

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11, 2022
Application Name	LTG Sports Turf	Control No.	2010-00028
Acres	5.01 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-052-0472		
Location	North side of 100 th Street S (aka Boynton Beach Boulevard), approximately 0.13 miles west of State Road 7 ("SR-7").		
	Current	Proposed	
Tier	Agricultural Reserve (AGR)	No Change	
Use	Miscellaneous Agriculture	Contractors Storage Yard	
Zoning	Agricultural Reserve (AGR)	Light Industrial (IL)	
Future Land Use Designation	Agricultural Reserve (AGR)	Commerce (CMR)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	<p>1) Uses shall exclude heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions as described in Future Land Use Element Policy 2.2.4-d of the Palm Beach County Comprehensive Plan; and</p> <p>2) Uses identified as Commercial in Article 4 of the Unified Land Development Code are prohibited on the site, with the exception of Self-Service Storage, Landscape Service and accessory uses.</p>	
Density Bonus	None	Non-Residential Use; not-applicable	
Total Number of Units	None	Non-Residential Use; not-applicable	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 5 acres or maximum 0.15 FAR of agricultural uses	Max. FAR for proposed designation 0.45
Maximum Dwelling Units¹ (residential designations)	Single Family, 1 unit 1 du/5acres x 5.014 acre = 1 unit	Not Applicable
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	2 max du x 2.39 = 2 people	Not Applicable
Maximum Square Feet^{2, 4} (non-residential designations)	0.15 FAR x 5.01 ac. (218,401 SF) = 32,760 SF	0.45 FAR x 5.01 ac. (218,401 SF) = 98,280 SF
Proposed or Conditioned Potential^{3, 4}	None	None
Max Trip Generator	Nursery (Garden Center) code 817. Daily: 108.1 trips/acre AM: 2.82 trips/acre PM: 8.06 trips/acre	Flex Space IND FLU Daily: 7.86 trips/1000 SF AM: 1.53 trips/1000 SF PM: 1.21 trips/1000SF
Maximum Trip Generation	Daily: 542 daily trips AM: 14 peak hour trips PM: 40 peak hour trips	Daily: 696 daily trips AM: 135 peak hour trips PM: 107 peak hour trips
Net Daily Trips:	154 trips per day (maximum minus current)	
Net PH Trips:	121 AM, 67 PM (maximum)	

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

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

Name	Bradley Miller, AICP
Company Name	Urban Design Studio
Address	601 Clematis Street, Suite CU02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	(561) 366-1100
Email Address	avillalobos@udsflorida.com / bmiller@udsflorida.com

B. Applicant Information

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

Name	Michael Ryan, MGR
Company Name	LTG Boynton Beach, LLC
Address	6111 Broken Sound Parkway NW #350
City, State, Zip	Boca Raton, FL 33487
Phone / Fax Number	(631) 691-2381
Email Address	mryan@landtekgroup.com
Interest	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	<p>The current use on the subject site is Miscellaneous Agriculture. The built features existing on the 5.01-acre subject site includes an approximately 9,000 square foot pole barn located within the northwest portion of the site.</p> <p>A Built Features Inventory Map is provided with this application as Attachment F.</p>
PCN	<p>The Parcel Control Number for the subject site is 00-42-43-27-05-052-0472.</p> <p>A Legal Description is provided with this application as Attachment A and a Survey is provided as Attachment P which confirms the site acreage at 5.013 acres (which we will be using 5.01 acres for application purposes).</p>
Street Address	10207 100 th Street S
Frontage	The subject site provides for approximately 420.08-feet of frontage along 100 th Street S and 519.92- feet of depth.
Legal Access	The subject site has legal access from 100 th Steet S.
Contiguous under same ownership	The surrounding property to the subject site is not under contiguous ownership.
Acquisition details	LTG BOYNTON BEACH, LLC purchased the subject site on December 4, 2019 from MLW, LLC. A copy of the Warranty Deed (ORB 31091 Pg 139) is provided with this application as Attachment A .
Size purchased	The subject site totals 5.01 acres. A copy of the Warranty Deed (ORB 31091 Pg 139) is provided with this application as Attachment A .

B. Development History

Control Number	The Control Number for the subject site is 2010-00028.
Previous FLUA Amendments	There have not been any previous FLU Amendments on the subject site.
Concurrency	The property improvements currently have approvals through permitting only. Concurrency for the proposed use for the site will be confirmed at time of zoning or site plan approval.
Plat, Subdivision	The subject site is part of Palm Beach Farms Plat No. 3, according to the Plat thereof recorded in Plat Book 2, Page 45.
Zoning Approvals & Requests	No previous zoning approval history on the subject site.

