



## FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

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### PLANNING COMMISSION PUBLIC HEARING, SEPT. 9, 2022

#### A. Application Summary

##### I. General Data

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<b>Project Name:</b>	<b>Americo Center (SCA 2021-018)</b>
<b>Request:</b>	<b>LR-1 to CL-O/1</b>
<b>Acres:</b>	1.08 acres
<b>Location:</b>	South side of Northlake Blvd., approx. 200 feet west of Elizabeth Ave.
<b>Project Manager:</b>	Jerry Lodge, Planner II
<b>Applicant:</b>	Americo Development Group, LLC
<b>Owner:</b>	Americo Development Group, LLC
<b>Agent:</b>	William Sargent, Cotleur and Hearing
<b>Staff Recommendation:</b>	Staff recommends <b>approval</b> based upon the findings and conclusions contained within this report.

##### II. Assessment & Conclusion

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This amendment proposes to change the future land use designation of the subject site from Low Residential, 1 unit per acre, (LR-1) to Commercial Low Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 23,522 square feet of commercial office uses. The concurrent zoning application proposes 3,316 square feet of professional office and 4,502 square feet of medical office uses totaling 7,818 square feet.

The 1.08 acre site is located on the south side of Northlake Boulevard at the northern edge of the Square Lake neighborhood. The Square Lake neighborhood consists of primarily large lot residences, with commercial uses fronting its eastern edge along Military Trail, and low intensity non-residential uses fronting Northlake Boulevard, including a day care and place of worship. Two small scale amendments, known as Place of Hope Outreach Center and Place of Hope Commercial West, east of the subject site were approved in 2017 and 2018 to the CL-O/1 future land use designation.

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

### **III. Hearing History**

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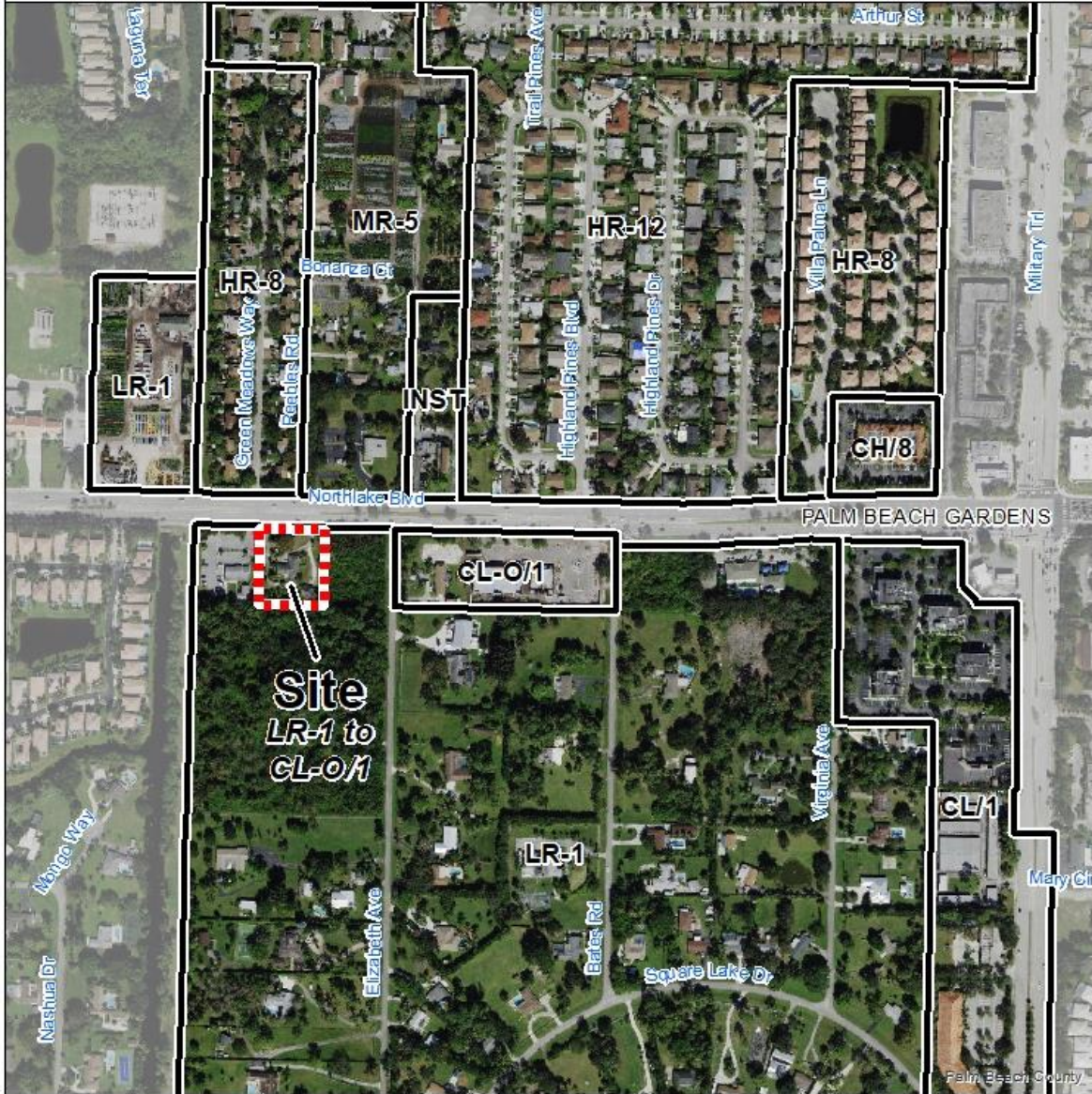
**Local Planning Agency:**

**Board of County Commissioners Adoption Public Hearing:**

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# Future Land Use Atlas Amendment

Americo Center (SCA 2021-018)



### Site Data

Size: 1.08 acres  
 Existing Use: Single Family  
 Proposed Use: Office  
 Current FLU: LR-1  
 Proposed FLU: CL-O/1

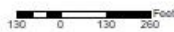
### Future Land Use Designations

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

Date: 2/16/2021  
 Contact: PBC Planning  
 Filename: AMEND/21-SCA/21-018  
 Note: Map is not official, for presentation purposes only.



