

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	22-A2	Intake Date	August 11, 2021
Application Name	Lake Worth Crossing	Control No.	None
Acres	9.15 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031 & 00-42-43-27-05-028-0036		
Location	Southwest corner of Lake Worth Road and Hooks Road, approximately 550 feet west of Florida’s Turnpike.		
	Current	Proposed	
Tier	Urban / Suburban	Urban / Suburban	
Use	Agriculture, Equestrian, Residential Single Family (1 unit)	Retail, Hotel, Self-Storage, Medical Office	
Zoning	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Commercial High, with underlying 2 units per acre (CH/2)	Commercial High, with underlying 2 units per acre (CH/2)	
Underlying Future Land Use Designation	Low Residential, 2 units per acre (LR-2)	Low Residential, 2 units per acre (LR-2)	
Conditions	Ordinance No. 2009 – 028 1. The subject site is limited to a maximum of 300,000 square feet of non-residential uses or equivalent traffic generating uses. 2. The development of the subject site shall adhere to the following design guidelines and shall be developed as a Lifestyle Commercial Center (LCC) consistent with FLUE Policy 2.2.2-c: <ul style="list-style-type: none"><li>The project shall have a mix of at least three of the following uses: retail including restaurant, office, institutional, hotel, work/live and residential. One of these uses must be work/live or residential. Flexibility with the site's allocation and location of identified uses may be considered as permitted by the ULDC.</li><li>The project shall provide public usable open space and/or institutional uses that may promote social and</li></ul>	<del>1. The subject site is limited to a maximum of 300,000 square feet of non-residential uses or equivalent traffic generating uses. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. The CH/2 future land use designation and associated uses are limited to the 9.15 acres of CH/2 identified in Ordinance No. 2022-xxx. This land area is limited to a maximum of 154,210 s.f. commercial retail or equivalent traffic generating uses, with the remaining 145,790 s.f. assigned to the 8.83 acres of CH identified in Ord. 2021-012.</del> <del>2. The development of the subject site shall adhere to the following design guidelines and shall be developed as a Lifestyle Commercial Center (LCC) consistent with FLUE Policy 2.2.2-c:</del>	

	<p>cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.</p> <ul style="list-style-type: none"> <li>• Vehicular and pedestrian connections shall be provided to all existing and future adjacent development.</li> <li>• The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and bicycle systems where feasible.</li> <li>• The internal street network shall form a block structure to facilitate the pedestrian-oriented design of the project. The largest block perimeter shall measure no more than 1,800 linear feet. At least three full block structures shall be created. Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets. The design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to seating, landscaping, lighting and water or art features.</li> <li>• Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement. Parking and access in front of buildings shall be limited to no more than one double row of pull-in parking accessed via a two-lane drive aisle and dispersed to strengthen the pedestrian system.</li> <li>• The project shall demonstrate a vertical as well as horizontal integration of uses.</li> <li>• No single tenant shall exceed 65,000 square feet. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.</li> </ul>	<ul style="list-style-type: none"> <li>• <del>The project shall have a mix of at least three of the following uses: retail including restaurant, office, institutional, hotel, work/live and residential. One of these uses must be work/live or residential. Flexibility with the site's allocation and location of identified uses may be considered as permitted by the ULDC.</del></li> <li>• <del>The project shall provide public usable open space and/or institutional uses that may promote social and cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.</del></li> </ul> <p>2. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development.</p> <ul style="list-style-type: none"> <li>• <del>The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and bicycle systems where feasible.</del></li> <li>• <del>The internal street network shall form a block structure to facilitate the pedestrian-oriented design of the project. The largest block perimeter shall measure no more than 1,800 linear feet. At least three full block structures shall be created. Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets. The design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to seating, landscaping, lighting and water or art features.</del></li> <li>• <del>Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement. Parking and access in front of buildings shall be limited to no more than one double row of pull-in parking accessed via a two-lane drive aisle and dispersed to strengthen the pedestrian system.</del></li> <li>• <del>The project shall demonstrate a vertical as well as horizontal integration of uses.</del></li> </ul> <p>3. No single <u>retail</u> shall exceed 65,000</p>
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		square feet. <del>Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.</del>
<b>Density Bonus</b>	None	None