		In conjunction with this Land Use Amendment application, a concurrent rezoning application will be filed requesting a rezoning from Agricultural Reserve (AGR) to Light Industrial (IL).			
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5.

Justification Provide as G.1.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes.
Residential Density Increases Provide as G.2.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes.
Compatibility Provide as G.3.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes.
Comprehensive Plan Provide as G.4.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes.
Florida Statutes Provide as G.5.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes.

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Misc. Agriculture (no approval history) Dispatching Center & Storage Yard - 0.04 FAR & Landscape Services - 0.03 FAR	Agricultural Reserve Commercial Low with underlying Industrial	Agricultural Reserve Control No. None Light Industrial Control No. 2015-00133
South	Vacant (no approval history)	Agricultural Reserve	Agricultural Reserve Control No. None
East	Dispatching Center & Storage Yard - 0.04 FAR & Landscape Services - 0.03 FAR	Commercial Low with underlying Industrial	Light Industrial Control No. 2015-00133
West	Landscape Services with Wholesale Nursery 0.03 FAR	Agricultural Reserve	Agricultural Reserve – Planned Unit Development Control No. 2002-00067

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center) code 817. Daily: 108.1 trips/acre AM: 2.82 trips/acre PM: 8.06 trips/acre	Flex Space Daily: 7.86 trips/1000 SF AM: 1.53 trips/1000 SF PM: 1.21 trips/1000SF
Maximum Trip Generation	Daily: 542 daily trips AM: 14 peak hour trips PM: 40 peak hour trips	Daily: 696 daily trips AM: 135 peak hour trips PM: 107 peak hour trips
Net Daily Trips:	154 trips per day (maximum minus current)	
Net PH Trips:	121 AM, 67 PM (Maximum)	
Significantly impacted roadway segments that fail Long Range	None	
Significantly impacted roadway segments for Test 2	None	
Traffic Consultant	Simmons & White, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Bus Route BYB X-TOWN via BOYNTON BEACH Route # 73 Distance: 0.295 miles (1558 ft)	
Nearest Palm Tran Stop	Bus Stop BETHESDA HOSPITAL W @ TRML Bus Stop # 6791 Distance: 0.437 miles (2312 ft)	
Nearest Tri Rail Connection	Boynton Beach Station Distance: 12.7 miles Accessible by Palm Tran Routes 70, 71, 73	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Subject property is located within PBCWUD utility service area. PBCWUD has the capacity to provide the level of service required at the current land use of	

	AGR and the proposed future land use of CMR. An LOS letter from Palm Beach County is provided with this Application as Attachment I .
Nearest Water & Wastewater Facility, type/size	The nearest point of connection is a 16" potable water main and an 8" sanitary sewer forcemain located approximately 1,800 feet east of the subject site. Off-site improvements and a lift station will be required. An LOS letter from Palm Beach County is provided with this Application as Attachment I .
D. Drainage Information	
The site is located within the boundaries of the LWDD and SFWM District C-16 Drainage Basin. Legal positive outfall is available via discharge to the 100 th Street South right-of-way along the south property line. A Drainage Statement is provided with this Application as Attachment J .	
E. Fire Rescue	
Nearest Station	Palm Beach County Fire-Rescue Station #47
Distance to Site	Located at 7950 Enterprise Center Circle approx. 3 miles from subject site
Response Time	Estimated response time to the subject site is 8 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7:36.
Effect on Resp. Time	Changing the land use will have minimum impact on Fire Rescue. A letter from Fire Rescue is provided with this application as Attachment K .
F. Environmental	
Significant habitats or species	<p>This application proposes Future Land Use Atlas Amendment from AGR to CMR/AGR future land use designation. The current use on the subject site is Miscellaneous Agriculture and the built features on the site includes an approximately 9,000 square foot pole barn. The subject site is cleared of vegetation aside from perimeter landscape buffering. There are no known occurrences of significant species inhabiting the subject site.</p> <p>A Natural Features Inventory Map is provided with this application as Attachment L.</p>
Flood Zone*	The subject site is located within Flood Zones X and AE. A Flood Plain Statement is provided with this application as Attachment J .
Wellfield Zone*	The subject site is not located within a Wellfield Zone. A map is provided with this application as Attachment M .
<i>* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.</i>	
G. Historic Resources	
There are no historic or architecturally significant resources on or within 500 feet of the subject site. A Historic Resource Letter is provided with this application as Attachment N .	

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

This is a non-residential use/property. As such, this section is not applicable to this application.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	NA	0.00339		
Beach	NA	0.00035		
District	NA	0.00138		

I. Libraries - Residential Only (Including CLF)

This is a non-residential use/property. As such, this section is not applicable to this application.

