 FLU across the entire site does not exceed the contemplated FLU supported by the community. Surrounding properties are compatible with a residential community on the Subject Property. In fact, properties to the immediate south and east as well as properties to the north across Lake Worth Road are all developed with single-family residential units as proposed for the Subject Property. In addition, properties at the northeast (Wood Walk Plaza), northwest (Marketplace at Wycliffe), and southeast corners of the intersection of State Road 7 and Lake Worth Road are developed with commercial plazas hosting a range of community serving commercial uses including grocery stores, pharmacies, restaurants, retail outlets, personal services, and financial services. The proposed residential FLU designation is suitable and appropriate for the Subject Property based on the existing character of the surrounding development pattern.

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

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

Applicant's Response: The Subject Property is located within an area of the Urban/Suburban Tier in unincorporated Palm Beach County that is developed with a range of low to medium residential densities and community-serving commercial uses. The existing LR-1 FLU designation of the Subject Property was assigned with the introduction of the original 1989 Comprehensive Plan. At that time, Lake Worth Road terminated at State Road 7 (US 441) and properties along this portion of the Lake Worth Road corridor west of the Florida Turnpike were primarily undeveloped or developed with very low-density residential estates or agricultural operations. Since that time, Lake Worth Road has been extended miles past State Road 7 (US 441) to serve as a major roadway connecting from the Village of Wellington to Lake Worth Beach. Further, the portion of the Lake Worth Road corridor from the Florida Turnpike to State Road 7 (US 441) has been substantially developed with a suburban development pattern including a range of commercial, institutional and residential developments of varying density. The Subject Property remains as one of only a few undeveloped properties along this portion of the Lake Worth Road corridor. The changes in FLU designations of properties in this area of the County and the resulting suburban development leave the current use of the Subject Property out of context

with the surrounding developments. The proposed FLU designation of LR-2 will allow for the development of the Subject Property with a residential community of comparable density to surrounding properties.

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

Applicant's Response: The Subject Property is located along the Lake Worth Road corridor between the Florida Turnpike and State Road 7 (US 441). The development of properties along this corridor since the adoption of the 1989 Comprehensive Plan have resulted in dramatic changes to the characteristics of the general area. This includes the widening and extension of surrounding roadways as well as the introduction of mass transit services in this area of the County. The location of the Subject Property near the intersection of Lake Worth Road and State Road 7 (US 441), proximity to the Florida Turnpike, and mass transit services are significant changes in the accessibility and mobility options poised to support residential development of the site. The location of the site adjacent to Lake Worth Road will ensure adequate access for residents and provide for efficient trip distribution among the surrounding road network. The nearby variety of commercial uses further supports residential development of the site by providing services and employment opportunities within walking distance of the site. All of these factors considered, the changes in the development pattern of the overall area and the improvement of adjacent roadways and transportation services lend towards the appropriateness of the requested LR-2 FLU designation and resulting residential community on the Subject Property.

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

Applicant's Response: There have been significant changes in the development pattern of the Lake Worth Road corridor as well as changes in market demands and the needs of the County which affect the consideration for the most appropriate FLU designation for the Subject Property. There has been substantial growth within the County as a whole with suburban residential development pushing west past State Road 7 (US 441) and, ultimately, resulting in a scarcity of properties suitable for the development of residential communities yet the demand for low density residential communities has continued to grow. The Lake Worth Road corridor has evolved from rural residential estates and agricultural lands to higher density residential communities and a range of commercial and institutional uses. The need for additional low density housing options in this area of the County and the suburban development pattern that has occurred along the Lake Worth Road corridor support the requested FLU designation and resulting residential community.

d. Inappropriateness of the adopted FLU designation;

Applicant's Response: The adopted FLU designation is no longer the most appropriate designation for the Subject Property in the context of changes to the character of the community, development patterns of this area, and the needs of the County. The current FLU designation of LR-1 limits the density on the site to one dwelling unit per acre. As discussed above, the current LR-1 FLU designation was assigned with the original adoption

of the 1989 Comprehensive Plan. Over the last several decades, significant changes have occurred in this area of the County and particularly along this portion of the Lake Worth Road corridor. The LR-1 FLU is no longer appropriate or suitable to enable the development of this site with a functional single-family residential community.

Further, the West Lake Worth Road Neighborhood Plan (WLWRNP), adopted by the BCC in 2009, serves as a guiding document created with the input of the surrounding community. The WLWRNP includes a Master Plan for the Lake Worth Road corridor, an excerpt of which is included as Figure 1 below.



Figure 1. West Lake Worth Road Neighborhood Plan - Lake Worth Road Corridor Master Plan

The WLWRNP Master Plan contemplates a split FLU designation of LR-2 on approximately two thirds of the Subject Property and LR-3 on the remaining one-third of the site. The LR-2 FLU designation requested by this application is consistent with the contemplated density increase reflected on the WLWRNP Master Plan for the Lake Worth Road corridor as supported by the community. Further, the applicant has taken considerable efforts to coordinate with current representatives of the surrounding communities to ensure the proposed development is compatible with adjacent communities. As such, the adopted FLU designation is no longer the most appropriate to facilitate the highest and best use of the Subject Property.

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

Applicant's Response: The current FLU designation of the Subject Property was not assigned in error and was consistent with the development pattern and needs of the County at the time the original Comprehensive Plan was adopted in 1989. As described above, circumstances in the surrounding area and the County as a whole are substantially different today than at that time and the proposed FLU designation is believed to be a more appropriate FLU in the context of the current development pattern and needs of the County.

G.2 Residential Density Increases

Per Policy 2.4-b of the Future Land Use Element of the Comprehensive Plan, the proposed FLUA amendment meets the required factors to justify this request as the appropriate method for increasing density on the Subject Property as described below.

1. Justify and demonstrate a need for a FLUA Amendment;

Applicant's Response: Within the Urban/Suburban Tier, few properties of sufficient size remain available for development to support the continued population growth occurring in the County. Certain sites, such as the Subject Property, represent prime redevelopment opportunities for residential development in order to maintain a housing supply with a variety of housing options that accommodates the growing demand. The proposed LR-2 FLU designation is justified for the Subject Property due to its location within the Urban/Suburban Tier, the assigned FLU designation of surrounding properties, the actual built density of nearby residential communities, proximity to community serving commercial uses, and outdoor recreation options. The growing demand for low density residential option, the scarcity of available lands for the development of residential communities, and its location along an active development corridor makes this site a prime location for the proposed LR-2 FLU designation. Further, the approved WLWRNP prepared at the direction of the surrounding community contemplates a comparable increase in the residential density permitted on the Subject Property. The proposed FLU designation is consistent with the FLU designations identified for the Subject Property by the community within the WLWRNP Master Plan as adopted by the BCC.

2. Demonstrate that the current FLUA designation is inappropriate;

Applicant's Response: The adopted FLU designation is no longer the most appropriate designation for the Subject Property in the context of changes to the character of the community, development patterns of this area, and the needs of the County. The current FLU designation of LR-1 limits the density on the site to one dwelling unit per acre. As discussed above, the current LR-1 FLU designation was assigned with the original adoption of the 1989 Comprehensive Plan. Over the last several decades, significant changes have occurred in the County and particularly in areas along transportation corridors such as the Lake Worth Road corridor. In the context of the existing development pattern for the Lake Worth Road corridor and the housing needs of the County, the proposed FLU designations are more appropriate than the current LR-1 designation as they will allow for the development of a single-family residential community with functional open space, recreation amenities, and necessary infrastructure while providing appropriate landscape buffering, setbacks, and other design features to ensure a high-quality community.

