

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11, 2022
Application Name	Lantana Road Residential	Control No.	2005-00449
Acres	18.02 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	Parcel 1: 00-42-43-27-05-032-1876 Parcel 2: 00-42-43-27-05-032-1883 Parcel 3: 00-42-43-27-05-032-3050		
Location	Northeast corner of Lantana Road and Fearnley Road		
	Current	Proposed	
Tier	Urban / Suburban Tier	Urban / Suburban Tier	
Use	Agriculture and Warehouse	Townhomes	
Zoning	Agricultural Residential (AR)	Single Family Residential (RS)	
Future Land Use Designation	Low Residential, 1 unit per acre (LR-1)	Low Residential, 2 units per acre (LR-2)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	Workforce Housing Density bonus – 90% (32 units) Transfer of Development Rights (TDRs) – 2 du /ac (36 units)	
Total Number of Units	None	104 units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 dwelling unit per acre - residential	2 dwelling units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 18.02 ac. = 18 dwelling units	2 du/acre x 18.02 ac. = 36 dwelling units Workforce Housing Density bonus: 90% = 32 dwelling units: Transfer of Development Rights (TDRs) 2 du /ac = 36 dwelling units. 36 du + 32 du + 36 du = 104 du

Maximum Beds (for CLF proposals)	N/A	N/A
Population Estimate	18 max du x 2.39 = 43 people	104 max du x 2.39 = 249 people
Maximum Square Feet 2, 4 (non-residential designations)	This application is a residential request.	This application is a residential request.
Proposed or Conditioned Potential 3, 4	None.	104 Dwelling Units
Max Trip Generator	Single Family Detached code 210. Daily: 10 trips/du AM: 0.70 trips/du PM: 0.94 trips/du	Multifamily Low-Rise Housing (TH) code 220 Daily: 6.74 trips/du AM: 0.40 trips/du PM: 0.51 trips/du
Maximum Trip Generation	Daily: 180 AM: 13 PM: 17	Daily: 701 AM: 42 PM: 53
Net Daily Trips:	<u>521</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	42 AM, 53 PM (maximum) N/A AM, <u>N/A</u> PM (proposed)	

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

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Part 2. Applicant Data

A. Agent Information

Name	Heather Waldstein / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone / Fax Number	(561) 721-4461 / (561) 500-5060
Email Address	hwaldstein@jmortonla.com / jmorton@jmortonla.com

B. Applicant Information

Name	Peter Patel, Authorized Agent
Company Name	Lantana Land Trust
Address	685 Royal Palm Beach Blvd., Suite 205
City, State, Zip	Royal Palm Beach, FL 33411
Phone / Fax Number	
Email Address	
Interest	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	The property is currently improved with a +/- 16,000 sf warehouse, several modular structures and greenhouses of varying sizes. See Attachment F.
PCN	Parcel 1: 00-42-43-27-05-032-1876 Parcel 2: 00 42 43 27 05-032-1883 Parcel 3: 00-42-43-27-05-032-3050
Street Address	Parcel 1: 7001 Lantana Road Parcels 2 & 3: Fearnley Road.
Frontage	Parcels 1 & 3: Approximately 581 feet of frontage along Lantana Road with a depth of between 470 feet (Parcel 3) and 1,790 feet (Parcel 1). Parcel 2: Approximately 21 feet of frontage along Fearnley Road with a depth of 310 feet. Parcel 3: Approximately 445 feet of frontage along Fearnley Road with a depth of 310 feet.
Legal Access	The current legal access is from Lantana Road and Fearnley Road.
Contiguous under same ownership	None
Acquisition details	The Property was acquired on June 21, 2021, from Lake Worth Growers, Inc., by Warranty Deed. According to the Warranty Deed, the Property was granted for the consideration of \$3,672,000.00. See Attachment A.
Size purchased	18.02 acres.

B. Development History

Control Number	2005-00449
Previous FLUA Amendments	No previous FLUA amendments have been submitted for the Property.
Concurrency	The site is not currently subject to a concurrency exemption or concurrency reservation.
Plat, Subdivision	Palm Beach Farms Company Plat No. 3: <ul style="list-style-type: none">• Parcel 1: Plat Book 2, Page 45, as amended in Plat Book 6, Page 98.• Parcel 2: Plat Book 2, Page 45.• Parcel 3: Plat Book 2, Page 45, as amended in Plat Book 6, Page 98.
Zoning Approvals & Requests	See below.