Library Name	NA		
Address	NA		
City, State, Zip	NA		
Distance	NA		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	NA	NA
Periodicals	5 subscriptions per 1,000 persons	NA	NA
Info Technology	\$1.00 per person	NA	NA
Professional staff	1 FTE per 7,500 persons	NA	NA
All other staff	3.35 FTE per professional librarian	NA	NA
Library facilities	0.34 sf per person	NA	NA

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

This is a non-residential use/property. As such, this section is not applicable to this application.

	Elementary	Middle	High
Name	NA	NA	NA
Address			
City, State, Zip			
Distance			

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

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. Conceptual Site Plan Exhibit**

LEGAL DESCRIPTION

TRACT 47, LESS THE WEST 56.15 FEET AND LESS THE EAST 183.86 FEET THEREOF, BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 218,401 SQUARE FEET / 5.0138 ACRES, MORE OR LESS

SAID LANDS SITUATE IN LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



Built Feature Inventory & Map

This application proposes Future Land Use Atlas Amendment from Agricultural Reserve to Commerce with an underlying Agricultural Reserve future land use designation. The current use on the subject site is Miscellaneous Agriculture. The built features existing on the subject site include an approximate 9,000 square foot pole barn located within the northwest portion of the site.

LTG SPORTS TURF



Urban Design
Land Planning
Landscape Architecture

Attachment G - Consistency with Comprehensive Plan & Florida Statutes

Intake: May 11, 2022

Round: 23-A

Request: Future Land Use Atlas ("FLUA") Amendment

APPLICATION REQUEST:

The 5.01-acre property is located in the Agricultural Reserve Tier, on the north side of 100th Street S (aka Boynton Beach Boulevard), approximately 0.13 miles west of State Road 7 in unincorporated Palm Beach County ("subject site"). The subject site has a physical address of 10270 100th Street S and is identified by Parcel Control Number 00-42-43-27-05-052-0472.

The proposed future land use amendment is a request to change the future land use designation from Agricultural Reserve ("AGR") to Commerce ("CMR") with an underlying future land use designation of Agricultural Reserve ("CMR/AGR"). Currently, the site can be utilized for agricultural uses up to 32,760 square feet (0.15 FAR), the proposed maximum development potential would allow up to 98,280 square feet (0.45 FAR) of industrial type uses. The application proposes two voluntary conditions of approval that are the same as those adopted by the recent Sunflower Light Industrial (LGA 2021-016) and Las Farms Landscape (LGA 2022-001) future land use amendments. These conditions are as follows: 1) Uses shall exclude heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions as described in Future Land Use Element Policy 2.2.4-d of the Palm Beach County Comprehensive Plan; and 2) Uses identified as Commercial in Article 4 of the Unified Land Development Code are prohibited on the site, with the exception of Self-Service Storage (allowed with a 0.65 FAR), Landscape Service and accessory uses.

The subject site has historically been used as Miscellaneous Agriculture with a Zoning Confirmation Letter provided in 2009, confirming use of Organic Nutrition, LLC which cultivated hydroponically grown vegetables and organic fish which classified as AGR Research and Development. The subject property is located within the Community Association boundary of the Coalition of Boynton West Residential Associations ("COBWRA") and the West Boynton Community (Neighborhood) Plan. The subject site contains an approximate 9,000 square foot pole barn located within the northwest portion of the site and the remainder of the site is cleared. There is no previous zoning approval history on the subject site, nor is the site regulated by an approved Site Plan, however the subject site has an assigned Control Number of 2010-00028.

The current owner, since 2019, is LTG Boynton Beach, LLC which is affiliated with LTG Sports Turf. LTG Sports Turf is a turnkey construction company specializing in the design, construction and maintenance of athletic facilities throughout the state of Florida. High temperatures and humidity levels make Florida a unique landscape for athletic field design and sports construction. With over 1,000 installations to date, LTG Sports Turf has become the industry standard for synthetic sports turf installation providing services from professional sports teams to private community organizations and everyone in between. Some notable Clients include, but are not limited to:



Along with local Clients within Palm Beach County such as Wellington High School Sports Complex, Lynn University, Cardinal Newman Highschool, Roger Dean Stadium, Canyon Town Center Soccer Field and American Heritage School, to name a few. The purpose of this application is to allow the current owner to operate their business from the site which includes outdoor storage of vehicles and equipment. The business operates in a way that when they are working on a job(s), the majority of the equipment and employees go that job site(s) until the job(s) is (are) completed. Therefore, there are periods of time where there is minimal activity at the subject site. As the Applicant has indicated, "if the equipment is at the yard (i.e. subject site), I'm not making money". Adoption of this application will allow the Applicant the opportunity to continue with current services as well as the opportunity to provide additional permitted uses.