## B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	Per conditions: 154,210 square feet of non-residential use and 2 dwelling units per acre	Maximum: 0.50 FAR & 2 dwelling units per acre
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	2 du/acre x 9.15 ac. = 18.30 = 18 units	2 du/acre x 9.15 ac. = 18.30 = 18 units
<b>Maximum Beds (for CLF proposals)</b>	18 max du x 2.39 = 43 beds	18 max du x 2.39 = 43 beds
<b>Population Estimate</b>	18 max du x 2.39 = 43 people	18 max du x 2.39 = 43 people
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	Per condition: 154,210 square feet of non-residential uses	Per condition: 154,210 square feet of non-residential uses
<b>Max Trip Generator</b>	General Commercial (ITE # 820)	General Commercial (ITE # 820)
<b>Maximum Trip Generation</b>	No change proposed for traffic generation	
<b>Net Daily Trips:</b>	No change proposed for daily trips	
<b>Net PH Trips:</b>	No change proposed for peak hour trips	

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

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Lauren McClellan & Jennifer Morton
<b>Company Name</b>	JMorton Planning & Landscape Architecture
<b>Address</b>	3910 RCA Boulevard, Suite 1015
<b>City, State, Zip</b>	Palm Beach Gardens, Florida 33410
<b>Phone / Fax Number</b>	(561) 721-4463 & (561) 500-5060
<b>Email Address</b>	<a href="mailto:lmcclellan@jmortonla.com">lmcclellan@jmortonla.com</a> & <a href="mailto:jmorton@jmortonla.com">jmorton@jmortonla.com</a>

### B. Applicant Information

<b>Name</b>	Nita Yeung
<b>Company Name</b>	KS Lake Worth LLC
<b>Address</b>	4531 Ponce De Leon Boulevard, Suite 300
<b>City, State, Zip</b>	Miami, Florida 33146
<b>Phone / Fax Number</b>	(305) 476-1611
<b>Email Address</b>	nita.yeung@irmgusa.com
<b>Interest</b>	Manager



## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	There is currently a 3,315 SF barn and a 1,794 SF single family home on the Property. See Attachment F.
<b>PCN</b>	00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031 & 00-42-43-27-05-028-0036
<b>Street Address</b>	8344 Lake Worth Road, 4049 Hooks Road, 4089 Hooks Road, 4111 Hooks Road
<b>Frontage</b>	Approximately 635 feet along Lake Worth Road and 632 feet of frontage along Hooks Road.
<b>Legal Access</b>	Lake Worth Road and Hooks Road
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	<p>PCN 00-42-43-27-05-028-0035 was purchased by Hoi Sang Yeung for \$391,705 on February 28, 2002 from Marie B, Armstrong.</p> <p>PCN 00-42-43-27-05-028-0032 was purchased by Hoi Sang &amp; Hing Yu Yeung for \$1,297,525 on September 22, 2006 from Elma K. Hooks, Charles L. &amp; Sandra L. Hooks.</p> <p>PCN 00-42-43-27-05-028-0034 was purchased by Hoi Sang &amp; Hing Yu Yeung for \$467,525 on September 22, 2006 from Elma Kathryn Hooks.</p> <p>PCN 00-42-43-27-05-028-0033 was purchased by Hoi Sang &amp; Hing Yu Yeung for \$300,000 on September 22, 2006 from Charles L. &amp; Sandra L. Hooks.</p> <p>PCN 00-42-43-27-05-028-0031 was purchased by Hoi Sang &amp; Hing Yu Yeung for \$311,900 on August 16, 2006 from Thetus W. McClain, Jr., Theta M. &amp; Granvell B. Griffin, Barbara M. Truett, Ina R. Hall and Greta L. Hudson.</p> <p>PCN 00-42-43-27-05-028-0036 was purchased by Hoi Sang &amp; Hing Yu Yeung for \$311,900 on August 16, 2006 from Theta M. &amp; Granvell B. Griffin.</p> <p>See Warranty Deeds provided as Attachment A.</p> <p>All parcels were transferred by Hoi Sang Yeung and Hing Yu Yeung for \$10 on January 1, 2017 to KS Lake Worth, LLC (And Corrective Quit Claim Deed).</p> <p>See Quit Claim Deeds provided as Attachment A.</p>
<b>Size purchased</b>	<p>PCN 00-42-43-27-05-028-0035 is approximately 4.87 acres.</p> <p>PCN 00-42-43-27-05-028-0032 is approximately 2.45 acres.</p> <p>PCN 00-42-43-27-05-028-0034 is approximately 0.56 acres.</p> <p>PCN 00-42-43-27-05-028-0033 is approximately 0.61 acres.</p> <p>PCN 00-42-43-27-05-028-0031 is approximately 0.56 acres.</p> <p>PCN 00-42-43-27-05-028-0036 is approximately 0.57 acres.</p>

#### B. Development History

<b>Control Number</b>	None
<b>Previous FLUA Amendments</b>	<b>Ord. 2009-028 (Lake Worth/Turnpike SW Commercial LGA 2009-006) –</b> Amended FLUA designation for 19.04 acre property from Low Residential, 2 units per acre (LR-2) to Commercial High, with an underlying Low Residential, 2 units per acre (CH/2) with conditions.