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
N/A	PDD/W/TDR-2005-1322	Withdrawn	Rezoning, Waiver and TDR	Rezoning from AR Zoning District to PUD District; Deviation from cul-de-sac and dead-end restrictions; TDR request for 36 dwelling units.	None.

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Part 4. Consistency

A. Consistency

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

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single family residence (+/- 1,509 sq. ft.) and Agriculture.	Low Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR)
South	Medical Office (+/- 11,000 sq. ft) Palm Beach Plantation Mobile Home Community (213 units)	Commercial Low - Office (CL-O) Medium Residential, 5 units per acre (MR-5)	Commercial Low Office (CLO) - Control No. 1999-00033 Single Family Residential (RS) – Control No. 1986-00027
East	Fountains Country Club - Single family residential, duplex, clubhouse and golf course (509 units, 1.69 du/ac, +/- 15,210 sq. ft. clubhouse and recreation facilities)	Low Residential, 3 units per acre (LR-3)	Single Family Residential (RS / PUD) – Control No. 1981-00114
West	Single family residences and Agriculture Place of worship (+/- 15,000 sq. ft.)	Low Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR) – Control No. 2012-00372, 2012-423. Residential Transitional (RT) – Control No. 2005-00508

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family Detached code 210. Daily: 10 trips/du AM: 0.70 trips/du PM: 0.94 trips/du	Multifamily Low-Rise Housing (TH) code 220 Daily: 6.74 trips/du AM: 0.40 trips/du PM: 0.51 trips/du
Maximum Trip Generation	Daily: 180 AM: 13 PM: 17	Daily: 701 AM: 42 PM: 53
Net Daily Trips:	<u>521</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	42 AM, 53 PM (maximum) N/A AM, <u>N/A</u> PM (proposed)	
Significantly impacted roadway segments that fail Long Range	N/A	None
Significantly impacted roadway segments for Test 2	N/A	None
Traffic Consultant	Pinder Troutman Consulting, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 63	
Nearest Palm Tran Stop	Stop 6411 (Route 63) is located on the east side of Jog Road, at the north-east corner of Lantana Road / Jog Road, approximately 0.6 miles from the subject property.	
Nearest Tri Rail Connection	Route 63 connects to Route 62, providing service to Lake Worth Tri-Rail Station.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department.	

Nearest Water & Wastewater Facility, type/size	Service capacity is available to provide the level of service required for the proposed development. The nearest point of connection to potable water is a 16" water main and a 12" sanitary sewer force main located within Lantana Road, approximately 110' south of the subject property. This connection will require a lift station. See Attachment I for letter from Palm Beach County Water Utilities Department.			
D. Drainage Information				
The drainage system for the proposed project will consist of culverts, structures, and wet detention areas, which will have a legal positive into the Lake Worth Drainage District L-16 canal. The Property is located within the SFWMD C-16 Basin, and the site will comply with the C-16 Basin requirements. See Attachment J for Drainage Statement.				
E. Fire Rescue				
Nearest Station	Palm Beach County Fire-Rescue Station # 46, located at 7550 South Jog Road.			
Distance to Site	2.75 miles			
Response Time	Average response time 7 minutes 13 seconds.			
Effect on Resp. Time	The proposed amendment will have minimal impact on the response time for Station # 46. See letter at Attachment K.			
F. Environmental				
Significant habitats or species	None. Please see map provided as Attachment L.			
Flood Zone*	Zone X – Property is not within a Flood Zone.			
Wellfield Zone*	The Property is not located within a Wellfield Protection Zone. See Attachment M.			
G. Historic Resources				
There are no significant historic resources present on the subject property. See Attachment N for letter.				
H. Parks and Recreation - Residential Only (Including CLF)				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park 7715 Forest Hill Boulevard West Palm Beach, FL 33411	0.00339	+206 people	+ 0.70 ac.
Beach	Ocean Inlet Park 6990 N. Ocean Boulevard Ocean Ridge, FL 33435	0.00035	+206 people	+ 0.07 ac.