A follow up application to the Palm Beach County Zoning Division for an Official Zoning Map Amendment from the AGR zoning district to the Light Industrial ("IL") zoning district has been submitted concurrently with this application. The IL zoning district is consistent with CMR future land use designation and compatible with the surrounding uses described below. The proposed land use amendment and corresponding rezoning will resolve a Notice of Violation (C-2020-09170083 and C-2021-12210002) and allow the continued use as a Contractor's Storage Yard plus other allowed uses.

SURROUNDING USES:

The property has a future land use designation of AGR. Within the vicinity of the subject site are multiple agricultural, industrial and commercial uses including Bona Fide Agriculture to

the south and north; a PUD preserve parcel to the west which is approved for Landscape Service and Wholesale Nursery use; and to the east and north is the Homrich Commercial property which has been developed with a landscape service business (Dezerata Landscape) and a dispatching center and storage yard for a waste management hauler (FCC Environmental Services).

Below is a summary of the surrounding properties directly abutting the subject site:

Adjacent Lands	Future Land Use Designation	Zoning	Existing Use	Control Number
North	CL/IND	IL	Dispatching Center and Storage Yard & Landscape Services	2015-00133
	AGR	AGR	Miscellaneous Agriculture	None
South	AGR	AGR	Vacant; followed by Agriculture Use (Row Crops)	None
East	CL/IND	IL	Dispatching Center and Storage Yard & Landscape Services	2015-00133
West	AGR-PUD	AGR	Canyon Lakes Preserve Parcel - Twin States Landscape Services & Wholesale Nursery	2002-00067

In addition to the properties immediately abutting the subject site as listed above, it should be noted that there are a number of non-residential uses to the north and south of this site along SR7 as depicted in the graphic below.



JUSTIFICATION, CONSISTENCY & COMPATIBILITY:

G.1 – Justification: The Applicant is requesting to amend the FLUA designation for the subject property from AGR to CMR/AGR. Per Policy 2.1.f of the Future Land Use Element of the Comprehensive Plan, the Applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification statement must demonstrate consistency with the following factors 1 and 2.

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

Response: The proposed CMR future land use designation is suitable and appropriate for the subject site. The property is located on an arterial roadway which has frontage and direct access on 100th Street S (“Boynton Beach Boulevard”) and is located approximately 0.13 miles west of State Road 7. Within the vicinity of the subject site are multiple agricultural, industrial and commercial uses including the Homrich Commercial property, which has been developed with a landscape service business (Dezerata Landscape) and a dispatching center and storage yard for a waste management hauler (FCC Environmental Services) to the east and north; Bona Fide Agriculture to the south and north and a PUD preserve parcel to the west which is approved for Landscape Service and Wholesale Nursery use (Kaufman Landscaping). At the northeast corner of Boynton Beach Boulevard and SR-7 are Institutional and Public Facilities including Bethesda Hospital West and Faith Farm Ministries. Located approximately 0.60 miles north of the subject site on the west side of SR-7 is the Las Farms Landscape property and located approximately 5.4 miles south of the subject site on the west side of SR-7 is the Sunflower Light Industrial property that received land use amendments in 2021 and 2022 for IND/AGR future land use designations allowing for light industrial uses. Approval of the subject site for industrial use is appropriate and compatible and not made in a piecemeal fashion.

Additionally, with direct frontage/access off of Boynton Beach Boulevard and proximate location to State Road 7 (which both classify as arterial roadways) the subject property has good access to allow for the mobility of the equipment both north and south with minimal impact on surrounding uses.

- 2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:
 - a) Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;
 - b) Changes in the access or characteristics of the general area and associated impacts on the subject site;
 - c) New information or change in circumstances which affect the subject site;
 - d) Inappropriateness of the adopted FLU designation; or
 - e) Whether the adopted FLU designation was assigned in error.

Response: The basis for the proposed amendment is primarily falling within items a) and b) above. The AGR Tier has been subject to a number of changes over recent years. The commercial cap has been increased to accommodate new commercial and light industrial projects along Boynton Beach Boulevard, SR-7 and Atlantic Avenue. Adoption of the proposed future land use designation of CMR/AGR for the subject site is consistent and compatible with FLU designations on adjacent properties and properties in the immediate area.