<b>Concurrency</b>		None			
<b>Plat, Subdivision</b>		A portion of tract 3, block 28, Palm Beach Farms CO. plat no. 3, as recorded in plat book 2, pages 45 through 54.			
<b>Zoning Approvals &amp; Requests</b>		None			
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 4. Consistency

#### A. Consistency

<b>Justification</b>	See Attachment G, Section G.1.
<b>Residential Density Increases</b>	See Attachment G, Section G.2.
<b>Compatibility</b>	See Attachment G, Section G.3.
<b>Comprehensive Plan</b>	See Attachment G, Section G.4.
<b>Florida Statutes</b>	See Attachment G, Section G.5.

#### B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Commercial (Lake Worth Commons) 90,000 SF of office (Built)	Commercial Low Office with an underlying Low Residential (CL-O/2) & Low Residential (LR-2)	Multiple Use Planned Development (MUPD) & Agricultural Residential (AR) Control No. 2002-012
<b>South</b>	Multi-family Residential & Commercial 284 dwelling units (11.01 dwelling units per acre) (Developing) & 26,070 SF (Approved not built)	Multiple Land Use (MLU) (Commercial High & Medium Residential, 5 units per acre)	Multiple Use Planned Development (MUPD) Control No. 2013-296
<b>East</b>	Residential & Commercial (Catalina) 13.53 dwelling units per acre (370 units) (Approved not built) & 18,398 SF (2,500 SF restaurant with drive thru, 2,500 SF office, 200 child daycare) (Preliminary site plan approval)	High Residential, 8 units per acre (HR-8) & Commercial High with an underlying Low Residential, 2 units per acre (CH/2)	Planned Unit Development (PUD) & General Commercial (CG) Control No. 2017-194
<b>West</b>	Multi-family Residential & Commercial 284 dwelling units (11.01 dwelling units per acre) (Developing) & 26,070 SF (Approved not built)	Multiple Land Use (MLU) (Commercial High & Medium Residential, 5 units per acre)	Multiple Use Planned Development (MUPD) Control No. 2013-296

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
<b>Max Trip Generator</b>	General Commercial (ITE # 820)	General Commercial (ITE # 820)
<b>Maximum Trip Generation</b>	No change proposed for traffic generation	
<b>Net Daily Trips:</b>	No change proposed for daily trips	
<b>Net PH Trips:</b>	No change proposed for peak hour trips	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None

<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	None. Not applicable	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 62.	
<b>Nearest Palm Tran Stop</b>	Route 62 – Stop 5935 – Located on Lake Worth Road, immediately adjacent to Property.	
<b>Nearest Tri Rail Connection</b>	Lake Worth Beach Tri-Rail Station – Via Palm Tran Route 62.	
<b>C. Portable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. Service capacity is available for the proposed development. Connections will require a lift station and forcemain extension. See Attachment I for letter from Palm Beach County Water Utilities Department.	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	A 12" potable water main and a 12" sanitary sewer forcemain are located within Lake Worth road adjacent to the Property.	
<b>D. Drainage Information</b>		
<p>The site is located within the boundary of South Florida Water Management District C-16 Drainage Basin and lies south of the Lake Worth Drainage District L-12 canal which will have a legal positive outfall to the Lake Worth Drainage District L-12. The proposed project will be designed to meet the established design criteria for water quality treatment as well as water quantity attenuation for the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County, and the Florida Department of Transportation. See Attachment J for Drainage Statement.</p>		
<b>E. Fire Rescue</b>		
<b>Nearest Station</b>	Station # 32 – 4022 Charleston Street	
<b>Distance to Site</b>	1.4 Miles	
<b>Response Time</b>	6 minutes	
<b>Effect on Resp. Time</b>	Changing the land use of this property will have some impact on Fire Rescue. See Attachment K for letter from Fire Rescue Department.	
<b>F. Environmental</b>		
<b>Significant habitats or species</b>	Most of the Property has previously been cleared and utilized for agricultural and equestrian purposes.	

<b>Flood Zone*</b>	The Property is located within FEMA Zone X, which is a zone that is outside the floodplain, so no floodplain impacts or compensation is anticipated.
<b>Wellfield Zone*</b>	The Property is not located within a Wellfield Protection Zone. See Attachment M for Wellfield Zone Map.

### **G. Historic Resources**

There are no significant structures or identified historic or architecturally significant resources within 500 feet of the Property. See Attachment N for Historic Resources Letter.