3. Explain why the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs cannot be utilized to increase density.

Applicant's Response: The current FLU designation of LR-1 was assigned with the adoption of the original 1989 Comprehensive Plan. Pursuant to Policy 2.4-b.3 of the Future

Land Use Element (FLUE) of the Comprehensive Plan, an application may request an increase in density that is consistent with and supported by a neighborhood plan approved by the BCC without utilizing Transfer of Development Rights, Workforce Housing, or Affordable Housing programs. The WLWRNP is the only qualified neighborhood plan currently approved by the BCC. The proposed LR-2 FLU is consistent with the FLU designations represented by the WLWRNP Master Plan for the Lake Worth Road corridor. The WLWRNP Master Plan contemplates a split of LR-2 and LR-3 FLU designations. The applicant has maintained close coordination with the immediately adjacent communities in preparation of this application and has received the support of the community for a residential development of 117 units.

G.3 - Compatibility

Compatibility is defined in the County's Unified Land Development code as: *"Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions."*

Applicant's Response: In light of the above definition, the proposed FLU designations and the resulting single-family residential community is a highly compatible use to the surrounding properties. Particularly, the proposed development is highly compatible with the adjacent residential communities to the north, east, and south and will be complimentary to the nearby commercial uses. No aspect of the requested FLUA amendment or the resulting development will produce any degree of incompatibility with surrounding properties. Requirements for buffering, screening, landscaping, setbacks, and building height work to enhance the compatibility of the proposed use with adjacent properties and to prevent undesirable health, safety, or aesthetic impacts on the surrounding area, making the proposed FLU designations compatible with the surrounding area.

G.4 -Comprehensive Plan

The proposed amendment furthers several Goals of the Comprehensive Plan and is consistent with several Objectives and Policies. The following analysis is provided to demonstrate consistency with specific objectives and policies in the Plan.

- **C. County Directions**

Applicant's Response: The County Directions in the Future Land Use Element provide the basis for the Goals, Objectives and Policies in the Plan. The County Directions recognize the need for infill redevelopment to occur and that it should be informed by growth management principles to encourage livable communities, neighborhood integrity, housing opportunities, and a strong sense of integrity while maintaining land use compatibility and level of service standards. Allowing for the proposed FLUA amendment will result in a more efficient use of land and existing public facilities and services currently available to the

Subject Property within the County's Urban/Suburban Tier. The residential use, guided by development regulations, will result in a compatible redevelopment of the Subject Property that facilitates a livable community with neighborhood integrity to meet the high and growing demand for additional housing opportunities in the County. Several of these Directions support the proposed amendment, specifically Livable Communities; Growth Management; Infill, Redevelopment and Revitalization; Land Use Compatibility; Neighborhood Integrity; Housing Opportunity; and a Strong Sense of Community.

- D. Characteristics of a Livable Community

Applicant's Response: The Comprehensive Plan describes the concept of a Livable Community which contributes to sustainability and a high quality of life for the residents. The proposed LR-2 FLU designation will allow for the creation of such a community exhibiting the representative characteristics of a central neighborhood focal point in the form of a shared recreation center, access to major roadways and transit services, proximity to a variety of potential employment opportunities, and convenient location relative to civic uses such as schools, places of worship, libraries, parks, and government services. In support of the County's Directions for livable communities in the Urban/Suburban Tier, the proposed FLUA amendment seeks to achieve a low-density residential community under the LR-2 FLU designation in close proximity to existing commercial and employment centers with convenient access to major transportation facilities. The proposed development will also serve to increase the supply of workforce housing units in the County. The community proposed in connection to this application will be compatible with the surrounding residential communities and within the context of the Lake Worth Road corridor.

- **FLUE Goal 1 Strategic Planning**

Objective 1.1 Managed Growth Tier System:

1. Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban, and rural living;
2. Accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development;
3. Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;

Applicant's Response: The proposed LR-2 FLU designations is appropriate for a property located within the Urban/Suburban Tier and within the Urban Service Area. Locating residential development within this tier serves to prevent the further encroachment of residential uses on agriculturally productive lands further west and within the Agricultural Reserve Tier. The housing demand continues to grow in the County with a focus on providing families with a variety of housing options available at various income levels. Allowing for the infill redevelopment of the Subject Property in a manner consistent with the regulations for the Urban/Suburban Tier works to prevent urban sprawl and facilitates the provision of much needed additional housing options at a location already provided with County services and surrounded by a comparable level of residential development along with supporting commercial and institutional uses.

- **FLUE Goal 2 Land Planning:**

It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Applicant's Response: The Subject Property is located within the Urban Service Area where public facilities and services are available to serve the proposed development. The location of the Subject Property along a major transportation corridor and near a major intersection where public facilities already exist will ensure the timely and cost-effective provision of services the proposed development. Further, the proposed LR-2 FLU designation will allow for a development which increases the number of residential units, including workforce housing units, available within the Urban/Suburban Tier without the need to extend services or develop lands within the Rural or Agricultural Reserve Tiers. The development of the site with a low-density residential community under the LR-2 FLU designation will better position the County to meet the growing housing demands for current and future residents in this area of the County.

- **FLUE Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.

Applicant's Response: As confirmed by the detailed analysis presented in application Attachments H through O, the Subject Property is adjacent to and able to connect to all necessary urban services including, but not limited to, the roadway network, water/wastewater, drainage facilities, and emergency services, at the density requested under the LR-2 FLU designation. Therefore, the requested FLU designation would not exceed the natural or manmade constraints of the site and will allow for efficient utilization of existing service capacities.

- **FLUE Policy 2.1-f:** The following will detail the impact of the proposed FLUA on the items listed:

1. The natural environment, including topography, soils and other natural resources;

Applicant's Response: Please see Application Attachment L for the Environmental Assessment Report and supporting Natural Features Maps which detail and depict the environmental considerations for the site. The report summarizes a few environmental considerations of significance and concludes that, although this site does not support any existing native habitats or natural communities, certain mitigation and preservation actions will be employed to ensure the preservation of natural resources in the course of development.

The majority of the site was previously partially cleared and has been in use as a single-family residence with pasturelands prior to 1968. The Subject Property is relatively flat and includes both native and non-native vegetation of which certain native trees will be relocated or may require mitigation with the County. The majority of the site features Boca Fine sand while portions of the Cypress wetland feature Chobee Fine Sandy Loam as well as Riviera Fine Sand in the southeastern corner of the site. A Cypress wetland of approximately 3 acres is located in the southeast portion of the Subject Property and is proposed to be preserved on the site. All necessary permitting processes will be undertaken with the relevant agencies to ensure the proper protection of the natural environment and mitigation of any impacts. Based on the existing conditions and proposed improvements, the requested FLUA Amendment and resulting development will have no significant environmental impacts.