Site



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





## B. Petition Summary

### I. Site Data

#### Current Future Land Use

**Current FLU:** Low Residential, 1 unit per acre (LR-1)  
**Existing Land Use:** Single Family Residential  
**Current Zoning:** Residential Estate (RE)  
**Current Dev. Potential Max:** Residential, up to one unit per acre (1 unit)

#### Proposed Future Land Use Change

**Proposed FLU:** Commercial Low-Office with an underlying 1 unit per acre (CL-O/1)  
**Proposed Use:** Commercial Office  
**Proposed Zoning:** Commercial Low Office (CLO)  
**Dev. Potential Max/Conditioned:** Commercial Office uses, up to 23,522 square feet (.50 FAR)

#### General Area Information for Site

**Tier/Tier Change:** Urban/Suburban Tier - No change  
**Utility Service:** Seacoast Utility Authority  
**Overlay/Study:** None  
**Comm. District:** Commissioner Maria G. Marino, District 1



## C. Introduction

### I. Intent of the Amendment

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This is a privately proposed future land use amendment for a 1.08 acre site located in the Urban/Suburban Tier, on the south side of Northlake Boulevard. A single family home currently exists, and there have been no previous land use amendments on the site.

**Proposed Amendment:** The intent of the amendment is to change the future land use designation for the subject site from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 23,522 square feet of commercial office uses.

**Zoning Application:** The concurrent zoning application (Z/CA-2021-00466) proposes to rezone the subject site from Residential Estate (RE) to Commercial Low Office (CLO), and is requesting a total of 7,818 square feet of commercial office uses, of which 4,502 square feet is medical office and 3,316 feet is professional office. The applicant has also submitted an access management waiver request to the Palm Beach County Traffic Division to allow legal access to the property.

### II. Data and Analysis Summary

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

**Overview of the Area.** The site is located along a corridor that contains a mixture of Medium and High Residential future land uses as well as Institutional and Commercial future land uses. The corridor also contains parcels located within either unincorporated Palm Beach County or within the municipal limits of the City of Palm Beach Gardens. The site is located at the northern edge of the Square Lake Neighborhood where there are a few properties with existing institutional uses, such as a day care and place of worship, with a Low Residential, 1 unit per acre future land use designation. Overall, the Square Lake neighborhood includes 175 residential lots with an average lot size of 1.3 acres. The neighborhood is 95% built out, and only a few vacant lots remain. The largest undeveloped area is just over 10 acres and is comprised of three adjacent parcels under the same ownership. The neighborhood is bounded on its east side by Military Trail where commercial retail future land uses exist.

**Appropriateness of the Amendment.** The site's current development potential under the LR-1 future land use designation is 1 dwelling unit. The amendment request to CL-O/1 will allow up to 23,522 square feet of office uses. The amendment is appropriate due to subject site's location along an Urban Minor Arterial roadway. Additionally, the Board of County Commissioners approved the same land use change in 2017 and 2018 for two similarly situated properties east of the subject site. Those amendment sites were named Place of Hope Outreach Center (SCA 2017-004) and Place of Hope Commercial West (SCA 2018-017). The sites received development approvals for 18,000 square feet and 7,838 square feet of office and medical office totaling 3.34 acres.

**Assessment and Recommendation.** This amendment proposes to change the future land use designation of the subject site from Low Residential, 1 unit per acre, (LR-1) to Commercial Low

Office with underlying 1 unit per acre (CL-O/1) in order to develop up to 23,522 square feet of commercial office uses. The concurrent zoning application proposes 3,316 square feet of professional office and 4,502 square feet of medical office uses totaling 7,818 square feet.

The 1.08 acre site is located on the south side of Northlake Boulevard at the northern edge of the Square Lake neighborhood. The Square Lake neighborhood consists of primarily large lot residences, with commercial uses fronting its eastern edge along Military Trail, and low intensity non-residential uses fronting Northlake Boulevard, including a day care and place of worship. Two applications for small scale amendments, known as Place of Hope Outreach Center and Place of Hope Commercial West, east of the subject site were approved in 2017 and 2018 to CL-O/1 future land use designations.