Based on current changes and needs within the AGR tier, it has been acknowledged by Staff and the Board of County Commissioners (“BCC”) that a new future land use designation specifically for light industrial uses was needed. As such, a proposed County initiated amendment to revise the Future Land Use Element to establish a third industrial future land use designation, Commerce, for light industrial uses was adopted by the BCC on August 25, 2022. The subject site is in compliance with Policy 1.5-v for all new future land use amendments requesting industrial type uses in the Agricultural Tier which are to meet the following requirements:

1. Limited to the Commerce (CMR) future land use designation;
Response: Application requests amendment from AGR to CMR/AGR future land use designation.
2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use;
Response: Subject site is located on Boynton Beach Boulevard.
3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
Response: A Conceptual Site Plan is provided with this future land use amendment application and a concurrent rezoning application has been filed under Application Number Z-2022-0028.
4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way);
Response: The subject site is 5.01-acres.
5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following:
 - a. The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process.
Response: Not applicable to the site based on site area of 5.01-acres.

Surrounding the property to the east and north is the Homrich Commercial (LGA 2016-019) property with a future land use designation of CL/IND and approved for a maximum of 29,400 square feet of Commercial and 197,100 square feet of Light Industrial uses. Located approximately 0.60 miles north of the subject site on the west side of SR-7 is the Las Farms Landscape (LGA 2022-001) property with a future land use designation of IND/AGR and approved for a maximum of 136,175 square feet of light industrial uses, along with commercial uses of self-storage, landscape service and accessory uses. Located approximately 0.25 miles south of Atlantic Avenue is the Sunflower Light Industrial (LGA-2021-016) property with a future land use designation of IND/AGR and approved for 160,540 square feet of light industrial uses, along with commercial uses of self-storage, landscape service and accessory uses. Both Las Farms Landscape and Sunflower Light Industrial projects have historically operated as landscape service uses and are in the permitting process to finalize approvals.

Following the transmittal of the Sunflower Light Industrial (LGA-2021-016) land use amendment, Staff prepared the following draft list of Industrial Uses in the ULDC Use Matrix separated by “light” and “heavy” categories based upon language in the Comprehensive Plan and reflecting Staff’s intent regarding the proposed condition of approval that was imposed for that application, which is also voluntarily being proposed for this application for LTG Sports Turf, as listed below:

Light Industrial	Heavy Industrial
Data and Information Processing	Equestrian Waste Management
Manufacturing & Processing (Light)	Gas and Fuel, Wholesale
Medical and Dental Laboratory	Heavy Industrial
Multi-Media Production	Machine or Welding Shop
Research & Development	Recycling Center or Plant
Distribution	Manufacturing & Processing (Heavy)
Warehouse	Salvage or Junk Yard
Wholesaling	Towing Service or Truck Stop

G.2 – Residential Density Increases: Not applicable to this application.

G.3- Compatibility with Surrounding and Adjacent Uses: The western side of State Road 7 is currently developed with many agricultural uses and agri-business facilities along its entire stretch through the Agricultural Reserve. Uses include packing plants, feed stores, landscape services with nursery, chipping and mulching, the Bedner’s farmers market and other intense uses allowable in the AGR future land use designation and with some sites with Commercial land use designations. The location of these properties with direct access onto the major thoroughfare of State Road 7 is presumably appealing as most of these agricultural and other non-residential uses are vehicular based. The subject property is located 0.13 miles west of State Road 7 on Boynton Beach Boulevard. At the northeast corner of this intersection are INST future land uses including Bethesda Hospital West and Faith Farm Ministries. At the northwest corner of this intersection (and immediately adjacent to the subject site on the north and east sides) is the Homrich Commercial property which received a land use amendment

in 2016 for CL/IND and occupied by a dispatching center and storage yard for a waste management hauler. West of the subject site is a preserve area for Canyon Lakes PUD that is occupied by Twin States Landscape Services & Wholesale Nursery and south of the subject site is a Vacant parcel followed by Agriculture Use (Row Crops). Given the existing characteristic of this intersection and corridor which includes commercial, industrial and institutional designated sites, the proposed future land use amendment to IND/AGR (with conditions that will limit the site to prohibit heavy industrial uses and limit commercial uses on the site to self-storage, landscape service and accessory uses), is compatible with surrounding and adjacent uses.

It is the intent of the Applicant to continue operations on site as a Contractors Storage Yard use. A follow up application to the Palm Beach County Zoning Division for an Official Zoning Map Amendment from the AGR zoning district to the IL zoning district will be submitted concurrently with this application. The IL zoning district is compatible with IND/AGR future land use designation. The proposed use has historically been considered a “light industrial” use and is consistent with the existing development pattern and adjacent uses surrounding the subject property and those along the State Road 7 corridor.

Approval of this application to the proposed IND/AGR future land use designation is compatible with surrounding and adjacent uses.