2. The availability of facilities and services;

Applicant's Response: Below is more detailed information on each of those facilities and services:

- *Traffic:* Please see Application Attachment H for the FLUA Amendment Transportation Analysis prepared by JFO Group, Inc. and corresponding Traffic Approval from PBC Traffic Division.
- *Mass Transit:* The portion of Lake Worth Road corridor is currently served by Palm Tran route 62 WLN – LKW which runs adjacent to the Subject Property along Lake Worth Road. The nearest Palm Tran stop (#5930) is located along the southern side of Lake Worth Road adjacent to the commercial plaza to the west. The site is located approximately 8 miles west of the Lake Worth Beach Tri-Rail Station located on the south side of Lake Worth Road and on the east side of I-95.
- *Potable Water and Wastewater:* Please see Application Attachment I for the PBC Water Utilities Department letter wherein it is stated that capacity does exist for the proposed development via an existing 10" watermain and 8" force main within Lake Worth Road adjacent to the property.
- *Drainage:* Please see Application Attachment J for Drainage Statement prepared by Schnars Engineering Corporation. Legal positive outfall has already been established to LWDD L-12 Canal running along the north property line on the south side of Lake Worth Road.
- *Fire Rescue:* Please see Application Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #30 located at 9610 Stribling Way. Station #30 is located approximately 2.75 miles from the Subject Property and the estimated response time to the Subject Property is approximately 8 minutes.
- *School:* Please see Application Attachment O for the School Capacity Availability Determination (SCAD) letter provided by the School District of Palm Beach County.
- *Parks and Recreation:* The addition of units does not negatively impact the Palm Beach County level of service for parks and recreation as adequate parks land area and recreation amenities will be provided on the site to serve the proposed units.

3. The adjacent and surrounding development;

Applicant's Response: The proposed LR-2 FLU designation and the resulting low-density residential development is compatible with surrounding properties and consistent with existing land use designations along this portion of the Lake Worth Road corridor within this area of the County. Please refer to Section G.3 - Compatibility and Surrounding Uses above.

4. The future land use balance;

Applicant's Response: The proposed addition of residential density at the Subject Property will not impact the area's future land use balance as this is the only property in the surrounding area that is poised for redevelopment and the requested FLU designations remain consistent with the adopted neighborhood plan. Surrounding properties are developed in accordance with a suburban development pattern and include a balanced mix of residential and commercial uses. A variety of commercial retail and personal service uses exist in close proximity to service the needs of the future residents. The balance of land uses would be improved by the introduction of additional residential units in this area considering the extensive commercial options along the Lake Worth Road corridor and particularly at the intersection of Lake Worth Road and State Road 7 (US 441).

5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;

Applicant's Response: The proposed FLUA amendment will prevent urban sprawl as it will allow for the redevelopment of an underutilized property located in the Urban/Suburban Tier. The Subject Property has long been developed with a single-family home and associated small-scale agricultural uses that has since been discontinued at the site. Allowing for the redevelopment of a suitably sized parcel in the Urban/Suburban Tier will contribute to the preservation of lands within the Rural and Agricultural Reserve Tiers. The development of a low-density residential community at this location will place residents in close proximity to various services, recreation areas, and employment opportunities to result in a better relationship between land use and transportation patterns, thereby working to combat urban sprawl and the housing crisis occurring in the region.

6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and

Applicant's Response: The Subject Property is included within the boundaries of the West Lake Worth Road Neighborhood Plan (WLWRNP) area. The WLWRNP was approved by the BCC in 2009 and remains the only such neighborhood plan fully approved by the BCC and referenced within the Comprehensive Plan. The WLWRNP Master Plan depicts a FLU designation of LR-2 and LR-3 for the Subject Property. The community and the BCC by their approval of the WLWRNP have recognized the appropriateness of increased density on the Subject Property. The manner in which this application proposes to increase residential density has been determined to be the most effective to achieve a feasible residential development while providing for workforce housing units.

7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

Applicant's Response: The Subject Property is not located adjacent to any municipality; however, the applicant and their consultants have coordinated with the County's Fire Department, Water Utilities District, and Historical Resources Section. Further, the applicant recognizes the application will be reviewed by the Treasure Coast Regional Planning Council (TCRPC) as well as the Intergovernmental Plan Amendment Review Committee (IPARC).

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

Applicant's Response: As described above, the request for the LR-2 FLU designation is justified and supported by a variety of County Directions and Comprehensive Plan policies. The resulting development will accommodate the growing population of the County by providing additional housing options available to families at a variety of income levels, including workforce housing units.

- **FLUE 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 proposed FLU designation and resulting development will not encourage piecemeal development. On the contrary, the development of the Subject Property can be considered infill redevelopment which serves to achieve full utilization of available services in an area of the County developed with an existing suburban character. Adjacent properties are currently in use for residential or commercial uses. As such, the approval of the proposed FLUA amendment will not encourage piecemeal development or result in residual parcels.

- **FLUE Table 2.2.1-g.1:** Designates the Low Residential, 2 dwelling units per acre (LR-2) FLU designation as allowing up to 2 units per acre based on gross land area

Applicant's Response: The proposed LR-2 FLU will be used to determine the residential density for the Subject Property. The proposed LR-2 FLU would allow 74 units on the Subject Property. The applicant intends to request a Workforce Housing Program Limited Incentive density bonus of 30% or 22 additional units. Further, the applicant is requesting an additional 21 dwelling units through the TDR program. The proposed FLU change and density bonuses will allow for the development of 117 dwelling units. The proposed development is in compliance with the Comprehensive Plan and ULDC with respect to the proposed residential density.

G.5. - Florida Statutes

Please consider the following responses demonstrating consistency with Chapter 163.3177, F.S.

- **F.S., Section 163.3177.6(a)8:** Future land use map amendments shall be based upon the following analysis:
 - a. An analysis of the availability of facilities and services.

Applicant's Response: Application Attachments H (Traffic Study), I (Water and Wastewater Service Letter), J (Drainage Statement), and K (Fire Rescue Letter) present supporting data and analysis demonstrating the availability of facilities and services to accommodate the proposed development of the Subject Property.

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Applicant's Response: Application Attachments F (Built Features Inventory & Map), J (Drainage Statement), L (Natural Features Inventory & Map), M (Wellfield Zone Statement & Map), and N (Historic Resource Evaluation Letter) provide supporting data and analysis demonstrating the requested FLU designations and the proposed use is suitable for the Subject Property.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Applicant's Response: The Subject Property is a contiguous site of approximately 36.9 acres. There will be a concurrent zoning application which will serve to support the premise that this acreage is the minimum amount of land needed to ensure the Subject Property may be efficiently developed with an enjoyable single-family residential community.

- **F.S., Section 163.3177.6(a).9:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. 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:
 - (I) 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 proposed FLUA amendment from LR-1 to the LR-2 FLU

designation will facilitate the development of a residential community on a parcel surrounded by existing development on all sides. The proposed change would allow for the efficient development of a single-use, low-density residential neighborhood in an already developed area of the County which would further the goal of locating urban/suburban levels of density outside of the Rural and Agricultural Reserve Tiers in support of the goals, objectives, and policies of the Comprehensive Plan.

- (II) 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 located within the Urban Service Area and the Urban/Suburban Tier. The surrounding area is not considered rural in nature and urban services and facilities are established to service this area. County services are provided along Lake Worth Road and further west of State Road 7 (US 441) in this area of the County. Allowing the proposed FLU designations for the Subject Property serves to locate suburban density of residential development outside of rural and agricultural focused areas of the County.