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

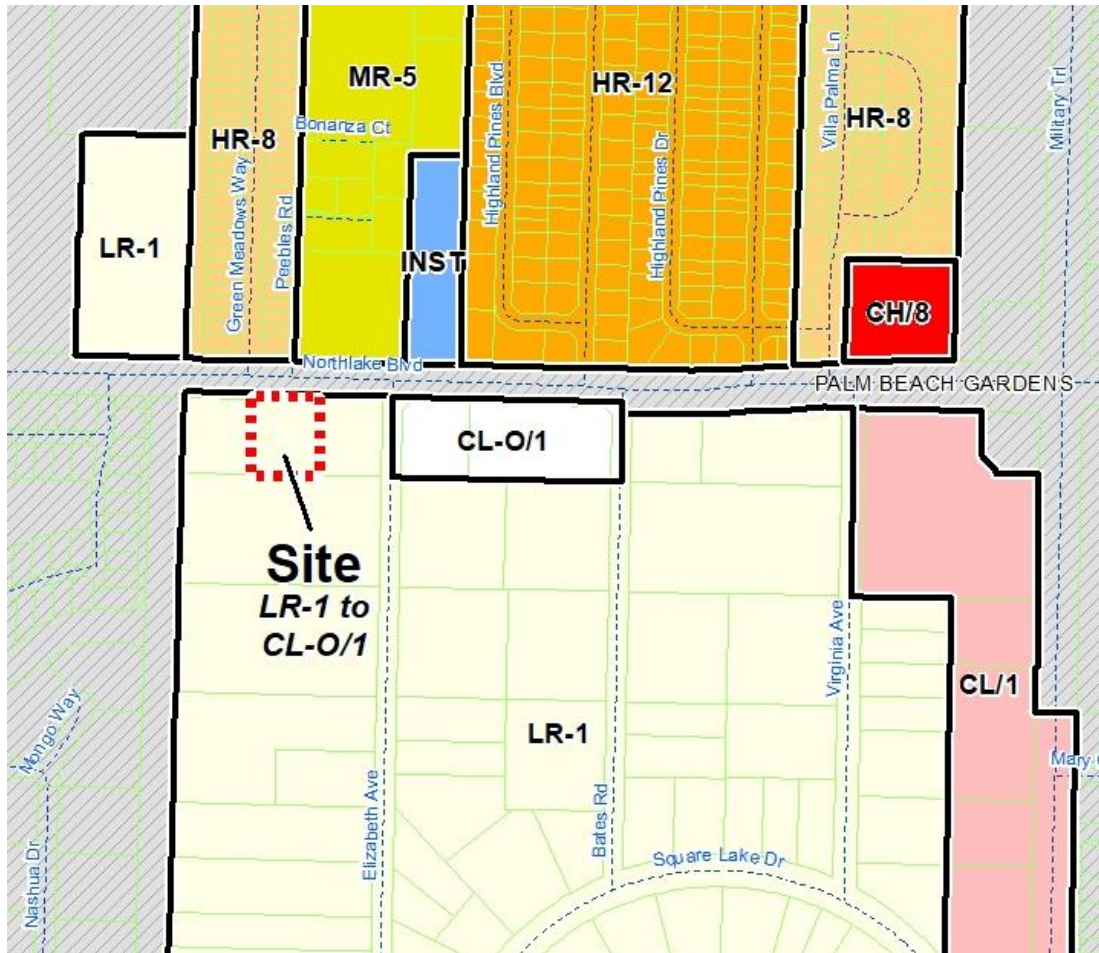
Therefore, staff is recommending **approval** of the amendment.

<b>Exhibits</b>	<b>Page</b>
1. Future Land Use Map & Legal Description	E-1
2. Consistency with Comprehensive Plan	E-3
3. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes	E-10
4. Applicant's Public Facility Impacts Table	E-19
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7. Applicant's Disclosure of Ownership Interests	E-25
8. Correspondence	E-29

## Exhibit 1

<b>Amendment No:</b>	<b>Americo Center (SCA 2021-018)</b>
<b>FLUA Page No:</b>	37
<b>Amendment:</b>	From Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with an underlying 1 unit per acre (CL-O/1)
<b>Location:</b>	South side of Northlake Boulevard, approx. 200 feet west of N. Elizabeth Avenue
<b>Size:</b>	1.08 acres approximately
<b>Property No:</b>	00-42-42-24-01-000-0701

**Conditions:** None



## Legal Description

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LEGAL DESCRIPTION: THE WEST 200 FEET OF THE EAST 390 FEET OF LOT 70, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141, LESS AND EXCEPT THE NORTHERLY 7.45 FEET OF PREMISES CONVEYED TO PALM BEACH COUNTY FOR ROAD PURPOSES IN DEED BOOK 973, PAGE 694, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PORTION OF LOT 70, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 70; THENCE ALONG THE EAST LINE OF SAID LOT 70, SOUTH 01°09'30" WEST A DISTANCE OF 7.45 FEET TO THE SOUTHRIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN DEED BOOK 973, PAGE 694 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°33'47" WEST A DISTANCE OF 190.00 FEET TO A LINE 190.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70 AND THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°09'30" WEST A DISTANCE OF 233.60 FEET TO THE SOUTH LINE OF SAID LOT 70; THENCE ALONG SAID SOUTH LINE, NORTH 88°50'30" WEST A DISTANCE OF 200.00 FEET TO A LINE 390.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70; THENCE ALONG THE LAST DESCRIBED PARALLEL LINE, NORTH 01°09'30" EAST A DISTANCE OF 234.57 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°33'48" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 46,817 SQUARE FEET (1.0748 ACRES), MORE OR LESS.



## Exhibit 2

### Consistency with Comprehensive Plan

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

#### A. Consistency with the Comprehensive Plan - General

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

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

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

- The existing residential land use is no longer appropriate on the subject site due to its location along Northlake Boulevard.
- The proposed CL-O/1 FLU will place the non-residential uses on a major thoroughfare and act as a transitional use to the residential uses to the south.
- The site will provide neighborhood serving uses for the surrounding community.

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

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

With regards to justification, the applicant states current low residential future land use designation is inappropriate for residential uses due to the site's location along Northlake Boulevard, a 6-lane major thoroughfare. Large lot residential future land use designations and low density residential development exist along major County thoroughfares. In this particular location of Northlake Boulevard, many of the parcels fronting the corridor have

been developed with low intensity non-residential uses such as places of worship and day care facilities. This includes two adopted amendments east of the subject site named Place of Hope Outreach Center (2017) and Place of Hope Commercial West (2018). These sites were approved for future land use amendments from LR-1 to CL-O/1. For these reasons, staff concurs that the proposed Commercial Low Office designation is consistent with other non-residential uses along this corridor and could provide a transitional use between the medium and high density/intensity uses to the north and the low residential uses to the south. Therefore, the applicant has met the requirements for adequate justification.

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

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

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

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

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

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

4. **Strip Commercial – FLUE Policy 2.2.2-d:** *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development. Strip Commercial Development is defined in the Comprehensive Plan Introduction and Administration Element as follows:*

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

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

**Staff Analysis:** The proposed amendment does not exhibit any of the characteristics of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan. Therefore, the proposed amendment does not violate this policy.

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

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

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

**Staff Analysis:** The proposed amendment will allow for additional office uses consistent with the needs of urban and suburban development as Northlake Boulevard is a 6-lane major thoroughfare consisting of commercial development including office and retail uses. The proposed development is compatible with the scale, mass, intensity of use, height, and character of the neighboring communities considering the request is to change the land use to Commercial Low Office with an underlying 1 unit per acre (CL-O/1) which serves as a transitional use from Northlake Boulevard to the residential to the south.