District	Lake Charleston Park 7001 Charleston Shores Boulevard Lantana, Florida 33467	0.00138	+206 people	+ 0.28 ac.
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I. Libraries - Residential Only (Including CLF)

Library Name	Lantana Road Branch		
Address	4020 Lantana Road		
City, State, Zip	Lake Worth, FL 33462		
Distance	+/- 3.1 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+ 206 people	+ 412 holdings
All staff	0.6 FTE per 1,000 persons	+ 206 people	+ 0.12 FTE
Library facilities	0.6 square feet per person	+ 206 people	+ 123.6 sf

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

	Elementary	Middle	High
Name	Coral Reef Elementary	Woodlands Middle	Park Vista Community High
Address	6151 Hagen Ranch Road	5200 Lyons Road	7900 Jog Road
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Lake Worth, FL 33467
Distance	0.33 miles	1.95 miles	2.3 miles

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Part 6. Attachments

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

Location Address FEARNLEY RD**Municipality** UNINCORPORATED**Parcel Control Number** 00-42-43-27-05-032-3050**Subdivision** PALM BEACH FARMS CO PL NO 3**Official Records Book** 32630**Page** 1251**Sale Date** JUN-2021

Legal Description PALM BEACH FARMS CO PL NO 3 TR 98 (LESS W 20 FT &
IRREG SHAPED PAR FEARNLEY DR & S 67 FT LANTANA
RD R/WS) BLK 32

Owners

LANTANA LAND TRUST
HARRIS PHILIP B TR

Mailing address

685 ROYAL PALM BEACH BLVD STE 205
ROYAL PALM BEACH FL 33411 7642

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$3,672,000	32630 / 01251	WARRANTY DEED	LANTANA LAND TRUST
JAN-1991	\$250,000	06714 / 00413	WARRANTY DEED	LAKE WORTH GROWERS INC
JAN-1991	\$84,400	06711 / 00726	WARRANTY DEED	
NOV-1988	\$60,000	05885 / 00566	QUIT CLAIM	
AUG-1987	\$50,000	05427 / 00169	QUIT CLAIM	

1 2

No Exemption Information Available.

Number of Units 0***Total Square Feet** 0**Acres** 3.25

Use Code 6600 - AG Classification
ORCHARD GROVES

Zoning AR - Agricultural Residential (00-
UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$514,150	\$459,063	\$422,338
Total Market Value	\$514,150	\$459,063	\$422,338

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$14,625	\$14,625	\$14,528
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$14,625	\$14,625	\$14,528

Tax Year	2021	2020	2019
Ad Valorem	\$254	\$257	\$258
Non Ad Valorem	\$198	\$198	\$198
Total tax	\$452	\$455	\$456

Location Address 7001 LANTANA RD
Municipality UNINCORPORATED
Parcel Control Number 00-42-43-27-05-032-1876
Subdivision PALM BEACH FARMS CO PL NO 3
Official Records Book 32630 **Page** 1251
Sale Date JUN-2021
Legal Description PALM BEACH FRMS CO PLAT NO 3 TRS 65, 96 & TR 97
 (LESS S 67.02 FT LANTANA RD R/W) BLK 32

Owners

LANTANA LAND TRUST
HARRIS PHILIP B TR

Mailing address

685 ROYAL PALM BEACH BLVD STE 205
ROYAL PALM BEACH FL 33411 7642

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$3,672,000	32630 / 01251	WARRANTY DEED	LANTANA LAND TRUST
FEB-1985	\$500,000	04475 / 01471	WARRANTY DEED	LAKE WORTH GROWERS INC

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 20941 **Acres** 13.2966
Use Code 6600 - AG Classification ORCHARD GROVES **Zoning** AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$229,395	\$217,955	\$204,505
Land Value	\$771,203	\$771,203	\$761,940
Total Market Value	\$1,000,598	\$989,158	\$966,445

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$441,618	\$430,178	\$413,672
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$441,618	\$430,178	\$413,672

Tax Year	2021	2020	2019
Ad Valorem	\$7,670	\$7,545	\$7,345
Non Ad Valorem	\$1,025	\$1,017	\$1,019
Total tax	\$8,695	\$8,562	\$8,364

Location Address FEARNLEY RD**Municipality** UNINCORPORATED**Parcel Control Number** 00-42-43-27-05-032-1883**Subdivision** PALM BEACH FARMS CO PL NO 3**Official Records Book** 32630**Page** 1251**Sale Date** JUN-2021**Legal Description** PALM BEACH FARMS CO PL 3 S 25 FT OF N 60 FT OF TR 66 BLK 32**Owners**LANTANA LAND TRUST
HARRIS PHILIP B TR**Mailing address**685 ROYAL PALM BEACH BLVD STE 205
ROYAL PALM BEACH FL 33411 7642