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

Applicant's Response: The Subject Property is not isolated and this amendment will not alter the development pattern of the surrounding area. On the contrary, the Subject Property remains an under-developed site surrounded by suburban development. The development of the Subject Property with a low-density residential community as made possible by this request will allow for the continued implementation of a suburban development pattern along the Lake Worth Road corridor.

- (IV) 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 proposed FLUA amendment does not fail to adequately protect and conserve natural resources. The Subject Property includes a small Cypress wetland at the southeast corner of the site which is proposed to be preserved in the course of development. There are no native habitats on the site and, as such, it is improbable that any listed animal species occur on the site. The development of a residential community which preserves and protects the existing wetland on the site will adequately protect natural resources and will have no negative impacts on environmentally sensitive areas or other significant natural systems.

- (V) 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: While the Subject Property was previously utilized as pasturelands, the site is not designated as a preserve parcel or restricted by a conservation easement. There are no preserve parcels or lands in use for agricultural activities adjacent to the Subject Property. The proposed FLUA change will have no impact on the continuation of agricultural activities in other areas of the County.

(VI) Fails to maximize use of existing public facilities and services.

Applicant's Response: Various letters of determination are provided as attachments to this FLUA amendment application to verify the availability and capacity of existing public facilities and services.

(VII) 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: Public facilities and services are currently available to the Subject Property and surrounding area and the proposed FLUA amendment would not increase the cost in time, money, or energy for providing and maintaining these facilities and services.

(VIII) Fails to provide a clear separation between rural and urban uses.

Applicant's Response: The Subject Property and all surrounding properties are located within the Urban/Suburban Tier. The proposed FLUA amendment discourages urban sprawl by proposing infill development on a property surrounded by properties with a suburban development pattern. This request helps to improve the transition between urban and rural uses by placing low-density residential development east of State Road 7 (US 441) to buffer less dense residential and other rural uses located in other areas of the County.

(IX) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant's Response: The residential development of the Subject Property resulting from the approval of the proposed FLUA change could be considered infill redevelopment as developments currently exist further west of the Subject Property and to the north, south, and east. The location is ideal for the development of a residential community providing additional housing options in the County within an area with existing residential communities and neighborhood serving commercial uses.

(X) Fails to encourage a functional mix of uses.

Applicant's Response: The approval of the requested land use change would further the goal of providing a mix of housing types within the County and, more specifically, a range

of housing options including workforce housing in this area of the County.

(XI) Results in poor accessibility among linked or related land uses.

Applicant's Response: The proposed FLUA change and resulting development will not diminish the accessibility of surrounding properties.

(XII) Results in the loss of significant amounts of functional open space.

Applicant's Response: The Subject Property is not currently utilized as functional open space and so no loss will occur with the approval of the proposed FLUA change. In fact, with the open space provided within the residential community, the proposal discourages sprawl by creating functional open space where none currently exists.

- **F.S., Section 163.3177.6.(a).9:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
 - (I) 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: The proposed amendment seeks to redevelop a property that has primarily been cleared of natural resources. The proposed development will preserve existing wetlands on the Subject Property and does not include the use of any hazardous chemicals which would impact the wellfield protection zone assigned to a portion of the Subject Property. As such, development of the Subject Property would not have an adverse impact on natural resources or ecosystems and the applicant will abide by County ULDC provisions with respect to addressing existing plant materials through the zoning approval process.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant's Response: The proposed LR-2 FLU designation will allow for efficient use of existing public facilities and services available to the site along the Lake Worth Road corridor. The Subject Property is located along an area of existing development and would not require the extension of public facilities or services into a rural area of the County.

- (III) 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: The development resulting from the proposed land use change will result in a community design that creates a walkable and connected neighborhood through internal sidewalks and usable open spaces. The location of this residential development and its proximity to adjacent commercial uses lends towards the creation of walkability between developments.

- (IV) Promotes conservation of water and energy.

Applicant's Response: The development plan for the Subject Property will promote the conservation of water through stormwater management.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant's Response: The Subject Property has previously been in use for grazing lands but is not in agricultural production. This amendment does not fail to protect adjacent agricultural areas, as the Subject Property is surrounded by development consistent with the Urban/Suburban Tier. Residential development of the Subject Property would lend towards increasing the housing supply within the County without impacting agricultural lands within the Agricultural Reserve Tier. Therefore, the proposal works to preserve agricultural areas and activities consistent with the established goals, objectives, and policies of the County's Comprehensive Plan.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant's Response: The Subject Property is not utilized as functional open space. A small wetland exists and is proposed to be preserved in the southeastern portion of the Subject Property. The development of a residential community with the required recreation areas will provide adequate public open space within the community, thereby providing functional open space where none exists today. Further, these residences would be located in close proximity to County-owned Park facilities and a variety of commercial recreation uses.

- (VII) 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 will introduce a low-density residential community consistent with the surrounding residential development pattern that would be adequately served by the existing commercial shopping centers at the intersection of State Road 7 (US 441) and Lake Worth Road. These plazas include a number of personal service and community retail options including grocery stores, pharmacies, restaurants, retail outlets, financial services, and more. The proposed LR-2 FLU designation would allow for a low-density residential community which lends toward the creation of a balance of land uses along the Lake Worth Road corridor.

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Applicant's Response: The proposed FLUA change will allow residential development of a property within the Urban/Suburban Tier at a density appropriate for the Urban/Suburban Tier and consistent with the surrounding communities. The change will designate a suitable property with the residential density necessary to provide additional housing options in the southern portion of the County. Proposed homes will be of comparable type, size, and value to existing homes in adjacent communities.

In conclusion, the property owners, applicant, and agent believe the justification contained herein demonstrates the requested FLUA Amendment from Low Residential, 1 dwelling unit per acre (LR-1) to Low Residential, 2 dwelling units per acre is justified, consistent with the Plan and state statutes, and is compatible with the surrounding uses. On behalf of the property owners and applicant, UDS, respectfully requests approval of this request to amend the FLU designation on the Subject Property. The Project Managers at UDS are Ken Tuma, KTuma@udsflorida.com, and Tyler Woolsey, TWoolsey@udsflorida.com.



**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
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May 3, 2022

Urban Design Kilday Studios
610 Clematis Street Suite CU02
West Palm Beach, Fl. 33401

RE: Hendrix Property
PCN 00-42-43-27-05-027-0040, 00-42-43-27-05-027-05-0050, 00-42-43-27-05-027-0060 and 00-42-43-27-05-027-0101
Service Availability Letter

Dear Mr. Woolsey,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the land use amendment from LR-1 to a mix of LR-2 and LR-3 to allow for the development of 113 dwelling units in single family and ZLL homes.

The nearest point of connection is a 10" potable water main and an 8" sanitary sewer forcemain adjacent to the subject property within Lake Worth Road. Offsite improvements and a lift station will be required.

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

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

Sincerely,

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

Jackie Michels, P.E,
Project Manager

PROJECT: Hendrix Properties, No. 21221
ENGINEER: Schnars Engineering Corporation
DATE: May 9, 2022

DRAINAGE STATEMENT

The subject parcels are located on the southwest corner of Lake Worth Road and Hunting Trail in Palm Beach County, Florida and contains 36.90 acres. The Property Control Numbers (PCN) for the subject parcels are: 00-42-43-27-05-027-0040/0050/0060/0101. The property land use is LR1 with an AR zoning according to the Palm Beach County Maps. The applicant is requesting to change the land use to LR3 / LR2 split with a RS Zoning to support a 113-unit single family community.