G.4 – Consistency with Policies in the Comprehensive Plan: The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

- **Future Land Use Element (FLUE) Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
 - 1) The natural environment, including topography, soils and other natural resources:
Response: Please see the Natural Feature Inventory & Map that is provided with this Application as Attachment L.
 - 2) The availability of facilities and services;
Response: The current use on the site provides for existing facilities. Provided within this application is detailed information confirming available facilities and services based on the FLUA change. Below is brief summary:
 - *Traffic:* Please see Attachment H for the LUA Amendment Traffic Analysis.
 - *Mass Transit:* The nearest Palm Tran bus routes is Route 73 and the closest Tri-Rail connection is the Boynton Beach Tri-Rail Station, which can be accessed by Palm Tran Routes 70, 71 and 73.
 - *Potable Water & Wastewater:* will be provided by Palm Beach County Water Utilities Department.
 - *Drainage:* Legal positive outfall is available to the site via discharge to the 100th Street South right-of-way along the south property line.

- *Fire Rescue:* The nearest Fire Rescue Station is Station #47 Located at 7950 Enterprise Center Circle approximately 3 miles from subject site.
- *Environmental:* There are no known occurrents of significant species inhabiting the subject site. A natural feature inventory and map is provided with this application as Attachment L.
- *Historical:* There are no historic or architecturally significant resources on or within 500 feet of the subject site. A Historic Resource Letter is provided with this application as Attachment N.

3) The future land use balance;

Response: It is understood that the goal of the AGR Tier is to preserve agriculture, address the sensitivity of the water resources west of the Tier and to ensure the additional uses are intended to serve the locate area and to ensure the decisions are not made in a piecemeal fashion, thus the entire corridor needs to be considered. As the western areas of Boca Raton, Delray Beach and Boynton Beach have grown, there has been limited areas of industrial designated properties, especially along the State Road 7 corridor which extends from Okeechobee Boulevard south through Boca Raton and into Broward and Dade Counties. Since the adoption of the AGR Master Plan implementing policies in 2001, the County has processed several privately proposed future land use amendments, to include the approvals of Homrich Commercial (LGA 2016-019), Sunflower Light Industrial (LGA 2021-016) and Las Farms Landscape (LGA 2022-001). The aforementioned projects are located in proximate location to the subject site, within the same corridor of State Road 7. With the expansion of this roadway, it was planned and has become a western thoroughfare that serves the growth of these western areas. However, through the Ag Reserve tier, there is limited properties that will allow for industrial uses where there are opportunities for growth that can support the addition of industrial types of businesses.

The subject site has been predominately cleared and has not served as a Bona Fide Agricultural site for approximately 15 years. Adding the industrial (CMR) land use to this subject property will not be changing the character of the subject site and will be recognizing the existing uses surrounding the site and extending south to the intersection of State Road 7 and W. Atlantic Avenue. This land use designation will further balance the need for additional industrial land in the western areas of the Ag Reserve appropriately located with direct access to the largest roadway in this area, State Road 7.



- 4) The prevention of urban sprawl as defined by 163.3164(51). FS;
Response: As indicated above, this property is bounded by existing industrial uses to the east and west that will prevent urban sprawl.

- 5) Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
Response: This site is located within the boundaries of the West Boynton Area Community Plan ("WBACP"). The plan was received by the BCC in October of 1995. Two subareas were created in the WBACP to address the diverse nature of the areas within the plan boundaries. Subarea 1 covers the region east of the Ag Reserve. Subarea 2 delineates the north Ag Reserve which is the area of the Agricultural Reserve north of the LWDD L-30 Canal. It is our understanding that according to the WBACP, all recommendations in the plan only pertain to subarea 1, which is east of the Agricultural Reserve (i.e. east of the Florida Turnpike), unless specifically noted.

The subject site is also located within the area of the Coalition of Boynton West Residential Association ("COBWRA"). The Application will coordinate with COBWRA through the application process and provide Staff with any updates as they occur.

- 6) Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1
Response: There are no municipalities within the vicinity of the subject property.

- **FLUE Policy 2.2.4-a:** This policy states, "The County shall apply industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development

consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage FLUA amendments that result in the loss of industrially designated land."

Response: As indicated above, there are changes in circumstances that promote this application for industrial land use on this property. The adoption of the industrial land use will allow for additional industrial uses that are limited in this area and can allow for continuation of businesses in the area.

FLUE Policy 2.2.4-c: This policy states, "The three industrial future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial nature (as defined by the Introduction and Administration Element)." **Response:** Any proposed use for this property will need to comply with the regulations of the Unified Land Development Code and found consistent with this policy. The intent of the Applicant is to provide light industrial use(s) on the site. While there are commercial uses identified in the ULDC Use Matrix allowed in the proposed IL zoning district, it was determined in prior LGA applications, that all such commercial uses, aside from Self-Service Storage, Landscape Service and accessory uses, are not appropriate uses since the site does not have a commercial future land use designation, and the development of these uses would circumvent the cap on commercial uses in the Tier per Future Land Use Policy 1.5-n.