2. **Policy 2.2.2-a:** *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of*

*innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*

- *Intersection Location:*
  - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

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

**Staff Analysis:** The proposed amendment is consistent with this policy as the site is located along Northlake Boulevard which is listed as a Urban Minor Arterial in Map Series Transportation Element Map 3.1, Functional Classification of Roads. Therefore, this site meets the flexible location criteria.

### **C. Compatibility**

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

**FLUE Policy 2.1-f states that** *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

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

**North:** To the north of the subject site, beyond Northlake Boulevard, is a mixture of institutional, civic and residential uses with various future land use designations. Starting at the intersection of Military Trail and Northlake Boulevard is a gas station and commercial center located within the municipal limits of Palm Beach Gardens with a Commercial future land use designation. West of that parcel is a commercial building with a Commercial High with an underlying 8 units per acre (CH/8) future land use designation, a large residential neighborhood with an High Residential, 12 units per acre (HR-12) future land use, two places of worship and more residential single family homes with Medium Residential, 5 units per acre (MR-5) and High Residential, 8 units per acre (HR-8) FLUs.

**East:** To the east of the site is a 1.02 acre vacant parcel with a LR-1 future land use designation. Further east, across N. Elizabeth Avenue, are two recently adopted amendment sites, both of which are owned and operated by the Place of Hope



organization. These amendments were adopted in 2017 and 2018 and are on 2.27 and 1.08 acres, respectively. Both amendments changed the future land use from LR-1 to CL-O/1. The next parcel east of the Place of Hope sites is vacant. Further east is the approved and built World Class Academy with a 9,885 square feet day care for 224 students. Finally, at the southwest corner of Military Trail and Northlake Boulevard is the Northlake Corporate Park, a commercial office center, with a Commercial Low future land use designation.

**West:** To the west of the site is the Saint Dimitri Macedonian Orthodox Church, which has a LR-1 future land use. Further west are single family homes located within the municipal limits of Palm Beach Gardens with a Residential Low Density (RL) future land use designation.

**South:** To the south of the site is the Square Lake neighborhood, platted in 1951, with 175 single family lots with an average lot size of 1.3 acres. This neighborhood has a Low Residential, 1 unit per acre (LR-1) future land use and is 95% built-out with a few vacant lots, the largest of which is three adjacent parcels owned by a single property owner totaling just over 10 acres.

**Applicant's Comments:** The applicant lists the surrounding uses and future land use designations in Exhibit 2. The applicant indicates that "the subject site will act as transition and buffer between the six (6) lane road (Northlake Boulevard) and the residential uses in the area."

**Staff Analysis:** The site is located along a corridor that contains a mixture of low, medium and high residential future land uses as well as Institutional and Commercial future land uses. The south side of Northlake Boulevard near the subject site has several non-residential uses including a place of worship, an existing day care as well as an approved, un-built day care. The Commercial Low Office designation will serve as a transition between the medium and high density and intensity uses to the north and the low residential uses to the south.

#### **D. Consistency with County Overlays, Plans, and Studies**

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

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

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

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

## E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from LR-1 to CL-O/1. For the purposes of public facilities impact analysis, the maximum intensity is based on 23,409 square feet (.50 FAR) of medical office and general commercial uses. Currently the potential development of the site is limited to one single family residential unit. Public facilities impacts are detailed in the table in Exhibit 4.

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

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

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

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

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

**Staff Analysis:** The Traffic Division reviewed this amendment at a maximum of 23,409 square feet of general commercial or medical office. According to the County’s Traffic Engineering Department (see letter dated April 7, 2021 in Exhibit 5) the amendment would result in an increase of 1,023 (general commercial) or 723 (medical office) net daily trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan for either the General Commercial or Medical Office land use at the maximum potential.”*

The Traffic Study was prepared by Adam B. Kerr of Kimley-Horn and Associates. Traffic studies and other supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

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

## II. Public and Municipal Review

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

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on August 22, 2022. In addition, on August 19, 2022 a letter was sent to the City of Palm Beach Gardens regarding the amendment. To date, no comments have been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site and interested parties on August 19, 2022. Correspondence received will be added to Exhibit 8 throughout the public hearing process.
- C. Informational Meeting:** The Planning Division hosted a meeting with area residents and interested parties to relay information regarding the amendment and development approval process on August 29, 2022. No public attended the meeting.

## Exhibit 3

### Applicant's Justification and Consistency with Comprehensive Plan

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## Consistency

### Justification Statement

(Attachment G.1)

#### INTRODUCTION

On behalf of the applicant (Americo Development Group, LLC.) we are requesting a Small-Scale Comprehensive Plan Amendment for the 1.08-acre property generally located on the south side of Northlake Boulevard, approximately 200 feet west of N. Elizabeth Avenue. The parcel is adjacent to the Macedonian Orthodox Church to the west, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number: 00-42-42-24-01-000-0701

The subject property is currently designated as Single Family Residential, 1 unit per acre (LR-1), comprised of one single family home and a detached garage. The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from LR-1 (Low Residential, 1 unit per Acre) to CL-O (Commercial Low Office).

#### ABOUT THE APPLICANT

Americo Development Group, LLC. is a private building company that is involved in the development and construction of properties in and around the Palm Beach County area. They focus primarily on green development by implementing development strategies that revolve around using Green Building ideas which enhance the natural aspects of the surrounding environment.

The subject site will add to the future low impact commercial corridor on Northlake Boulevard, west of Military Trail. The best use of the property is a medical/professional office as it will complement the Place of Hope Office Building two parcels to the east and the more intensive commercial developments at the intersection of Northlake Boulevard and Military Trail. The development of the Americo Center continues the pattern of low, neighborhood friendly, commercial development that has begun to spring up along Northlake Boulevard. The office component is intended for leasable Medical/Professional office space, including neighborhood uses such as a pediatrician, optometrist, lawyer's office, printing/copying services, and other local businesses.