This surface water management responsibility for the property lies within the governmental jurisdictional agencies of South Florida Water Management District (SFWMD) C-16 Drainage Basin, the Lake Worth Drainage District (LWDD), Palm Beach County, and the Florida Department of Transportation. Based on our field visit and review of the recent survey, the subject property is undeveloped except for several small residential building structures, 1.85 acres of other surface waters scattered throughout the site, and two 12" concrete pipes discharging to the LWDD L-12 canal. Permit file research confirmed there were no existing permits for this site. The LWDD L-12 canal located along the north side of the site will serve as the receiving body for the site. The entire site is anticipated to be demolished and filled to accommodate the new community.

The subject site will discharge into the adjacent LWDD L-12 canal through a proposed control structure limiting flow to 62.6 CSM at the 25 year-3 day storm event. Adequate storm water retention shall be provided in the proposed on-site lakes to protect the finished floor elevations above the calculated 100 year - 3 day, zero discharge storm event, 18 inches above the crown of the adjacent road or FEMA elevation plus 1', whichever is higher. The calculated 25 year - 3 day routed storm event below the perimeter berm elevation. The crown of the onsite roads will be designed above the 5 year - 1 day routed storm event elevation. Lake Maintenance Easements will be located above the 3 year – 1 day routed storm event.

Stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This detention volume will be provided in the proposed on-site lakes and will be allowed to bleed-down at a rate of one-half inch per day. The site is not currently located in an impaired water discharge area.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the lakes. The on-site drainage system will be designed for a 3 year storm event. The rear yards of lots adjacent to a water management tract will drain to the water management

tract. In all other cases, each lot will be graded to drain to the access tract adjacent to the lot or to a drainage easement. No open space tracts will be graded to drain by overland flow through lots without the appropriate easement. Drainage easement widths within the proposed plat shall be adequate to accommodate the proposed size and depth of the drainage line. The minimum drainage easement width shall be 12 feet except those for rear yard drainage which may be smaller. Lake maintenance access easements will be provided from adjacent road tracts.

The southernmost 3.07 acres containing an existing wetland will be excluded from the project's water management system. An overflow from wetland at the project's 25 year – 3 day elevation will be provided to allow flow through the project to the LWDD L-12 canal. The existing lots adjacent to the wetland property will continue to be allowed to drain into the wetland.

The projected design elevations are as follows:

- Design water level = 14.50' NAVD, (from LWDD map)
- Min. Crown of Road elevation = 17.70' NAVD
- Min. Perimeter Berm elevation = 18.40' NAVD
- Min. Finished Floor elevation = 19.50' NAVD

FEMA Requirements - in accordance with the Flood Insurance Rate Map Community Panel Number 12099C0752F, dated October 5, 2017, as published by the Federal Emergency Management Agency (FEMA), the site contains the following flood designation: Zone X.

SCHNARS ENGINEERING CORPORATION

Jeffrey T. Schnars, P.E.
Florida Reg. No. 46697
(For the Firm)
Civil Engineer

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.

This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 05/09/2022.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

December 16, 2021

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

Re: Hendrix Property

Dear Tyler Woosley:

Per your request for response time information to the subject property located on the south side of Lake Worth Road. This property is served currently by Palm Beach County Fire-Rescue station #30, which is located at 9610 Stribling Way. The subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 7:11.

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 purple ink that reads "Cheryl Allan".

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



**HENDRIX LAKE WORTH
FLUA ENVIRONMENTAL REPORT
Section 30, Township 44S, and Range 42E
December 13, 2021**

INTRODUCTION

The subject property is located on the east of State Road 7 and south of Lake Worth Road in unincorporated Palm Beach County, Florida, Parcel Control Numbers 00-42-43-27-05-027-0060, -0050, -0101, -0040. The property is approximately 36.49 acres in size. Single-family residences surround the property on all sides. Please refer to Exhibit A (Location Map) for details.

METHODOLOGY

WGI environmental staff visited the subject site on December 7, 2021. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject site's conditions was performed by walking and driving transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

SITE CONDITIONS

The subject property consists primarily of open pastureland. There are several structures, concentrated in the center of the property, primarily for residential and farm operations within the property. The property also contains one reservoir, and several surface water ditches (totaling 1.85 acres), and two wetland areas, (3.05 and 0.11 acres respectively, totaling 3.16 acres). There is native and non-native vegetation throughout the property. Please see Exhibit B, FLUCCS Map.

The site is bound to the north by Lake Worth Road, to the east and south by single-family residences, and to the west by residences, then State Road 7.

COASTAL RESOURCES

The subject property is not located within an area that contains coastal resources.

HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA

The subject property is not located in a Hurricane Vulnerability Zone or a Coastal High Hazard Zone.



VEGETATION INVENTORY

The property consists of primarily open pastureland, two cypress wetland areas, and one man-made reservoir, with native and non-native plant species throughout the parcel.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Sabal Palm	<i>Sabal palmetto</i>	Native
Slash Pine	<i>Pinus elliottii</i>	Native
Live Oak	<i>Quercus virginiana</i>	Native
Stranger Fig	<i>Ficus aurea</i>	Native
Pond Cypress	<i>Taxodium ascendens</i>	Native
Swamp Fern	<i>Blechnum serrulatum</i>	Native
Melaleuca	<i>Melaleuca quinquenervia</i>	Non-Native
Australian Pine	<i>Casuarina equisetifolia</i>	Non-Native
Brazilian Pepper	<i>Schinus terebinthifolia</i>	Non-Native
Weeping Fig	<i>Ficus benjamina</i>	Non-Native
Florida Snow	<i>Richardia grandiflora</i>	Non-Native
False Buttonweed	<i>Spermacoce verticillate</i>	Non-Native
Centipede grass	<i>Eremochloa ophiuroides</i>	Non-Native
Old World Climbing Fern	<i>Lygodium palmatum</i>	Non-Native
St. Augustine Grass	<i>Stenotaphrum secundatum</i>	Non-Native

SOILS

The following are the soils and their descriptions found throughout the project site according to the Soil Survey of Palm Beach County published by the US Department of Agriculture Soil Conservation Service (1979). See Exhibit C, Soil Survey Map.

(10) Boca fine sand, 0 to 2 percent slopes – This is a nearly level, poorly drained soil. The water table is within 10 inches of the surface for 2 to 4 months and lower in the driest months. Natural vegetation is slash pine, cabbage palm, saw palmetto, southern bayberry, inkberry, and a wide variety of native grasses. This soil is in the pastureland covering most of the survey area. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

(12) Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes – This is a nearly level, very poorly drained soil. Under natural conditions, the water table is within 10 inches of the surface for more than 6 months in most years. Depressions are covered by water most of each year. Natural vegetation includes pickerelweed, needlegrass, sawgrass, maidencane, ferns, sedges, and scattered areas of cypress, sweet bay, sweetgum, and southern bayberry. This soil is found in the southeastern corner of the survey area. This soil is listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).



(36) Riviera fine sand, 0 to 2 percent slopes – This poorly drained, nearly level soil is in hammocks and along drainageways. The water table is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle, and saw palmetto. The most common native grasses are pineland three awn and blue maidencane. This soil is found in the western corner of the survey area in the pastureland. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

SIGNIFICANT HABITATS/SPECIES

No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area.