### **H. Parks and Recreation - Residential Only (Including CLF) – Not Applicable**

<b>Park Type</b>	<b>Name &amp; Location</b>	<b>Level of Svc. (ac. per person)</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Regional</b>		0.00339		
<b>Beach</b>		0.00035		
<b>District</b>		0.00138		

### **I. Libraries - Residential Only (Including CLF) – Not Applicable**

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

### **J. Public Schools - Residential Only (Not Including CLF) – Not Applicable**

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			

<b>City, State, Zip</b>			
<b>Distance</b>			

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. ***Traffic Approval Letter & Traffic Study (Not Applicable)***
- 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 (Not Applicable)***
- P. **Survey**

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

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

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# Attachment F Built Feature Inventory & Map





## Attachment G

### Consistency with the Comprehensive Plan and Florida Statutes

#### **Introduction**

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the property located at the southwest corner of Lake Worth Road and Hooks Road (“Property”) to revise the conditions of approval imposed by Ordinance 2009-028.

#### **I. PROPOSED FLUA MAP AMENDMENT**

The Applicant is requesting a Future Land Use Amendment to modify the following conditions imposed by Ordinance 2009-028 as follows:

1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. The CH/2 future land use designation and associated uses are limited to the 9.15 acres of CH/2 identified in Ordinance No. 2022-xxx. This land area is limited to a maximum of 154,210 s.f. commercial retail or equivalent traffic generating uses, with the remaining 145,790 s.f. assigned to the 8.83 acres of CH identified in Ord. 2021-012.
2. The development of the subject site shall adhere to the following design guidelines and shall be developed as a Lifestyle Commercial Center (LCC) consistent with FLUE Policy 2.2.2 c:
  - ~~The project shall have a mix of at least three of the following uses: retail including restaurant, office, institutional, hotel, work/live and residential. One of these uses must be work/live or residential. Flexibility with the site’s allocation and location of identified uses may be considered as permitted by the ULDC.~~
  - ~~The project shall provide public usable open space and/or institutional uses that may promote social and cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.~~
2. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development.
  - ~~The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and bicycle systems where feasible.~~
  - ~~The internal street network shall form a block structure to facilitate the pedestrian-oriented design of the project. The largest block perimeter shall measure no more than 1,800 linear feet. At least three full block structures shall be created. Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets. The design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to seating, landscaping, lighting and water or art features.~~
  - ~~Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement. Parking and access in front of buildings shall be limited to no more than one double row of pull-in parking accessed via a two-lane drive aisle and dispersed to strengthen the pedestrian system.~~
  - ~~The project shall demonstrate a vertical as well as horizontal integration of uses.~~
3. No single retail tenant shall exceed 65,000 square feet. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.

#### **Description of Site Vicinity**

The Property is located within the West Lake Worth Road Neighborhood Planning area. The Property is located at the southwest corner of Lake Worth Road and Hooks Road and has a Future Land Use designation of Commercial High with an underlying 2 units per acre (CH/2). To the north of the Property are commercial uses which include a construction company, an insurance agency, a property management company, an accountant office, an investment

service office, a gold dealer, and a beauty salon. To the east of the Property are commercial and residential uses. To the south and the west of the Property is undeveloped property currently being used for agriculture purposes. Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	CL-O/2 & LR-2	MUPD & AR	Commercial (Lake Worth Commons)	2002-012
South	MLU	MUPD	Agriculture	2013-296
East	HR-8 & CH/2	PUD & CG	Residential & Commercial (Catalina)	2017-194
West	MLU	MUPD	Agriculture	2013-296

### History

The Property and surrounding properties were historically used for polo related activities such as training areas for horses involved in polo events. The Polo Grounds, as the area was previously called, also hosted multiple polo matches and equestrian related events. Within recent times, the equestrian activity has relocated further west to the Village of Wellington. This former polo area is now being developed into single and multi-family residential communities. As this area started changing from equestrian uses to higher density residential and commercial, the adjacent neighborhood became very active in the interest of preventing urban levels of development and varied housing types from encroaching into their low density area and negatively impacting their lifestyle. The residents were also concerned that the higher density residential development brought an increased amount of workforce housing. The surrounding neighborhood created the West Lake Worth Road Neighborhood Plan in an effort to direct and control proposed development in their community and to prevent the utilization of the County's Workforce Housing and Transfer of Development Rights density bonus programs which promote the development of workforce housing units.