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$3,672,000	32630 / 01251	WARRANTY DEED	LANTANA LAND TRUST
FEB-1985	\$500,000	04475 / 01471	WARRANTY DEED	LAKE WORTH GROWERS INC
JAN-1980	\$3,500	03357 / 01658		

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 0 **Acres** 0.18

Use Code 0000 - VACANT **Zoning** AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$476	\$425	\$391
Total Market Value	\$476	\$425	\$391

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$318	\$289	\$263
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$318	\$289	\$263

Tax Year	2021	2020	2019
Ad Valorem	\$7	\$6	\$6
Non Ad Valorem	\$50	\$50	\$50
Total tax	\$57	\$56	\$56

Attachment F Built Feature Inventory & Map

Site

Various modular structures

+/-16,000 SF one-story warehouse

Lantana Road

Fearnley Road

Hagen Ranch Rd



Attachment G Consistency with the Comprehensive Plan and Florida Statutes Lantana Road Residential

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the 18.02 acre Lantana Road Residential property located on the north side of Lantana Road, approximately 0.55 miles west of Jog Road (“Property”) to amend the future land use atlas designation from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). The Property is located within the Urban/Suburban Tier and the Applicant is proposing to develop townhomes on the Property.

I. PROPOSED FLUA MAP AMENDMENT 2

The Applicant is requesting a Future Land Use Amendment from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2) on 18.02 acres. The Property is comprised of three (3) parcels with Property Control Numbers (PCN) as follows:

- Parcel 1: 00-42-43-27-05-032-1876;
- Parcel 2: 00-42-43-27-05-032-1883;
- Parcel 3: 00-42-43-27-05-032-3050.

The Property is currently being used for agriculture and warehouse uses.

The Applicant will be submitting a concurrent zoning application to rezone the Property to Single Family (RS). The Applicant is proposing to utilize the workforce housing and transfer of development rights density bonus programs to develop the property with a maximum of 104 townhomes.

Description of Site Vicinity

The Property is surrounded by residential uses to the north, east and west, as well as a place of worship to the west. To the south, across Lantana Road, is commercial development consisting of medical office and residential uses in a mobile home community.

Land uses of the properties directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	Low Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR)	Single family residence and Agriculture.	N/A
South	Commercial Low - Office (CL-O)	Commercial Low Office (CLO) -	Medical Office (+/- 11,000 sq. ft)	1999-033
	Medium Residential, 5 units per acre (MR-5)	Single Family Residential (RS)	Palm Beach Plantation Mobile Home Community (213 units)	1986-027
East	Low Residential, 3 units per acre (LR-3)	Single Family Residential (RS / PUD)	Fountains Country Club - (509 units, golf course, clubhouse and recreation facilities)	1981-114
West	Low Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR)	Single family residences and Agriculture	2012-372; 2012-423
		Residential Transitional (RT)	Place of worship (+/-15,000 sq. ft.)	2005-508

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 proposed Low Residential, 2 units per acre (LR-2) designation is suitable and appropriate for the Property as the Property will have frontage and access on Lantana Road. The Property is located just west of Jog Road in an area of the County that is experiencing rapid population growth. The Applicant intends to develop a townhouse development on the Property. The proposed townhouses will provide an alternative housing opportunity in an area that is comprised mainly of single-family development, including a large 509 unit golf course planned community to the east.*

The existing future land use designation limits the maximum density on the property to 1 dwelling per acre. Even with density bonuses, this density does not allow for the development of townhouses. The Applicant intends to offer an alternative housing option to future residents that desire to live in this area of the County. Properties with access and frontage on major roadways within this area of the Urban/Suburban Tier are where higher densities should be located as vacant land becomes more sparse.