As such, the Applicant is proposing the following voluntarily conditions which will further regulate the industrial uses of the site:

- 1) Uses shall exclude heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions as described in Future Land Use Element Policy 2.2.4-d of the Palm Beach County Comprehensive Plan; and
 - 2) Uses identified as Commercial in Article 4 of the Unified Land Development Code are prohibited on the site, with the exception of Self-Service Storage, Landscape Service and accessory uses.
- **FLUE Policy 2.2.4-d:** This policy states, "Industrial uses shall be considered either Light or Heavy...by classification, *Light Industrial* development's typical operation is not likely to cause undesirable effects, danger or disturbance to nearby areas and typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the land is conducted."
Response: The use of this property is anticipated to be considered as "light industrial development" and will not create undesirable effects, danger or disturbance to nearby areas. The CMR future land use designation is specifically intended to accommodate light industrial uses to provide an option for low-trip generating non-residential and/or

employment generating uses on arterial roadways and shall be limited to those that demonstrate light industrial characteristics. The Applicant is voluntarily proposing a condition of approval to exclude heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions as described in Future Land Use Element Policy 2.2.4-d of the Palm Beach County Comprehensive Plan.

As referenced earlier in this document, following the transmittal of the Sunflower Light Industrial (LGA-2021-016) land use amendment, Staff prepared the following draft list of Industrial Uses in the ULDC Use Matrix separated by “light” and “heavy” categories based upon language in the Comprehensive Plan and reflecting Staff’s intent regarding the proposed condition of approval that was imposed for that application, which is also voluntarily being proposed for this application for LTG Sports Turf, as listed below:

Light Industrial	Heavy Industrial
Data and Information Processing	Equestrian Waste Management
Manufacturing & Processing (Light)	Gas and Fuel, Wholesale
Medical and Dental Laboratory	Heavy Industrial
Multi-Media Production	Machine or Welding Shop
Research & Development	Recycling Center or Plant
Distribution	Manufacturing & Processing (Heavy)
Warehouse	Salvage or Junk Yard
Wholesaling	Towing Service or Truck Stop

This application proposes a future land use designation of CMR/AGR with conditions, which is consistent and compatible with FLU designations on adjacent properties and properties in the immediate area.

- **Objective 1.5 - The Agricultural Reserve Tier:** The objective of the AGR tier is to preserve the farmlands and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the AGR tier.

Response: The subject site has historically been used as Miscellaneous Agriculture with a Zoning Confirmation Letter provided in 2009, confirming use of Organic Nutrition, LLC which cultivated hydroponically grown vegetables and organic fish which classified as AGR Research and Development. This use was not a traditional farming type use as both the vegetables and fish were cultivated inside the existing barn that is located on the site. Granting approval of this application to CMR/AGR will not significantly change the character of the existing property nor will it provide a negative impact on agricultural activity, environmental, water resources and open space within the AGR tier.

G.5 – Florida Statutes: *Optional:* *The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..*

CONCLUSION:

Based on the detailed information above, the requested FLUA Amendment from AGR to CMR/AGR is justified, consistent with the Comprehensive Plan and State of Florida laws, is compatible with surrounding area and uses and consistent with the growth of his area.

A concurrent zoning application has been filed under Application Number Z-2022-00948 which will correspond with the public hearing schedule of this land use amendment application. Approval of these applications will resolve the current Code Enforcement case for the property and allow for needed light industrial uses for this area.

On behalf of the Applicant, we respectfully request staff review and support of this application to be presented to the Planning Commission and ultimately the Board of County Commissioners. Should you have any questions regarding this application, please contact Bradley Miller or Ailish Villalobos at (561) 366-1100 or bmiller@udsflorida.com and avillalobos@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
Board of County
Commissioners**

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Gregg K. Weiss, Vice Mayor

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Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
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May 17, 2022

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

RE: PCN 00-42-43-27-05-052-0472
Service Availability Letter

Dear Ailish,

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 proposed Industrial (IND) designation.

The nearest point of connection is a 16" potable water main and an 8" sanitary sewer forcemain located approximately 1800 feet east of the subject property. 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



May 4, 2022
Job No. 22-059

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

LTG Sports Turf
5.014 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of 100th Street South, just west of State Road 7 in Palm Beach County and contains approximately 5.014 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-052-0472. The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 5.014 acre parcel's designation to Industrial (IND) with underlying Agricultural Reserve on the Palm Beach County Comprehensive Plan.