As referenced above, a comprehensive plan amendment was approved in August 2009 for a 19.04 acre Project (PCNs 00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031, and 00-42-43-27-05-028-0036) that included the subject 9.15 acre portion of the Property. In 2017, the property owner of the adjacent 8.83 acre property submitted a Comprehensive Plan Future Land Use Atlas amendment for the 8.83 acre portion to eliminate conditions of approval related to site design of the Property as well as assign proportionate shares of the commercial square footage to each property owner. This amendment (Ordinance No. 2018-029) was adopted on October 31, 2018. Subsequently in 2021, that 8.83 acre property was combined with 12.6 acres to the south to create a mixed use project with residential and commercial uses. The subject 9.15 acre Property was referenced in all previous ordinances as it was originally tied to the adjacent 8.83 acres in 2009. The Property has remained undeveloped since that time.

### G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

#### **1. The proposed use is suitable and appropriate for the subject site.**

**Response:** *The Applicant is not proposing to amend the existing future land use designation of Commercial High, with an underlying 2 units per acre (CH/2). The conditions of approval were originally imposed on the Property when a Lifestyle Commercial Center (LCC) was proposed. This previous LCC was a mixed use project*

*that was intended to have commercial and residential uses integrated on the property along with live/work housing options. Conditions were also imposed to ensure connectivity to adjacent properties that were anticipated to be developed with complimentary uses.*

*The Property's location on Lake Worth Road is appropriate for the Commercial High future land use designation. The existing conditions of approval are no longer appropriate as they were put in place to implement a Lifestyle Center. Only a few lifestyle centers have been built in Palm Beach County, they have all struggled to retain commercial tenants, attract homebuyers and other residents. Examples of such projects include Delray Marketplace, Legacy Place, City Place and Downtown at the Gardens. Deleting the existing conditions imposed by the previous ordinances would not change the suitability of the Property for the Commercial High Future Land Use designation.*

**2. There is a basis for the proposed FLU change 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.**

***Response:** Several land use amendments have been adopted in the immediate area which signify that the western Lake Worth Road corridor is changing. The following amendments, all located within the West Lake Worth Road Neighborhood Plan, have been approved:*

- *Polo Gardens MLU (LGA 2021-012)*
- *Fields of Gulfstream (LGA 2021-011)*
- *Lake Worth Royale (LGA 2018-027)*
- *Haley Farms Commercial (LGA 2018-029)*
- *Izzy Lizzy (LGA 2017-016)*
- *Lake Worth Commercial (LGA 2017-013)*
- *Gulfstream Polo Properties (LGA 2016-007)*
- *Andalucia Residential (LGA 2016-032)*
- *Rubin Communities (LGA 2015-003)*
- *Harborchase of Wellington Crossing (LGA 2015-001)*
- *Palm Tree Farms (LGA 2014-002)*
- *Gulfstream Properties (LGA 2014-001)*
- *Lake Worth/Lyons Residential (LGA 2009-007)*

*The character of the area has changed from a large lot equestrian area with low density land use designations to planned unit developments with medium and high density land use designations. The Property is one of the last remaining undeveloped parcels in the area and the proposed commercial development would be considered as infill development.*

*Additionally, the 8.83 acre property to the west which was previously tied together with the subject Property removed many of the site design and LCC related conditions of approval in 2018. This Property was not part of that application submittal and is therefore still bound by those restrictions. Development of the small 9 acre property as an LCC would not be feasible.*

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

***Response:** As previously mentioned, the 8.83 acre property to the west was the subject of a Land Use amendment that removed conditions of approval requiring compliance with the development of a Lifestyle Commercial Center (LCC) that were imposed on both the 8.83 acre property to the west as well as the*

subject Property. Removal of those conditions from the adjacent property greatly impacts the development options for subject Property as the two projects will not be developed as one cohesive project.

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

**Response:** The existing conditions were originally imposed on the Property when mixed use developments were a newer concept in the suburban area of Palm Beach County. As development continues to move westward, more intense uses are being developed and constructed in the immediate area as well as to the west. The County Zoning Code is constantly being updated to ensure compatibility between uses and properties.

The existing conditions of approval were initially imposed on the Property at the time that the Property and adjacent parcel to the west were proposed to be developed with a mix of residential and commercial uses which would be vertically integrated. Unfortunately, the two parcels were not acquired by one developer with the intent of developing one cohesive mixed use project. Instead, the property to the west was incorporated with additional land to the south and a horizontal mixed use development was proposed. The Property is now being developed independently as an infill parcel and cannot meet the conditioned design requirements due to the parcel size.

Finally, the conditions requiring live-work units to be developed on the Property is not feasible. Live-work units have not been a viable residential development option while the need for workforce housing has drastically increased. If the Property is developed with residential uses, the developer will be required to abide by the current Workforce Housing Program Ordinance.