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: *N/A.*

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

Response: *N/A.*

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

Response: *Recently many communities across the Country have enacted legislation that eliminates single family zoning districts in order to abolish exclusive single family zoning and encourage infill development and mixed housing options. Daniel Parolek authored a book entitled “Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis.” This book defines “Middle Housing” as duplex, fourplex, courtyard buildings, cottage homes, townhomes, medium scale multi-plex and live work housing options. Approval of the change from LR-1 to LR-2 will allow for the development of townhouses that will offer more housing choices and housing attainability to address the current housing crisis facing Palm Beach County.*

In an article entitled “Goodbye, Single-Family Zoning...Hello Neighborhood Residential Zoning?” published in The Urbanist on July 6, 2021, Natalie Bicknell Argerious writes, “Zoning decisions have real impacts on how cities grow, and single-family zoning has never been a neutral planning tool. It came into fashion alongside financial redlining...that excluded people of color and lower-income households from living in large segments of American cities... Because single-family zoning was aimed at keeping out more affordable, multifamily housing as well as the neighborhood businesses that make it possible to live without access to a vehicle, many housing affordability advocates have taken to using the term ‘exclusionary’ zoning in lieu of “single-family” zoning in order to highlight its real purpose and impact.” Across the Country

increased density to allow for additional housing options is viewed by planners as an essential condition to support public transit, and by economists as the best means of making high-cost areas more affordable.

This area of the County is comprised of very low densities that contribute to a single-family residential development pattern. The Property has access and frontage on Lantana Road, therefore it is ideally situated to accommodate a different housing type from the other single-family properties in the area. As land becomes scarce in the Urban/Suburban Tier, densities must be increased to address the housing crisis and affordability crisis impacting Palm Beach County. Long gone are the days when residential developers were building large single-family golf course planned communities. The changing times must be acknowledged by allowing increases in density where appropriate such as with frontage and access on major rights-of-way within the Urban/Suburban Tier and within proximity to schools, employment, and other necessary services.

d. Inappropriateness of the adopted FLU designation.

Response: *As discussed above, the LR-1 Future Land Use designation is inappropriate given the current housing crisis impacting Palm Beach County, as well as the Country. Forbes magazine published an article on May 4, 2021, entitled “The Zombie That is Single-Family Zoning - Destroy It Before It Destroys Us”, Atticus LeBlanc writes, “Now, we’re in a situation where we need much more housing supply. We’ve needed it for a long time, and we still need the ability to create more housing much faster. Single-family zoning remains the biggest single obstacle standing in the way of rapid and cost-effective housing creation. Land-use professionals and policymakers inside local governments across the country know the history of these regulations. They know that these ancient policies were designed for a different era, for a completely different set of problems and for a completely different demographic of nuclear families that no longer exist.” LeBlanc continues and states that additional housing options such as townhouses, multi-family, and shared housing options increase housing supply and helps those that need it most. Alternative housing options can serve the growing number of single-parent households.*

By allowing higher density within the Urban/Suburban Tier, new opportunities are created for people to move for access to schools and jobs, as well as provide a way for aging residents to downsize without having to leave their neighborhoods. Ultimately, this is one step forward to helping ease the affordability crisis that is occurring across this County while still encouraging homeownership.

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

Response: *N/A*

G.2 Residential Density Increases

Per Future Land Use Element Policy 2.4-b, the proposed request for a density is consistent with the following criteria:

1. Demonstrate a need for the amendment.
2. Demonstrate that the current FLUA designation is inappropriate.
3. Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

1. Demonstrate a Need for the Amendment.

Response: *As discussed above, Palm Beach County is in the middle of a Workforce Housing crisis. There is a significant deficit of workforce housing options available to working professionals such as teachers, police, nurses, etc. in Palm Beach County.*

It is the Applicant’s intent to develop townhouses on the Property which will bring a much needed alternative housing option to the western Lake Worth area. By allowing the development of a smaller housing type, the

housing stock will be increased in the area while still accommodating and encouraging the homeownership desires for the surrounding community. As discussed above, the increasing population and limited housing stock has significantly contributed to the housing crisis facing the County. Encouraging increased densities east of the turnpike and west of Jog Road ensures that the future residents have access to public infrastructure and urban services.