The FFWCC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FFWCC database, there are no active wading bird rookeries within one mile of the project area.

The USFWS wood stork colony website was searched for active wood stork colonies located within 18.6 miles of the project area. This 18.6-mile distance corresponds to the core foraging area (CFA) established by the USFWS for the wood stork in the South Florida region. According to the USFWS wood stork colony website, the project area is located within the CFA of one or more wood stork nesting colonies (National Fish and Wildlife Foundation Wood Stork Master Database).

The FFWCC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FFWCC database, there are no active bald eagle nests within one mile of the project area.

During the field review on December 7, 2021, no apparent evidence of gopher tortoises or their burrows were observed on the property.

Florida Natural Areas Inventory (FNAI) biodiversity matrix identifies federal or state-listed plant and animal species as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.



The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	FWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake <i>Drymarchon corais couperi</i>	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise <i>Gopherus Polyphemus</i>		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Moderate
Gopher frog <i>Lithobates capito</i>		SSC		Longleaf pine, xeric oak, and sandhills. Inhabits hopher tortoise burrows.	Low
AVIAN					
Wood stork (<i>Mycteria americana</i>)	T	T		Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands. They forage in a variety of wetlands including both freshwater and estuarine marshes, limited to depths of 10-12 inches.	Habitat not observed onsite
MAMMALS					
N/A					

Legend:

FWS = United States Fish and Wildlife Service

FWC = Florida Fish and Wildlife Conservation Commission

DOACS = Florida Department of Agriculture & Consumer Services

E = Endangered

T = Threatened

SSC = Species of Special Concern

(S/A) = Threatened/Similarity of Appearance

N/A = Not Applicable

Low = Preferred habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.

Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.

High = Suitable habitat exists and species was observed within the project area during field reviews.

*Observed onsite during the field reconnaissance.

**Wading birds were not observed onsite, and there is little to no suitable habitat for nesting and therefore no significant restriction to development is expected.

WELLFIELD PROTECTION ZONE

The subject property is within zones of influence 3 and 4 of public well # 01-26-E in Palm Beach County. The zones of influence have varying restrictions for types of commercial land use and may require additional review by Palm Beach County Environmental Resources Management. Please see Exhibit D, Wellfield Protection Zone of Influence Map by the Palm Beach County MyGeoNav GIS mapper website.



POLLUTION SOURCES

Fuel and other potentially hazardous substances may be present in the farm shed and structures located near the center of the property. A Phase I Environmental Site Assessment would be necessary to determine if any Recognized Environmental Conditions (RECs) are present within the subject property. The Phase I ESA should be conducted the ASDM Designation E1527 standards.

JOHN D. MACARTHUR/JOHNATHAN DICKINSON OVERLAY

The subject property is located a distance in excess of 660 feet from the property lines of both the John D. MacArthur and Jonathan Dickinson State Parks.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

It is not anticipated that any resources will be present on this site due to the previous intense industrial uses. See Exhibit E, Resource Data Review Verification Letter.

SURFACE WATERS AND WETLANDS

The subject property appears to contain two cypress wetlands, one in the southeastern portion of the property, and one in the southwestern portion of the property. There is one large surface water reservoir, as well as six additional surface water ditches throughout the eastern portion of the property. A jurisdictional determination would need to be confirmed by the Florida Department of Environmental Protection (FDEP) as the wetland regulatory agencies. An information wetland determination by the South Florida Water Management District (State) has been conducted. Permitting and mitigation for impacts to wetlands and other surface waters will be required.

TRASH AND DEBRIS

There is some scattered debris associated with farm operations on the subject property, primarily around existing structures.



CONCLUSION

There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed animal species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are native trees that would require mitigation through the County tree removal approval process. There appears to be two wetland areas, one reservoir, and six surface water ditches located on the property that will need to be verified by the Florida Department of Environmental Protection to determine if state and federal permitting will be required for impacts.

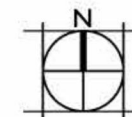


Source: FDOT GIS Aerials

HENDRIX LAKE WORTH

Exhibit A

PREPARED FOR PULTE GROUP
LOCATION MAP



SCALE: NTS



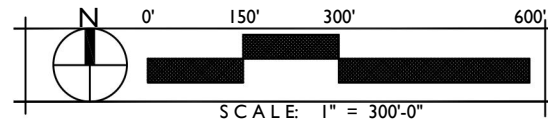
KLN

DRAWN BY:
DRAWING #

FILE #:

DATE:

12/07/2021



Source: FDOT GIS Aerials

FLUCCS CODE

211 - Improved Pastureland - 31.48 ac.

621 - Cypress - 3.16 ac.

510 - Streams and Waterways - 0.52 ac.

530 - Reservoirs - 1.33

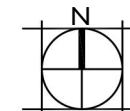
Total Acreage = 36.49

HENDRIX LAKE WORTH

PREPARED FOR PULTE GROUP

FLUCCS Map

Exhibit B



SCALE: 1"= 300'0"



DRAWN BY:

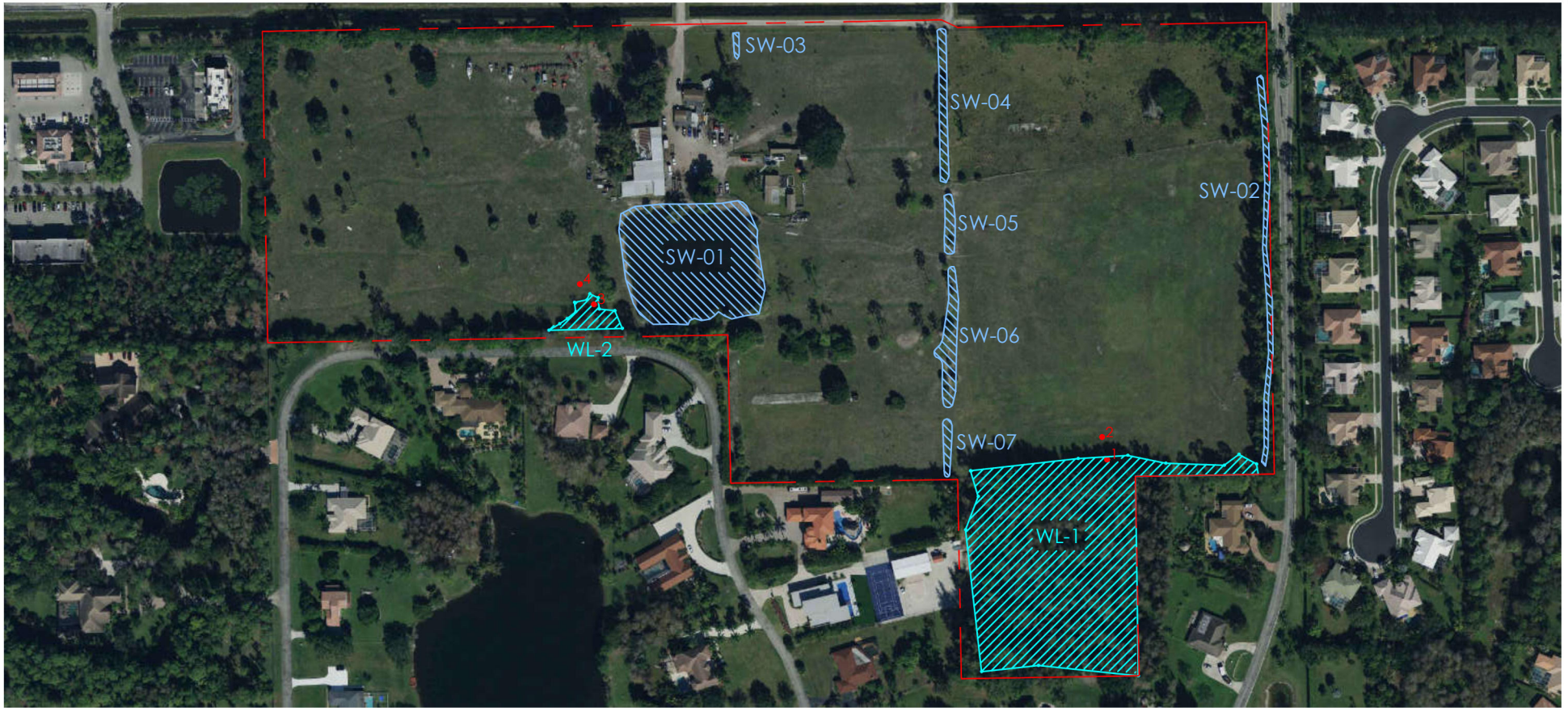
KLN

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FILE #:

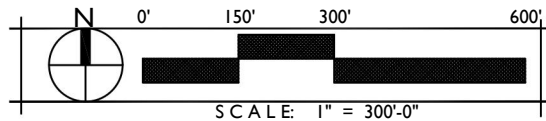
DATE:

12/07/2021



WETLAND AND SW ACREAGE

○ 1 = Data Points



	Wetland 01 - 3.05 ac.		SW 05 - 0.05 ac.
	Wetland 02 - 0.11 ac.		SW 06 - 0.15 ac.
	SW 01 - 1.33 ac.		SW 07 - 0.04 ac.
	SW 02 - 0.16 ac.		
	SW 03 - 0.01 ac.		
	SW 04 - 0.11 ac.		
		Total Wetland Acreage = 3.16	
		Total SW Acreage = 1.85	

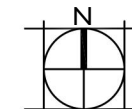
Source: FDOT GIS Aerials

HENDRIX LAKE WORTH

PREPARED FOR PULTE GROUP

WETLAND BOUNDARY MAP

Exhibit C



SCALE: 1"= 300'0"



DRAWN BY: KLN
DRAWING #:
FILE #:
DATE: 12/07/2021



Soil Series

10 - Boca Fine Sand

12 - Chobee Fine Sandy Loam

36 - Riviera Fine Sand

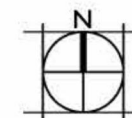
Source: Web Soil Survey

HENDRIX LAKE WORTH

Exhibit D

PREPARED FOR PULTE GROUP

SOIL SURVEY



SCALE: NTS



KLN

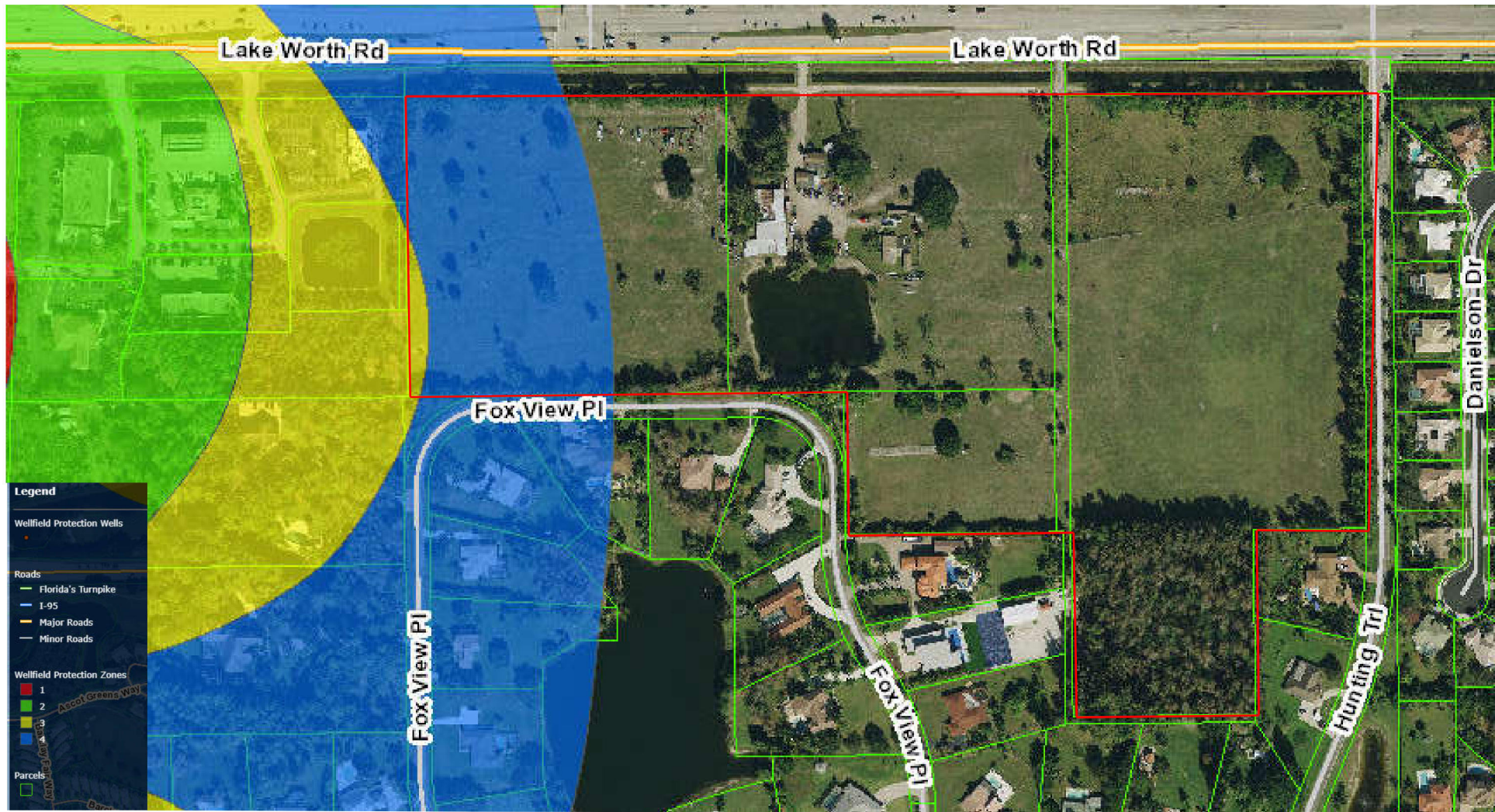
DRAWN BY:

DRAWING #

FILE #:

DATE:

12/07/2021



Source: PBC MyGeoNav GIS Website

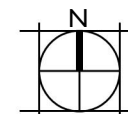
HENDRIX PROPERTY

Exhibit E

PREPARED FOR PULTE GROUP

WELLFIELD PROTECTION MAP

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



SCALE: NTS



DRAWN BY:

KLN

DRAWING #:

FILE #:

DATE:

12/07/2021



**Department of Planning,
Zoning & Building**

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

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



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Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

December 13, 2021

Tyler Woolsey
Urban Design Studio
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for project named:
Hendrix Property, under PCN's: 00-42-43-27-05-027-0060, 00-42-43-
27-05-027-0050, 00-42-43-27-05-027-0101, and 00-42-43-27-05-027-
0040.**

Dear Mr. Woolsey,

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

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

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

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

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

Sincerely,

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

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development
Review\Urban Design Studio\Hendrix Property_PCNs00424327050270060,0050,0101 & 0040 Ltr 12-13-
2021.doc



Exhibit G - Site Photographs



Photo 1: View of structure in the northern portion of the subject property. The structure appears to be used to store equipment. View is southeast.