**d. Inappropriateness of the adopted FLU designation.**

**Response:** The existing Commercial High, with underlying 2 units per acre (CH/2) future land use designation remains appropriate for the Property. As discussed above, the conditions are no longer appropriate. Significant changes in development patterns in the immediate area surrounding the Property as well as current practices within the County's Planning Division have occurred. The LCC has been effectively eliminated from the County's Comprehensive Plan as it was never implemented on any properties. The Planning Division has not been imposing conditions of approval related to site design in recent times as these types of conditions have proven to be cumbersome and tend to limit creative development not contemplated at the time the conditions were imposed. Additionally, a Master Plan to be included as part of the adopting ordinance is no longer required by Planning Staff.

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

**Response:** N/A

## **G.2 Residential Density Increases**

This proposed FLU amendment is not requesting to increase residential density.

## **G.3 Compatibility**

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition". With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Amendment designation will be compatible with neighboring uses.

- Primary access is available from Lake Worth Road, a major east-west right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located at a node that is identified in the West Lake Worth Road Neighborhood Plan. The Neighborhood Plan identifies the Property and the property to the west as Commercial High. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred within the Neighborhood Plan and along the Lake Worth Road corridor.

The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that on-site structure(s) will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

#### **G.4 Comprehensive Plan**

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

**Goals** – The proposed FLUA amendment furthers the County’s goals as described below.

- **Strategic Planning** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”  
*Response: Approval of this proposed FLU amendment will allow for the development of a commercial project. The existing conditions significantly limit development of the Property. The area surrounding the Property is a mix of commercial and residential uses. The Applicant intends to develop a multiple use project that will have a variety of commercial uses that will better serve the needs of the surrounding community.*
- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”  
*Response: The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Property’s location along a major transportation node with access/frontage on Lake Worth Road contributes to timely, cost effective service provision. The proposed project will better serve the immediate and future needs of the community as it will provide additional employment opportunities. As previously mentioned, the proposed development has become a desirable type of project because it ensures that residents are within close proximity of services and employment opportunities.*

**Objectives** – The proposed FLUA amendment furthers the County’s objectives as further described below.

- **FLUE Objective 1.2 Urban/Suburban Tier – Urban Service Area** – “Palm Beach County shall plan to accommodate approximately 90% of the County’s existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within



the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.”

**Response:** *The Property is located within the Urban/Suburban Tier. Services and infrastructure are available to the Property. The proposed amendment to delete the existing conditions will allow for a commercial project to be developed at an intensity consistent with the existing Commercial High, with underlying 2 units per acre (CH/2) future land use designation as well as the other projects within the immediate area.*

- **FLUE Objective 2.2 Future Land Use Provisions - General** – “Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provisions of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.”

**Response:** *The Property will retain the existing Commercial High, with underlying 2 units per acre (CH/2) future land use designation. The proposed amendment to delete the conditions of approval will allow for the development of the southwest corner of Lake Worth Road and Hooks Road, one of the last undeveloped/unentitled properties within this corridor of Palm Beach County where facilities and services are available.*

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

**Response:** *The Property is located within the Urban/Suburban Tier. The proposed amendment will not change the land use designation, rather delete the existing conditions. The Property will eventually be developed with commercial uses which will utilize the existing services and infrastructure already in place.*

**Policies** – The proposed FLUA amendment furthers the County’s policies as further described below.

- **FLUE Policy 1.2-b:** “Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.”

**Response:** *The Property is located at the southwest corner of Lake Worth Road and Hooks Road. Much of the surrounding area has already been developed, thus making the Property one of the last undeveloped parcels. The proposed amendment to delete the conditions of approval will ensure that the Property is developed consistent with the surrounding properties as it is effectively an infill parcel.*

- **FLUE Policy 2.2.2-b:** “All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.”

**Response:** *The Property is already designated as Commercial High on the Future Land Use Atlas. The Property is also located on a major thoroughfare (Lake Worth Road).*

- **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.”

**Response:** *The Property is already designated as Commercial High on the Future Land Use Atlas as well as located on a major east/west arterial roadway, thus would not result in, or encourage the proliferation of strip commercial development.*

- **FLUE Policy 4.3-g:** “Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and

vehicular and/or pedestrian cross access between like developments (to encourage inter-connectivity both within and between sites and reduce the need to use the primary street system to access adjacent sites).

**Response:** *The Applicant is proposing to retain connectivity to the property to the west. Additionally, the Property will have access to Hooks Road. Hooks Road will have access to Polo Club Road via a connector road to the south.*

- **FLUE Policy 4.3-k:** “The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.”