2. Demonstrate that the Current FLUA Designation is Inappropriate

Response: As discussed above, the current future land use designation is inappropriate given the recent housing crisis as well as the increasing need for workforce housing in Palm Beach County. The existing residential land use designation does not allow residential development above 4 dwelling units per acre. Typical townhouse projects are developed at densities over 5 dwelling units per acre. Unfortunately, the density permitted by the LR-1 limits the housing type to single-family residential. This area of the County is saturated with low density single-family units. This low density contributes to a homogeneous community rather than providing for mixed income communities. Additionally, this low density is not the most efficient use of public facilities and utilities. By providing higher density within the Urban/Suburban Tier, new opportunities will be created for people to move for access to schools and jobs, as well as provide a way for aging residents to downsize without having to leave their neighborhoods. Ultimately, this is one step forward to helping ease the affordability crisis that is occurring across this County while still encouraging homeownership.

3. Explanation of Why TDR, WHP and AHP Cannot be Utilized to Increase Density on the Property

Response: The proposed amendment is proposing to utilize the Workforce Housing Program (WHP) to obtain up to a 90% density increase, as well as the Transfer of Development Rights (TDR) program to obtain an additional density increase of up to 2 du / ac. In addition to the proposed FLU map amendment, the increase in density on the property through these programs will not only provide valuable workforce housing in the County but at the same time ensure an alternative housing type is provided in an appropriate location within the Urban / Suburban Tier. The chart below provides an analysis of the anticipated number of WHP units that would be provided under the proposed FLU of LR-2 as opposed to retaining the current FLU of LR-1.

	FLU	Units	TDR Bonus	WHP Bonus	Total Units	Density	WHP Units
Current	LR-1	18 units (1du/ac)	18 units (1 du/ac)	16 units (90%)	52	2.8 du/acre	6 units
Proposed	LR-2	36 units 2du/ac)	36 units (2 TDR/ac)	32 units (90%)	104	5.7 du/acre	23 units

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 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 Map Amendment designation will be compatible with neighboring uses:

- Primary access is available from Lantana Road, a major east/west thoroughfare, thus directing traffic away from local roads in the vicinity.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Lantana Road corridor.

The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that on-site structures 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.

- **Balanced Growth** – “...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 townhouse project that will fit in with the surrounding single-family residential uses, the commercial uses, and can utilize the services that are available in the area.*

- **Community Planning and Design** – “...to develop and implement strategies that will enhance the quality of life within its neighborhoods and communities by ensuring that these areas are well-planned, visually pleasing, safe, and devoid of substandard housing and blight.”

***Response:** Approval of the proposed FLU amendment will allow for additional housing options to serve the community. The very definition of a well-planned community is one that is compact and self-contained with a mix of uses providing for the daily needs to live, work, play, worship, dine, and shop. Increasing the residential density for the Property will ensure that the community has alternative housing options available for the teachers at nearby schools, the police that patrol the Lantana Road corridor, the single-parent households looking for smaller more attainable housing options and the senior population looking to downsize but “age in place”.*

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

- **FLUE Objective 1.2 Urban/Suburban Tier** – “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 where services and public facilities are already available. According to County Directions related to Growth Management and previous staff reports published by the Planning Division, “Increases in density within the [Urban/Suburban] Tier do make efficient use of facilities and services that are already in place.” The population of Palm Beach County is continuing to grow and housing those residents within the Urban/Suburban Tier is a County*

priority rather than increasing density and expanding services into other Tiers such as the Rural, Exurban and Ag Reserve Tiers.

- **FLUE Objective 2.1 Balanced Growth** – “Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.”

***Response:** As previously indicated, Palm Beach County is in the middle of a housing crisis, this same housing crisis appears to be impacting the entire Country. Professional planners and policymakers across the Country have indicated that low density regulations that restrict development solely to single-family uses are detrimental to the economy, to communities, and ultimately contrary to good planning practices. Allowing increased density within the Urban/Suburban Tier ensures efficient use of facilities and public infrastructure while protecting the Rural Tier where these services are not available.*

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

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

***Response:** The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Applicant is proposing to increase the density and develop an alternative housing option. The Property is located east of the Turnpike, west of Jog Road, and on a major east/west roadway where higher densities should be accommodated in order to offer a mix of housing types that do not create a homogeneous development pattern.*

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 change the FLU of the Property from LR-1 to LR-2 which will allow for a townhouse development within the Urban/Suburban Tier. The proposed change in FLU will*

promote additional housing choice and provide for infill development of an alternative housing type in an area that is currently predominantly characterized by low density, single family uses.