#### CONCURRENT ZONING REQUEST

The applicant is proposing a small-scale FLU Amendment from LR-1 to CL-O. According to the Comprehensive plan the Commercial Low Office designation is described as:

*Commercial Office Uses - Commercial Low -The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.*

According to Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, the only compatible zoning districts for the CL-O FLU is CLO and Infill Redevelopment Overlay (IR). The applicant is proposing a concurrent rezoning to CLO.



The future land use amendment restricts the development 23,305 SF, with a 0.50 floor area ratio (FAR). The zoning district of (CLO) will further restrict a one-story use to 25 percent lot coverage or a maximum of 11,652 SF. The proposed development is also required to meet all property development regulations, as detailed in the table below.

**Zoning Property Development Regulations (PDRs)**

Zoning District	Min Lot Dimension			Max FAR	Max Building Coverage	Min Setbacks			
	Size	Width Frontage	Depth			Front	Side	Side Street	Rear
CLO	1 AC	100'	200'	.50	25 %	30'	15'	10'	20'

**JUSTIFICATION (G.1)**

Palm Beach County requires all land use re-designation requests to provide a written justification for the amendment as required by the Future Land Use Element Policy 2.1-f in attachment G.1. The adopted FLU designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted and demonstrate the following two factors in order to be considered adequate:

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

**RESPONSE:** The proposed change in Future Land Use designation from LR-1 to CL-O is suitable and appropriate for the subject site. The site has a two (2) access points from Northlake Boulevard and the applicant is proposing to remove both access points and instead use an existing ingress/egress on the adjacent property (Macedonian Church) through a cross access connection. This will provide continuous access to Northlake Boulevard, which is a six-lane major thoroughfare, and alleviate the potential traffic issues that would be created through the addition of a major access point within 250 feet of the existing point on the church, parcel 00-42-42-24-01-000-0702. A traffic statement has been provided through Attachment H which indicates that the change in use will not have significant impact on the surround roadway network. In accordance with Policy 2.2.2-a: of the Future Land Use Element, *Commercial Low-Office land use may be allowed in any location along all arterial or collector roads*. Northlake Boulevard is considered an Urban Minor Arterial (U-MA) as indicate on Map TE 3.1, Functional Classification of Roads Map.

The site is appropriately sized for small scale neighborhood commercial development. The site has 201.05' linear feet of frontage on Northlake Boulevard and is 234.13' in depth allowing for more than adequate setbacks and required amount of parking.

The site will service neighborhood commercial uses for the surrounding community and reinforce good planning concepts by locating the highest and most intense use adjacent to the corridor as a transition/buffer between a major road and residential uses.

In addition, the proposed FLUA is an infill and redevelopment site and shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

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

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

**RESPONSE:** The adjacent development is described in the chart below:

Adjacent Lands	Uses	FLU	Zoning
<b>North</b>	Cornerstone Presbyterian Church (Control # 1998-00071)/ Pine Cone Estates Subdivision	Medium Residential (MR-5)/High Residential (HR-8)	Single Family Residential (RS)/Multi-Family (RM)
<b>South</b>	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
<b>East</b>	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
<b>West</b>	Macedonian Orthodox Church (Control # 1973-00079)	Low Residential, Unit per Acre (LR-1)	Residential Estate (RE)

Surrounding Development

The surrounding development is described as commercial corridor along Military Trail only 0.5 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses containing professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Metropolitan Community Church and Cornerstone Presbyterian Church, both Institutional Uses are located across Northlake Boulevard and the Macedonian Orthodox Church is located adjacent west of the subject site.

Several other Residential Transitional (RT) zoning sites are located along the western and southern perimeter to Square Lake including undeveloped subdivision lots with a higher density than the surrounding homes.

Compatibility

The parcels to the south and east are vacant residential and the property to the north and west are churches zoned Low Residential. The residential transitional parcels and the amendment to CL-O for the subject site will act as transition and buffer between the six (6) lane road (Northlake Boulevard) and the residential uses in the area. The existing institutional uses to the north and west, although zoned for residential, also act as transition properties, buffering the communities behind them.

### Perimeter

There are several parcels along the perimeter of the Square Lake Subdivision that have been rezoned from Low-Residential, 1 unit per acre (LR-1) to a Residential Transitional (RT) District zoning, including the parcel directly to the east and south.

North of the subject site is a six-lane road known as Northlake Boulevard and the Cornerstone Presbyterian Church with a Medium Residential FLU. Adjacent to the Cornerstone property is the Pine Cone Estates subdivision, which is High Residential FLU. The property to the south, west, and east are vacant Low Residential FLU.

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

**RESPONSE:** The residential land use is no longer appropriate on the subject site. The single-family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU will place the non-residential uses on a major thoroughfare and act as a buffer to the residential uses behind the subject site.

The proposed development will not affect the natural environment and meets all adequate level service standards.

### Natural Environment

The site is described as disturbed. Little to no native habitat or native understory is present or remains on site. One large Laurel Oak exists on site that is to be preserved and/or mitigated according to an onsite meeting with Environmental Resources Management. Several smaller oak trees within the existing landscape buffer are to be mitigated or incorporated into the proposed buffer.

No environmentally sensitive land was found on the subject site. The natural feature inventory and map is found in Attachment L. The site is located within Flood Zone X and Wellfield Protection Zone 4 (Attachment M).

According to the letter dated January 22, 2021 by Christian Davenport, MA, RPA, the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

### Level of Service:

The Level of Service is provided by the Seacoast Utility Authority jurisdiction, for water and sewer. The water main runs across the north side of the property along Northlake Boulevard. Sewer is unavailable at this time. The development would require a lift station on the subject property. (Attachment I)

### Fire Rescue

According to the letter dated January 29, 2021 from Palm Beach Fire Rescue, the site is currently served by Fire Rescue Station #63, which is 0.50 miles from the subject site. The estimated response time is 3 minutes and 30 seconds. The proposed amendment of this property will have a minimal impact on Fire Rescue. (Attachment K)

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

**RESPONSE:** The areas to the north and west are completely completely built-out; no major modifications or changes will affect the subject site. The parcels to the south and west are not slated for any development and will have no impact on the subject site.