**Response:** *The Applicant will provide cross access to the commercial property to the west. Additionally, access will be provided to Hooks Road.*

### **G.5 Florida Statutes**

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.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
  - **Response:** *The Applicant is requesting to delete previous conditions of approval regarding site design. The existing future land use designation is Commercial High, with an underlying 2 units per acre (CH/2).*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - **Response:** *The Property is located within the Urban/Suburban Tier, which is not rural and urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - **Response:** *The Property is surrounded by development and would be considered infill development on a major east-west roadway within the Urban/Suburban Tier.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the Property, and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.



- **Response:** *The Property is located within the Urban/Suburban Tier. Although it is currently utilized for agriculture uses, the Property is located on a major east/west arterial and surrounded by other intense commercial and residential uses.*
- Fails to maximize use of existing public facilities and services.
  - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. The Property is located within the Urban Service Area (USA) and will not negatively impact public facilities and services.*
- Fails to maximize use of future public facilities and services.
  - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. The Property is located within the Urban Service Area (USA) and will not negatively impact public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
  - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
  - **Response:** *The Property is located well within the Urban/Suburban Tier and Urban Service Area (USA). The Property is not adjacent to the Rural Tier or the Agricultural Reserve Tier therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services, and employment in close proximity to where people live.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - **Response:** *This amendment will allow for infill development as development surrounds the Property on all sides. Future development on the Property will serve the current and future needs for the surrounding communities.*
- Fails to encourage a functional mix of uses.
  - **Response:** *Approval of this proposed amendment will allow the development of a multiple use commercial project consistent with the County Land Development Code and Comprehensive Plan. The proposed amendment to delete the conditions of approval will allow for the development of a commercial MUPD.*
- Results in poor accessibility among linked or related land uses.
  - **Response:** *The proposed development will be designed with pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space.
  - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

**Florida Statutes, Section 163.3177.(6).(a).9.b:** Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is currently undeveloped, and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within the Urban/Suburban Tier. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services, and employment adjacent to existing public infrastructure.*

- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - **Response:** *The future development will be designed meeting the requirements for a multiple use planned development (MUPD) project which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
  - **Response:** *Approval of this proposed amendment will allow the development of a multiple use project that will have a variety of commercial uses within an area of the County that has historically only been developed with low intensity/density residential development. The future MUPD project will contribute to a functional mix of uses within the Lake Worth Road corridor. The proposed uses will better serve the surrounding community as it will provide for additional services and employment opportunities.*

### **Conclusion**

As described above, the proposed FLU amendment to amend the conditions of approval associated with the previous Multiple Land Use is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment is consistent with the Comprehensive Plan and will not negatively impact service provision.

### **II. ULDC CHANGES**

No ULDC changes are needed in response to this proposed comprehensive plan future land use atlas amendment.



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor  
  
Robert S. Weinroth, Vice Mayor  
  
Maria G. Marino  
  
Gregg K. Weiss  
  
Maria Sachs  
  
Melissa McKinlay  
  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

August 5, 2021

Morton  
3910 RCA Boulevard  
Palm Beach Gardens, Fl. 33410

RE: SW Corner of Lake Worth Road and Hooks Road  
PCN 00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-31 & 00-42-43-27-05-028-0036  
Service Availability Letter

Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Service capacities are available subject to a Capacity Reservation Agreement with PBCWUD.

The nearest point of connection to potable water is a 12" potable water main located within Lake Worth Road adjacent to the subject property. The nearest point of connection to sanitary sewer is a 12" forcemain located within Lake Worth Road adjacent to the subject property. This connection will require a lift station and forcemain extension.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

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

Jackie Michels, P.E,  
Project Manager



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

July 29, 2021

JMorton  
Maryori Velasco  
3910 RCA Boulevard  
Suite 1015  
Palm Beach Gardens, FL 33410

Re: SWC Lake Worth Road & Hooks Road

Dear Maryori Velasco:

Per your request for response time information to the subject property located on the southwest corner of Lake Worth Road and Hooks Road. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street. The subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 6:46.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Allan".

