

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Future Land Use Element Policy 1.5-m Policy 1.5-n
Purpose	The purpose of this text amendment request is to amend the Plan to allow for the development of Commercial Low Office along State Road 7, when within a ½ mile radius of the Atlantic Avenue intersection. This text amendment is being proposed, as commercial Future Land Use is currently prohibited in the proposed location along State Road 7. Furthermore, the Plan limits the amount of commercial development within the Agricultural Reserve Tier; this amendment will propose to increase the allowable commercial intensity slightly to allow for the development of an approximate 31,624 SF office use.
Justification	See attached Justification.
Consistency	See attached Justification.
Text Changes	<p>Policy 1.5-m: In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial and mixed use future land use designations within the Agricultural Reserve Tier to <u>specific locations as defined below: within two commercial mixed use centers.</u></p> <ol style="list-style-type: none"> 1. The two commercial-mixed use centers define the areas within 1/4 mile of the intersection of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue. <u>These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities.</u> 2. In addition, the <u>The</u> pre-existing commercial properties identified in Policy 1.5-l are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy 1.5-i to square off those locations. 3. <u>The County may consider future land use amendments for Commercial Low Office on sites fronting the west side of State Road 7 within ½ mile south of Atlantic Avenue.</u> <p>OPTION 1 - Policy 1.5-n: The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service, and office) within the Tier. Self-storage uses <u>and medical and dental office uses</u> are not subject to the commercial cap.</p> <p>OPTION 2 - Policy 1.5-n: The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed</p>

	<p>the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service, and office) within the Tier. Self-storage uses <u>and Commercial Low-Office (CL-O) designated parcels less than four acres in size</u> are not subject to the commercial cap.</p>
ULDC Changes	None

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Part 1. Amendment Data

A. Amendment Data

Round	21-A	Intake Date	February 5, 2021
Application Name	Jericho Medical Office	Control No.	2007-00003
Acres	3.63 acres	Concurrent Zoning app?	Yes
		Text Amend?	Yes
PCNs	00-42-43-27-05-067-0281		
Location	1/2 mile south of Atlantic Avenue and State Road 7 intersection on the west side of State Road 7.		
	Current	Proposed	
Tier	Agricultural Reserve Tier	Agricultural Reserve Tier	
Use	Vacant	Medical Office	
Zoning	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Commercial Low Office (CL-O)	
Underlying Future Land Use Designation	None	AGR	
Conditions	None (Prior Approval Expired)	TBD	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity	0.15 FAR	0.20 FAR w/ MUPD
Maximum Square Feet ^{2, 4} (non-residential designations)	0.15 FAR x 3.63 ac. = 23,718 SF	0.20 FAR x 3.61 ac. = 31,625 SF
Proposed or Conditioned Potential ^{3, 4}	----	Medical Office: 31,625 SF
Max Trip Generator	Retail Nursery 108.10 Trips/Acre	Medical Office 34.8 Trips/1KSF
Maximum Trip Generation	390	985
Net Daily Trips:	<u>595</u> (maximum minus current) <u>595</u> (proposed minus current)	
Net PH Trips:	<u>68</u> AM, <u>69</u> PM (maximum) <u>68</u> AM, <u>69</u> PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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Part 2. Applicant Data

A. Agent Information

Name	Lindsay Libes
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-687-2220 / 561-687-1110
Email Address	Lindsay.Libes@wginc.com

B. Applicant Information

Name	Jay Schwedelson
Company Name	Birchwood Group, LLC
Address	3000 N Military Trail
City, State, Zip	Boca Raton, FL 33431
Phone / Fax Number	(561) 687-2220
Email Address	Lindsay.Libes@wginc.com
Interest	Property Owner