- **Inappropriateness of the adopted FLU designation; or**

**RESPONSE:** The residential (LR-1) land use is inappropriate for the subject site. The single-family homes have direct access and back out onto Northlake Boulevard. The CL-O FLU is a non-residential use on a major thoroughfare, and the low intensity commercial will act as a buffer to the residential uses, per good planning practices. The parcels are not incorporated into the adjacent Square Lake Subdivision and is segregated from the residential community.

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

**RESPONSE:** Not applicable to this request.

## **CONCLUSION**

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant's agent, William Sargent, if additional information is required.

# **Consistency**

## **Compatibility Statement**

(Attachment G.3)

## **INTRODUCTION**

On behalf of the applicant (Americo Development Group, LLC.) we are requesting a Small-Scale Comprehensive Plan Amendment for the 1.08-acre property is generally located on the south side of Northlake Boulevard, approximately 200 feet west of N. Elizabeth Avenue. The parcel is adjacent to the Macedonian Orthodox Church to the west, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number:

00-42-42-24-01-000-0701

The subject property is currently designated as Single Family Residential, 1 unit per acre (LR-1), comprised of one single family home and a detached garage. The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from LR-1 (Low Residential, 1 unit per Acre) to CL-O (Commercial Low Office).

## **COMPATIBILITY (G.3)**

### Surrounding Development

The surrounding development is described as commercial corridor along Military Trail only 0.5 miles east of the subject property. The commercial uses in this corridor are Commercial Low (CS), Commercial General (CG) and MUPD with conditional approved uses for professional office, personal services, repair services, retail sales, government services, financial institution, medical office, dental clinic, fitness center and building supplies.

The Metropolitan Community Church and Cornerstone Presbyterian Church, both Institutional Uses are located across Northlake Boulevard and the Macedonian Orthodox Church is located adjacent west of the subject site.



Several other Residential Transitional (RT) zoning sites are located along the western and southern perimeter to Square Lake including undeveloped subdivision lots with a higher density than the surrounding homes.

Compatibility

The parcels to the south and east are vacant residential and the property to the north and west are churches zoned Low Residential. The residential transitional parcels and the amendment to CL-O for the subject site will act as transition and buffer between the six (6) lane road (Northlake Boulevard) and the residential uses in the area. The existing institutional uses to the north and west, although zoned for residential, also act as transition properties, buffering the communities behind them.

Perimeter

There are several parcels along the perimeter of the Square Lake Subdivision that have been amended to the Residential Transitional (RT) District zoning district, including the parcel directly to the east and south.

North of the subject site is a six-lane road known as Northlake Boulevard and the Cornerstone Presbyterian Church with a Medium Residential FLU. Adjacent to the Cornerstone property is the Pine Cone Estates subdivision, which is High Residential FLU. The property to the south, west, and east are vacant Low Residential FLU.

The adjacent development is described in the chart below:

Adjacent Lands	Uses	FLU	Zoning
<b>North</b>	Cornerstone Presbyterian Church (Control # 1998-00071)/ Pine Cone Estates Subdivision	Medium Residential (MR-5)/High Residential (HR-8)	Single Family Residential (RS)/Multi-Family (RM)
<b>South</b>	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
<b>East</b>	Vacant Lot in Square Lake Subdivision (Control# 1980-00125)	Low Residential, One Unit per Acre (LR-1)	Residential Transitional (RT)
<b>West</b>	Macedonian Orthodox Church (Control # 1973-00079)	Low Residential, Unit per Acre (LR-1)	Residential Estate (RE)

**CONCLUSION**

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida’s State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant’s agent if additional information is required.

# Consistency

## Comprehensive Plan Statement

(Attachment G.4)

### INTRODUCTION

*The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).*

**RESPONSE:** The subject site not located in a Special Plan or Overlay as identified in the Future Land Use Element Map and located in unincorporated Palm Beach County.

### COMPREHENSIVE PLAN (G.4)

The applicant is requesting to modify the future land use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from Low Residential, 1 unit per acre (LR-1) to Commercial Low Office (CL-O).

The applicant is proposing a small-scale FLU Amendment from LR-1 to CL-O. According to the Comprehensive plan the Commercial Low Office designation is described as:

**Commercial Office Uses - Commercial Low** - *The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.*

According to the Comprehensive plan, per the Balanced Growth and Land Planning Section of the plan:

*Goal 2 Land Planning, Objective 2.1 Balanced Growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of a community within the constraints of environmental conditions and resources.*

**RESPONSE:** CL-O is an appropriate FLUA designation of the subject site and would not negatively affect the balance of the urban/suburban tier. Approval of the FLUA would allow for the development of neighborhood commercial uses to service the surrounding communities and therefor enhancing the quality of life for current and future residents of the area.

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

**RESPONSE:** The proposed FLUA shall not exceed the natural or manmade constraints of the area. (Natural Feature Inventory Attachment L) (Wellfield Protection, Attachment M)

In addition, the subject site has the available facilities and services for the proposed development. (Level of Service, Attachment I) (Fire Rescue, Attachment K)

**Policy 2.1-f (5): The prevention of urban sprawl as defined by 163.3164(51), F.S.;**

**RESPONSE:** The subject site is described as a redevelopment and infill site, located within the urban/suburban tier and within the urban growth boundary. The proposed request and ultimate development of the site is consistent with the surrounding development pattern. This amendment will introduce additional commercial uses that serve the surrounding neighborhood. Therefore, this request does not promote urban sprawl.

**Policy 2.1-f (7): Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.**

**RESPONSE:** The closest Municipality is the City of Palm Beach Gardens. The city limits are located 300 feet west of the subject property.

**CONCLUSION**

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant's agent if additional information is required.

## Consistency

### Florida Statutes

(Attachment G.5)

#### INTRODUCTION

Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

#### FLORIDA STATUTES (G.5)

**Key provisions of Chapter 163.3177, as it relates to the proposed Amendment include the following:**

*"Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . ."*

**RESPONSE:** The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development.

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter).

Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter).