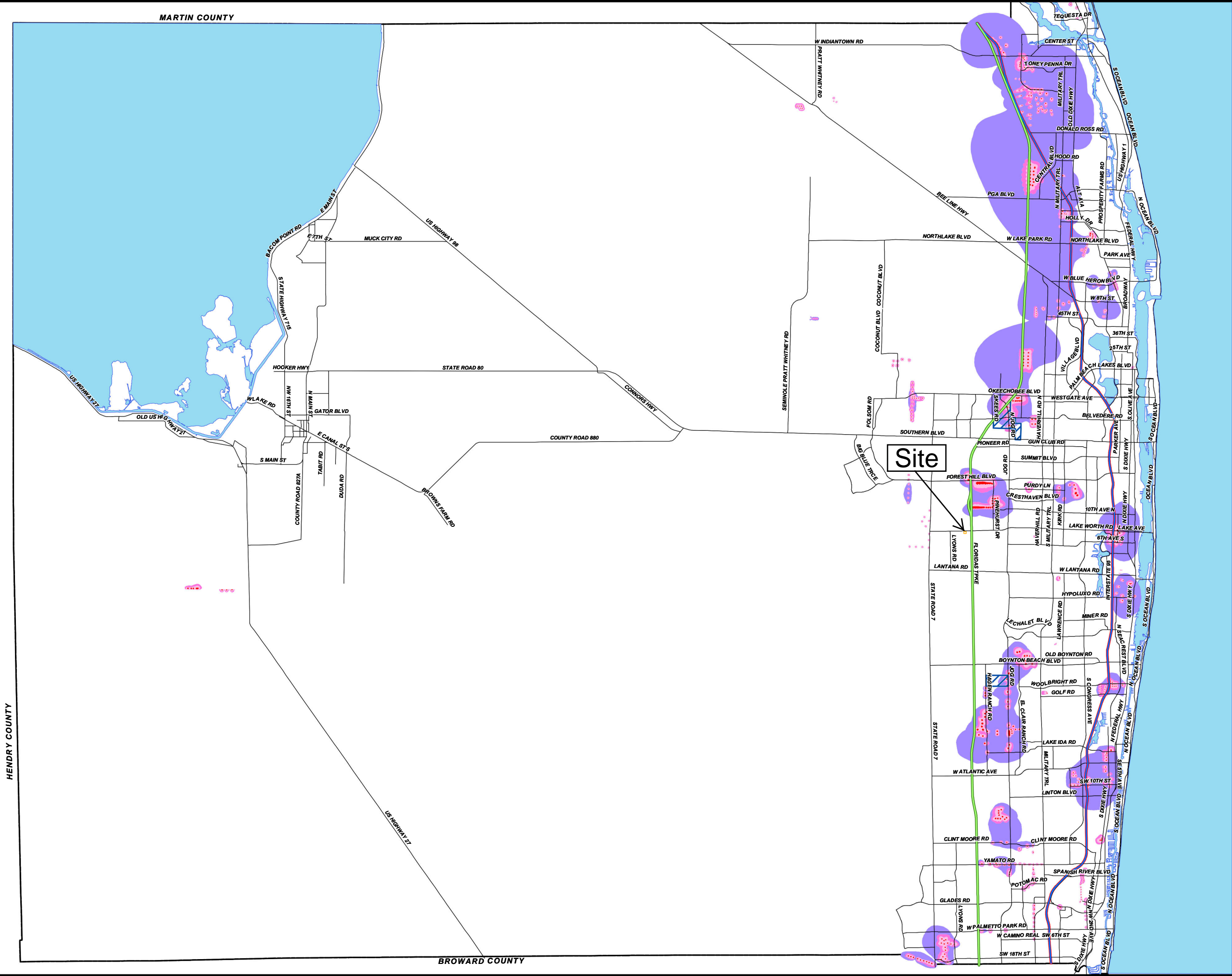
Cheryl Allan, Planner  
Palm Beach County Fire-Rescue



# Attachment L Natural Feature Inventory & Map







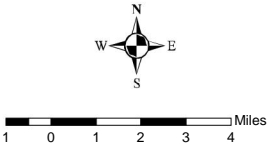
MAP LU 4.1  
WELLFIELD PROTECTION  
ZONES IN PALM BEACH  
COUNTY, FLORIDA

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay

9J-5.006(4)(B)1  
SOURCES:  
PBC Dept. of Environmental Resources Management  
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.  
The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



Effective Date: 10/29/04  
Filename: N:\Map Series\MXD\Adopted  
Contact: PBC Planning Dept.



**Department of Planning,  
Zoning & Building**

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

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



**Palm Beach County  
Board of County  
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Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

July 22, 2021

Maryori Velasco  
J. Morton, Planning & Landscape Architecture  
3910 RCA Boulevard, Suite 1015  
Palm Beach Gardens, Florida 33410

RE: Historical and Archaeological Resource Review for properties located at the southwest corner of Lake Worth Road & Hooks Road, under PCN's: 00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031 & 00-42-43-27-05-028-0036.

Dear Ms. Velasco:

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

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

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

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

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

Sincerely,

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

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

"An Equal Opportunity  
Affirmative Action Employer"

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\Properties\Southwest corner of LW Rd & Hooks Rd-PCN's\_004227050280035,32,34,33,31&36\_07-22-2021.doc