- 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 in the Urban/Suburban Tier and within the Lantana Road corridor which is not rural in nature 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 development is not isolated in nature as residential development surrounds the Property immediately to the west, north and south. Residential uses have been developed along the corridor further to the east and west of Lantana Road.*
- 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 has historically been used for agricultural purposes. There are no known wetland conditions on the Property and any native trees will be mitigated according to County policies.*
- 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 and it is not located within any zoning district or overlay which would mandate the continued use of the Property for agriculture. These types of activities are often not compatible with the urban/suburban level of development that is occurring within the Lantana Road corridor and are more appropriately located outside the Urban/Suburban Tier.*
- 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.*
- 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. This amendment will maximize the use of any future facilities proposed or constructed in the future and provide additional tax base. Therefore, the proposal will maximize the existing public services in the area.*
- 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 within the Urban/Suburban Tier and not adjacent to any other Tiers, therefore defining a clear separation between rural and urban uses. Therefore, the proposal discourages the proliferation of urban sprawl.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** *This amendment will allow for what could be considered infill development as urban/suburban styles of development are established in most directions from the Property.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of this proposed amendment will allow the development of a townhouse project within an area of the County that has historically only been developed with low intensity/density residential development. This project will contribute to a functional mix of uses within the Lantana Road corridor.*

- 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 does not contain natural resources. The site 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 proposed Future Land Use amendment will maximize the use of public facilities and services. Public infrastructure already exists within a predominantly urban corridor. 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.*
- 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 development will be designed to provide pedestrian connections, bike racks, 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 townhouse units within an area of the County that is primarily developed with single family housing.*

Conclusion

As described above, the proposed FLU amendment from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2) 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, does not contribute to urban sprawl and 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



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Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

April 5, 2022

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: Lantana Road properties
7001 Lantana Road
PCN 00-42-43-27-05-032-0876 & 00-42-43-27-05-032-3050
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. 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 land use amendment from low residential (LR-1) to low residential (LR_2) on approximately 16.5 acres subject to a Capacity Reservation Agreement with PBCWUD.

The nearest point of connection to potable water is a 16" potable water main and a 12" sanitary sewer forcemain located within Lantana Road approximately 110' south of the subject property. This connection will require a lift station.

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



April 29, 2022
Job No. 22-067

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Lantana & Fearnley Properties
16.5 Acre Site
Palm Beach County, Florida

SITE DATA

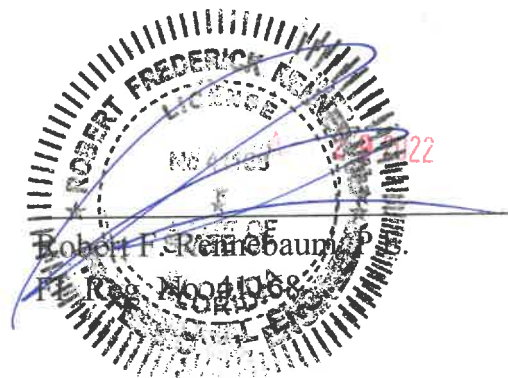
The subject parcel is located in the northeast corner of Lantana Road and Hagen Ranch Road in Palm Beach County, Florida and contains approximately 16.97 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-032-1876 and 00-42-43-27-05-032-3050. The subject property is currently designated as Low Residential, 1 dwelling unit per acre (LR-1) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Low Residential, 2 dwelling units per acre (LR-2).

SITE DRAINAGE

This site is located within the boundaries of the Lake Worth Drainage District and the South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available to the site via discharge to the Lantana Road drainage system along the south side of the property. Drainage design is to address the following:

SITE DRAINAGE (CONTINUED)

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day 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.
5. Allowable discharge to be in accordance with the South Florida Water Management District Basin criteria.
6. Due consideration to water quality.
7. Compliance with the South Florida Water Management District C-16 Drainage Basin with regard to compensating storage via dry retention and/or exfiltration trench.





Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



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County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

April 1, 2022

JMorton
Attn: Lauren McClellan
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

Re: Lantana Road Properties

Dear Ms. McClellan:

Per your request for response time information to the subject property located at 7001 Lantana Road. This property is served currently by Palm Beach County Fire-Rescue station #46, which is located at 7550 S Jog Rd. The maximum distance traveled to subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 13 seconds.