No negative environmental impacts are identified, and potential historical resources impacts are addressed by the Palm Beach County Archeologist. Justification for the proposed amendment is based upon providing neighborhood-serving commercial office services consistent with policies of the Future Land Use Element.

*“Chapter 163.3177(4) (a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region . . .”.*

**RESPONSE:** Approval of the proposed Amendment is consistent with the definition of the CL-O FLU category and the associated location criteria as stated in the Palm Beach County Comprehensive Plan.

*“Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved . . .”.*

**RESPONSE:** Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein support the proposed amendment.

*163.3177(6) (a) (2) (h), F.S. The discouragement of urban sprawl*

**RESPONSE:** The subject site is described as a redevelopment and infill site, located within the urban/suburban tier and within the urban growth boundary. The proposed request and ultimate development of the site is consistent with the surrounding development pattern. This amendment will introduce additional commercial uses that serve the surrounding neighborhood. Therefore, this request does not promote urban sprawl.

## **CONCLUSION**

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan; Florida’s State Statutes and demonstrates the compatibility of the surrounding uses. Your favorable consideration of this request is appreciated. Please do not hesitate to contact the applicant’s agent if additional information is required.

**Exhibit 4**  
**Applicant's Public Facility Impacts Table**

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Single Family Detached	General Office (23,409 sf)
<b>Maximum Trip Generation</b>	10 Trips	1033 Trips
<b>Net Daily Trips:</b>	1023 (maximum minus current)	
<b>Net PH Trips:</b>	9 AM, 85 PM (maximum)	
<b>Significantly impacted roadway segments that fail Long Range</b>	No	No
<b>Significantly impacted roadway segments for Test 2</b>	No	No
<b>Traffic Consultant</b>	Kimley Horn, Adam Kerr	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 3 (Military Trail- north, south)- 0.3 miles from subject site. Route 20 (Northlake Blvd- starting east bound from Military Trail)- 0.3 miles from subject site.	
<b>Nearest Palm Tran Stop</b>	Bus stop 2229, Northlake Blvd. Bus stop 1263, Military Trail	
<b>Nearest Tri Rail Connection</b>	Palm Tran Route 20, Mangonia Park Tri-Rail Station	
<b>C. Portable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	The Level of Service is provided by the Seacoast Utility Authority jurisdiction, for water and sewer. The water main runs across the north side of the property along Northlake Boulevard. Sewer is unavailable at this time. The development would require a lift station on the subject property. (Application Attachment I)	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The site is located within the service boundaries of Seacoast Utility Authority .	

## D. Drainage Information

The site is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. It is proposed that runoff be directed to on-site water management areas (dry detention and underground exfiltration trench storage chambers) by means of inlets and storm sewer. Legal positive outfall is available to the site via connection to the Northlake Boulevard drainage system adjacent to the parcel's north property line. Drainage design is to address the following:

1. On-site retention of the runoff from the 3-year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25-year, 3-day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100-year, 3-day rainfall event.
4. Parking lots to be protected from flooding during a 10-year, 3 days rainfall event.
5. Allowable discharge to be in accordance with South Florida Water Management District criteria.
6. Due consideration to water quality (including ½" dry pre-treatment per South Florida Water Management District criteria).
7. Compliance with the South Florida Water Management District C-17 Drainage Basin Criteria regarding to compensating storage via dry retention.

(See Application Attachment J)

## E. Fire Rescue

<b>Nearest Station</b>	Palm Beach Gardens Fire-Rescue station #63, located at 5161 Northlake Blvd
<b>Distance to Site</b>	The subject property is approximately .50 miles from the station.
<b>Response Time</b>	The estimated response time to the subject property is 3 minutes 30 seconds
<b>Effect on Resp. Time</b>	Changing the land use of this property will have minimal impact on Fire Rescue. (See Application Attachment K).

## F. Environmental

<b>Significant habitats or species</b>	<p><u>Existing Vegetation:</u> Most of the pervious area is sod with pockets of landscape and trees sprinkled along on the southern boundary. The existing vegetation onsite is a variety of planted trees and palms including sabal palms, royal palms, and smaller laurel oaks. There are a few native Laurel Oak/Laurel Oak Hybrids located along the north property line which are to be preserve and/or mitigated for according to PBC ERM. There are several invasive trees and exotic plant material located along the east and south property line.</p> <p><u>Upland Habitat:</u> The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The Royal Palms seem to be planted by the owner. Remnants of a sporadic pine canopy is located along the east property line. No environmentally sensitive land was found on the subject site.</p>
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	<p><u>Wetlands:</u> No wetlands were found on the subject site.</p> <p><u>Fauna:</u> No significant fauna is of note.</p> <p><u>Soils:</u> Bassinger, Fine Sand; Myakka, Fine Sand (See Application Attachment L)</p>
<b>Flood Zone*</b>	<u>Flood Zone:</u> The site is located within Flood Zone X.
<b>Wellfield Zone*</b>	<u>Wellfield Protection Zone:</u> The site is located within Wellfield Protection Zone 4 (See Application Attachment M).
<b>G. Historic Resources</b>	
<p>A Historical and Archaeological Review Letter dated January 22, 2021 by Christian Davenport, MA, RPA, the County Archeologist has been provided as (See Application Attachment N). The following is a summary of the letter:</p> <ol style="list-style-type: none"> <li>1. No historic or architecturally significant structures are located on or within 500 feet of the subject property.</li> <li>2. No archaeological resources are located on or within 500 feet of the subject property.</li> </ol>	



## Exhibit 5 Palm Beach County Traffic Division Letter



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

■  
**Palm Beach County  
Board of County  
Commissioners**  
  
Dave Kerner, Mayor  
Robert S. Weinroth, Vice Mayor  
  
Maria G. Marino  
Gregg K. Weiss  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

**County Administrator**  
Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



April 7, 2021

Adam B. Kerr, P.E.  
Kimley-Horn & Associates, Inc  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411