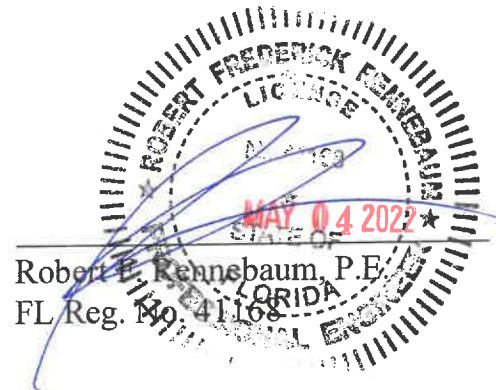
SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available via discharge to the 100th Street South right-of-way along the parcel's south 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 revelations to be at or above the level produced by the 100 year 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

SITE DRAINAGE (CONTINUED)

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





May 4, 2022
Job No. 22-059

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

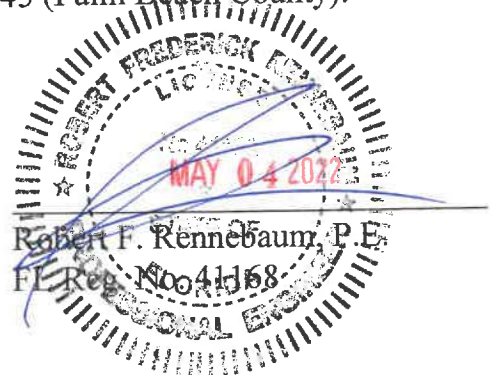
LTG Sports Turf
5.014 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of 100th Street South, just west of State Road 7 in Palm Beach County and contains approximately 5.014 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-052-0472. The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 5.014 acre parcel's designation to Industrial (IND) with underlying Agricultural Reserve on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zones X and AE (BFE 16.7) as shown on the FEMA Flood Rate Insurance Map Panel 100B of 245 (Palm Beach County).



sa: x:/docs/trafficanddrainage/lupafps.22059



Fire Rescue

Chief Reginald K. Duren

405 Pike Road

West Palm Beach, FL 33411

(561) 616-7000

www.pbcgov.com



**Palm Beach County
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Commissioners**

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Maria G. Marino

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Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

February 24, 2022

Urban Design Studio
Attn: Ailish Villalobos

Re: LTG Sports Turf

Dear Ailish:

Per your request for response time information to the subject property located at 10207 100th Street S. This property is served currently by Palm Beach County Fire-Rescue station #47, which is located at 7950 Enterprise Center Cir. The subject property is approximately 3 miles from the station. The estimated response time to the subject property is 8 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7:36.

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

If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

A handwritten signature in cursive script that reads "Alyssa Tagdharie".

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue



Natural Feature Inventory & Map

This application proposes Future Land Use Atlas Amendment from Agricultural Reserve to Commerce with an underlying Agricultural Reserve future land use designation. The current use on the subject site is Miscellaneous Agriculture. As you will see in the above graphic, along with the Survey provided with this application as Attachment P, the subject site is cleared of vegetation aside from perimeter landscape buffering.

There are no known occurrences of significant species inhabiting the subject site.



The subject site is not located within a Wellfield Zone.



May 4, 2022
Job No. 22-059

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

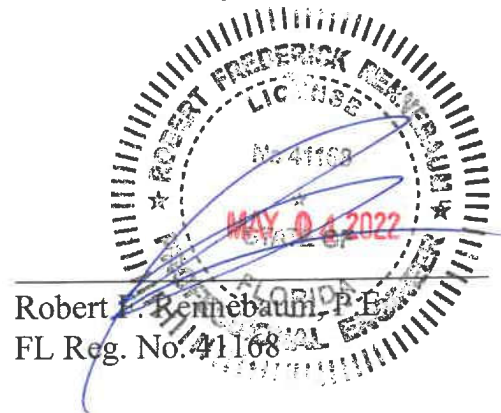
LTG Sports Turf
5.014 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of 100th Street South, just west of State Road 7 in Palm Beach County and contains approximately 5.014 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-052-0472. The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 5.014 acre parcel's designation to Industrial (IND) with underlying Agricultural Reserve on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

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



sa: x:/docs/trafficanddrainage/lupawellfield.22059



**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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February 24, 2022

Ailish Villalobos
Urban Design Studio
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for the following
project name LTG Sports Turf address: 10207 100th Street S. under
PCN#: 00-42-43-27-05-052-0472**

Dear Ms. Villalobos:

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

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 property.

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 property.

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/ Archaeologist

cc: Patricia Behn, Planning Director, PBC Planning Division
Kevin Fischer, Deputy 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\LTG Sports Turf_10207 100th Street S._PCN#00424327050520472_Letter 02-24-2022.doc