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,

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue

Attachment L Natural Feature Inventory & Map

Site

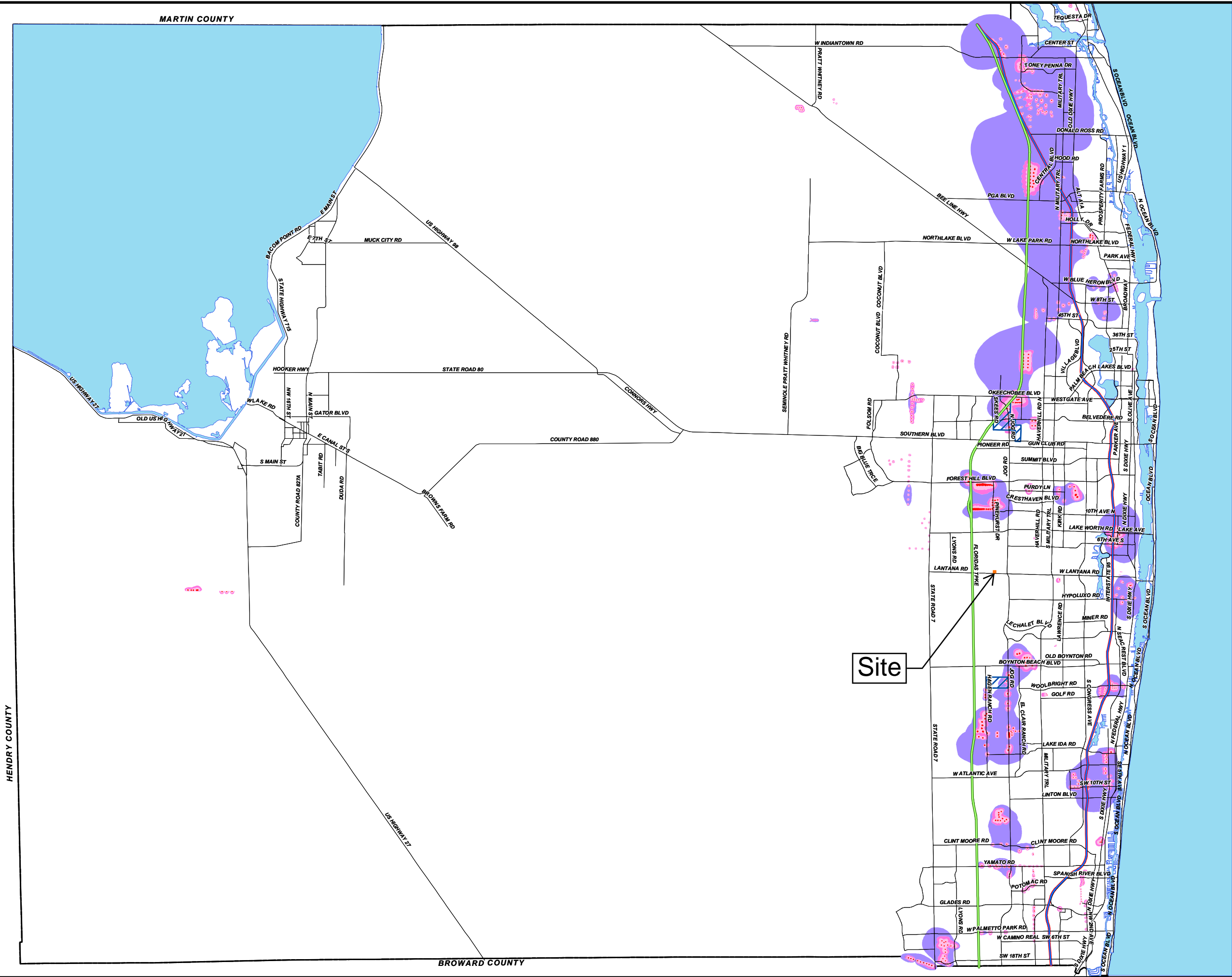
Area containing Slash Pine Trees, Oaks and Sabal Palms. Trees will be addressed during the Site Plan approval process. Exotic plant material to be removed.

Lantana Road

Fearnley Road

Hagen
Parrish Rd

N



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



1 0 1 2 3 4 Miles

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



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Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

March 1, 2022

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

RE: Historical and Archaeological Resource Review for project name: Lantana Road Properties, under PCN's: 00-42-43-27-05-032-1876 & 00-42-43-27-05-032-3050.

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: Kevin Fischer, Interim Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division