**RE: Americo Center  
FLUA Amendment Policy 3.5-d Review  
Round 2020-21-B2**

Dear-Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Evaluation for the proposed Future Land Use Amendment for the above referenced project, revised March 17, 2021, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	South side of Northlake Boulevard, approximately 200 feet west of N. Elizabeth Avenue	
<b>PCN:</b>	00-42-42-24-01-000-0701	
<b>Acres:</b>	1.08 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Low Residential, 1 dwelling unit per acre (LR-1)	Commercial Low Office (CL-O)/ Low Residential, 1 dwelling unit per acre (LR-1)
<b>Zoning:</b>	Residential Estate (RE)	Commercial Low Office (CL-O)
<b>Density/ Intensity:</b>	1 du/acre	0.50 FAR
<b>Maximum Potential:</b>	Single Family Detached = 1 DU	General Commercial = 23,409 SF OR Medical Office = 23,409 SF
<b>Proposed Potential:</b>	None	None
<b>Net Daily Trips:</b>	1,023 (maximum – current) as General Commercial OR 723 (maximum – current) as Medical Office	
<b>Net PH Trips:</b>	9 (6/3) AM, 85 (40/45) PM (maximum) as General Commercial OR 57 (46/11) AM, 72 (20/52) PM (maximum) as Medical Office	
* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> indicates the specific uses and intensities/densities anticipated in the zoning application.		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meets** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan for either the General Commercial or Medical Office land use at the maximum potential, as shown above.



Adam B. Kerr, P.E.  
April 7, 2021  
Page 2

Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

Please contact me at 561-684-4030 or email to [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over the word "Sincerely,".

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Steve Bohovsky – Technical Assistant III, Traffic Division  
Lisa Amara – Senior Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review  
N:\TRAFFIC\Development Review\Comp Plan\21-B2\Americo Center.docx

**Exhibit 6**  
**Water & Wastewater Provider LOS Letter**

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Seacoast Utility Authority

January 19, 2021

4200 Hood Road  
Palm Beach Gardens  
FL 33410-2174

Amine El-Khoury, Managing Partner  
Americo Development Group, LLC  
6850 NW 2<sup>nd</sup> Ave. #34  
Boca Raton, FL 33487

**Re: Water and Sewer Availability – Americo Center – 4908 Northlake Blvd., Palm Beach Gardens, FL 33418**

Dear Ms. El-Khoury:

This letter is in response to your recent request for water and wastewater service at the above referenced address. Currently this address is being provided water only as a residential customer and will be given credit for one-water ERC. Based on the property questionnaire connection fees will be required and are subject to change should plans indicate otherwise. Plans will need to be submitted for review and approval along with an administrative fee. Please note a Developer Agreement will be required should the project move forward.

**Connection Fee Water Only:**

4-Practitioners x 250 gpd = 1000 gpd + 275 =	3.637 ERCs
15-Employees x 15 = 180 gpd + 275 =	0.655 ERCs
Credit 1-single family residence =	-1.000 ERCs
	3.292 ERCs

3.292 ERCs x \$1,500.00 (water only) = \$4,938.00 Connection Fees for Water Only

**Administrative Fee:**

The administrative fee for this project based on the property questionnaire is \$450.00

**TO ENSURE PROPER CREDIT OF PAYMENT, PLEASE DIRECT PAYMENT TO ENGINEERING, SEACOAST UTILITY AUTHORITY.**

A general list of project requirements can be found on our website [www.sua.com](http://www.sua.com) under Project Forms (Exhibit A – Project Documentation and Submittal Guidelines). Please call Mia Galicki at 561-627-2900, extension 1375 or email to [mgalicki@sua.com](mailto:mgalicki@sua.com) to schedule a pre-engineering meeting to discuss the particular items on this list and other aspects of your project prior to initiating any design work.

Sincerely,

SEACOAST UTILITY AUTHORITY

Cheryl A. Troup  
Engineering Services Specialist

cc: M. Galicki, S. Serra, J. Millette, L. Harden

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

# Exhibit 7

## Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

### DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

- Affiant is the  individual or  Managing Member Americo Development Group, LLC *[position - e.g., president, partner, trustee]* of Americo Development Group, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- Affiant's address is: 6850 NW 2nd AVE, Unit 34  
Boca Raton, FL 33487
- Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.



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

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
Amine El - Khoury, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 30 day of October, 2020 by Amine El - Khoury (name of person acknowledging). He/she is personally known to me or has produced Driver License (type of identification) as identification and did/did not take an oath (circle correct response).

Dhawany Rabadia  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: May 15, 2021

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"****PROPERTY**

LEGAL DESCRIPTION: THE WEST 200 FEET OF THE EAST 390 FEET OF LOT 70, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141, LESS AND EXCEPT THE NORTHERLY 7.45 FEET OF PREMISES CONVEYED TO PALM BEACH COUNTY FOR ROAD PURPOSES IN DEED BOOK 973, PAGE 694, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## ALSO DESCRIBED AS:

A PORTION OF LOT 70, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 70; THENCE ALONG THE EAST LINE OF SAID LOT 70, SOUTH 01°09'30" WEST A DISTANCE OF 7.45 FEET TO THE SOUTHRIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN DEED BOOK 973, PAGE 694 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°33'47" WEST A DISTANCE OF 190.00 FEET TO A LINE 190.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70 AND THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°09'30" WEST A DISTANCE OF 233.60 FEET TO THE SOUTH LINE OF SAID LOT 70; THENCE ALONG SAID SOUTH LINE, NORTH 88°50'30" WEST A DISTANCE OF 200.00 FEET TO A LINE 390.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70; THENCE ALONG THE LAST DESCRIBED PARALLEL LINE, NORTH 01°09'30" EAST A DISTANCE OF 234.57 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°33'48" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 46,817 SQUARE FEET (1.0748 ACRES), MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Amine El-Khoury 6850 NW 2<sup>nd</sup> Ave #34, Boca Raton, FL 334187

Eaten Fahmy 11824 Windmill Lake Dr., Boynton Beach, FL 33473

Horizontal lines for additional entries.



**Exhibit 8  
Correspondence**

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