Photo 2: Additional view of equipment shed. View is to the south west.



Photo 3: Typical view of property from the northeastern portion of the property. View is southeast.



Photo 5: View of smaller pasture area in the northeast portion of the property. View is north.



Photo 6: View of isolated ditch in the center of the property. View is north.



Photo 7: View of WL-1, wetland area. View is south.



Photo 8: View of smaller structures in the southern portion of the property. View is northeast.



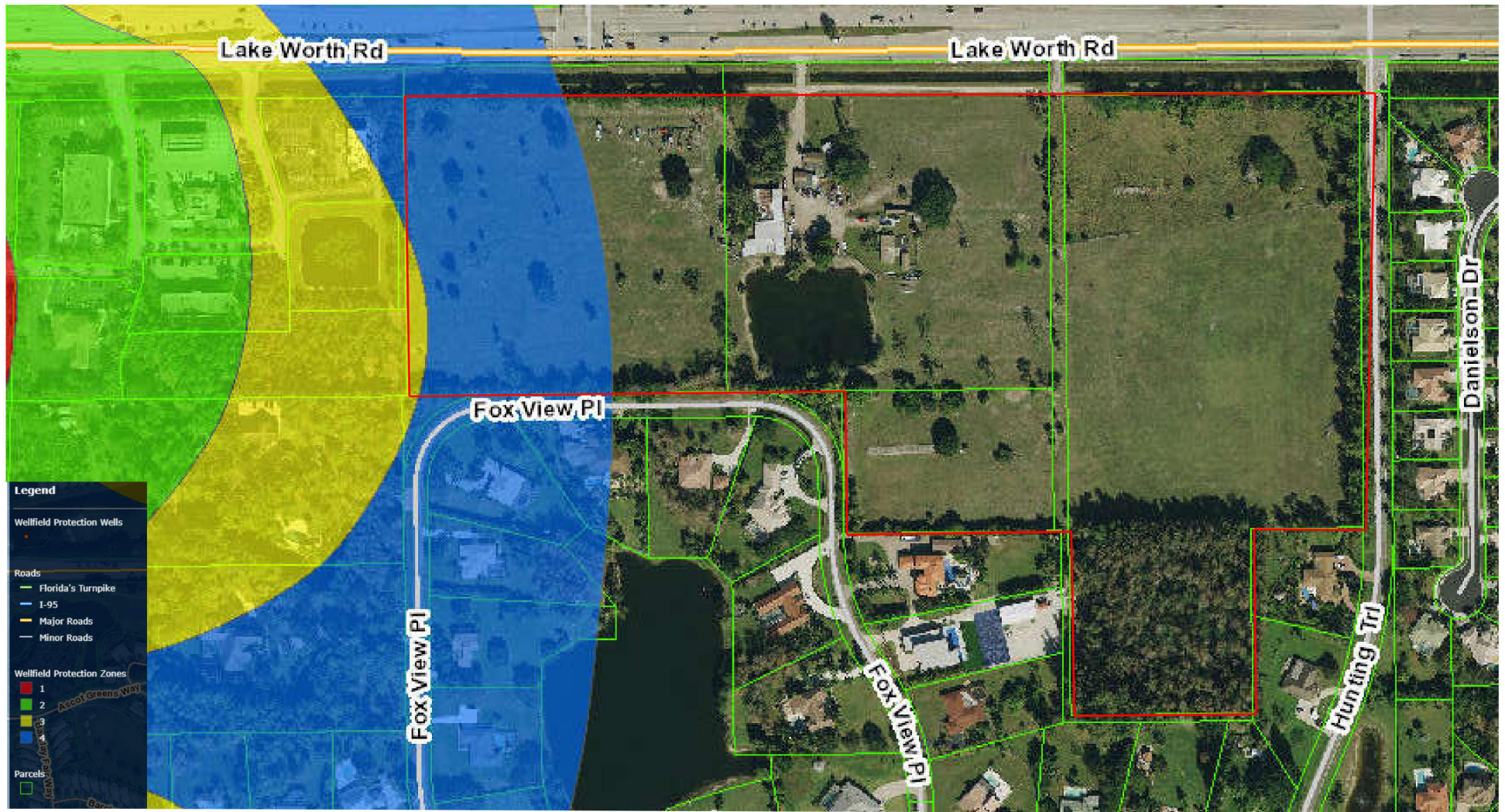
Photo 9: View of surface water from the southern property line. View is northwest.



Photo 9: View of equipment storage area from the western portion of the property. View is east.



Photo 9: View offsite of berm running adjacent to the northern property pine. Property is to the right, and a LWDD canal is to the left



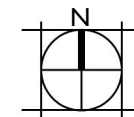
Source: PBC MyGeoNav GIS Website

HENDRIX PROPERTY

PREPARED FOR PULTE GROUP

WELLFIELD PROTECTION MAP

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



SCALE: NTS



DRAWN BY:

KLN

DRAWING #:

FILE #:

DATE:

12/07/2021

National Flood Hazard Layer FIRMette



80°12'15"W 26°37'13"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/5/2022 at 5:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

80°11'38"W 26°36'41"N



**Department of Planning,
Zoning & Building**

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

Planning Division 233-5300
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Dear Mr. Woolsey,

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

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

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

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

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

Sincerely,

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

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

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Review\Urban Design Studio\Hendrix Property_PCNs00424327050270060,0050,0101 & 0040 Ltr 12-13-
2021.doc



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

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

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/14/2022		
	SCAD No.	22041401F/FLU; 22041401Z/Re-Zoning; 22041401D/D.O.		
	FLU /Rezoning/D.O. No.	LGA 2021-012/Z/CA 2021-00117 – Palm Beach County		
	PCN No. / Address	00-42-43-27-05-027-0050/9584 Lake Worth Road and more		
	Development Name	Hendrix Property (FKA Amber Woods)		
	Owner / Agent Name	Charles Hendrix and Charlotte Hendrix/Urban Design Studio		
	SAC No.	216C		
	Proposed FLU	Maximum 85 Residential Units (without bonus)		
Proposed Re-Zoning	Maximum 113 Residential Units (with 33% WHP bonus)			
Proposed D. O.	113 Single-Family Units			
Impact Review		Discovery Key Elementary School	Woodlands Middle School	Palm Beach Central High School
	New Students Generated	18	10	14
	Capacity Available	-76	-409	-363
	Utilization Percentage	106%	129%	113%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.			
	In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level , the property owner shall contribute a total of \$385,124.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 04/20/2022 to 04/19/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/19/2023 or this determination will expire automatically on 04/19/2023 .			
Notice	1) This letter replaces the determination previously issued on August 30, 2021 for Hendrix Property under case #21081701F, 21081701Z and 21081701D. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

April 20, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

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