

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	21-B	<b>Intake Date</b>	November 10, 2020
<b>Application Name</b>	SR7 Lantana	<b>Control No.</b>	1996-00127
<b>Acres</b>	1.03 acres	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00414437000370011		
<b>Location</b>	Southwest corner of State Road 7 and Lantana Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Rural	Rural (No Change)	
<b>Use</b>	Undeveloped	Retail	
<b>Zoning</b>	Agricultural Residential (AR)	Community Commercial (CC)	
<b>Future Land Use Designation</b>	Rural Residential, 1 Unit per 10 Acres (RR-10)	Commercial Low (CL)	
<b>Underlying Future Land Use</b>	None	Rural Residential, 1 unit per 10 acres (RR-10)	
<b>Conditions</b>	None	None	
<b>Density Bonus</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	1 unit per 10 acres	0.10 FAR
<b>Maximum Square Feet</b> 2, 4 (non-residential designations)	0 FAR x 0 ac. = 0	0.10 FAR x 1.03 ac. = 4,487 SF
<b>Max Trip Generator</b>	ITE 210 Single Family Detached 10 Trips per DU	ITE 820 General Commercial 125.61 Trips per 1,000 SF
<b>Maximum Trip Generation</b>	10	564
<b>Net Daily Trips:</b>	554 (maximum minus current) 554 (proposed minus current)	
<b>Net PH Trips:</b>	1 (1 in/0 out) AM , 16 (7 in/ 9 out) PM (maximum) 1 (1 in/ 0 out) AM, 16 (7in/ 9 out) PM (proposed)	

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Edwin Muller
<b>Company Name</b>	WGI
<b>Address</b>	2035 Vista Parkway
<b>City, State, Zip</b>	West Palm Beach, Florida 33411
<b>Phone / Fax Number</b>	561-713-1705
<b>Email Address</b>	Edwin.Muller@wginc.com

### B. Applicant Information

<b>Name</b>	Randy Tulepan
<b>Company Name</b>	SR7 LANTANA LLC
<b>Address</b>	8903 Glades Road, A-14
<b>City, State, Zip</b>	Boca Raton, FL 33434
<b>Phone / Fax Number</b>	561-713-1705 (Agent)
<b>Email Address</b>	<a href="mailto:Edwin.Muller@wginc.com">Edwin.Muller@wginc.com</a> (Agent)
<b>Interest</b>	Owner

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	There are presently no built features on the subject site.
<b>PCN</b>	00-41-44-37-00-037-0011
<b>Street Address</b>	None
<b>Frontage</b>	Approx. 316.54 feet of frontage along Lantana Road and 136.04 feet along State Road 7.
<b>Legal Access</b>	Access to the site is provided along State Road 7. Future legal access is similarly contemplated along Lantana Road.
<b>Contiguous under same ownership</b>	The adjacent properties are under different ownership.
<b>Acquisition details</b>	The parcel was purchased by SR7 Lantana Road, LLC in consideration of \$10.00 by Family Investment Group Two, LLC, a Delaware Limited Liability Company on June 22, 2017.
<b>Size purchased</b>	The parcel that is situated was purchased at a size of 1.03 acres.

### B. Development History

<b>Control Number</b>	# 1996-00127
<b>Previous FLUA Amendments</b>	97S-80 COM 1, Lantana Plaza, RR-10 to CL/RR-10, Withdrawn 02-080 COM1, SR7/Lantana, RR-10 to CL, Withdrawn LGA 2018-005, Lantana Road 7-Eleven, RR-10 to CL, Denied
<b>Concurrency</b>	No concurrency
<b>Plat, Subdivision</b>	No plat or subdivision for the subject site
<b>Zoning Approvals &amp; Requests</b>	No zoning approvals from Palm Beach County

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency

<b>Justification</b> Provide as G.1.	See Attachment G
<b>Residential Density Increases</b> Provide as G.2.	See Attachment G
<b>Compatibility</b> Provide as G.3.	See Attachment G
<b>Comprehensive Plan</b> Provide as G.4.	See Attachment G

### B. Surrounding Land Uses

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Speedway Gas Station Control No. 1999-00056/ 2010-00372 R-1999-2256 Land Use: Convenience store with gas sales 3,943 GFA, 5% FAR	Commercial Low with an underlying Low Residential, 1 unit per acre (CL/1)	Community Commercial (CC)
	Dunkin Donut/Retail Control No. 2002-002 R-2002-0832 Land Use: Drive-through Restaurant / Retail 4,338 GFA, 10% FAR	Commercial Low with an underlying Low Residential, 1 unit per acre (CL/1)	Community Commercial (CC) Control #2002-002
	Tires Plus Control No. 2002-027 R-2003-0103 Land Use: Auto Repair/Maintenance 7,781 GFA, 18% FAR	Industrial (IND)	Mixed-Use Planned Development (MUPD)
	Tires Choice Control No. 2002-027 R-2003-0103 Land Use: Auto Repair/Maintenance 6,620 GFA, 16% FAR	Industrial (IND)	Mixed-Use Planned Development (MUPD)
	Mixed Use Shopping Center Control No. 2002-027 Land Use: Light Industrial Warehouse/ Office 36,400 GFA, 23% FAR	Industrial (IND)	Mixed-Use Planned Development (MUPD)
<b>South</b>	Cell Phone Antenna Towers Control No. 1997-114	Rural Residential 10 (RR-10)	Agricultural Residential



	R- 1998-409 Land Use: Commercial Communication Tower 1,698 GFA, 1% FAR		(AR)
<b>East</b>	Target / Retail Control No. 2003-00007 R-2004-0734 Land Use: Retail, Bank, Type 1 Restaurant 245,640 GFA, 15% FAR	Commercial Low with an underlying Low Residential, 2 units per acre (CL/2)	Mixed-Use Planned Development (MUPD)
	Single-Family Residential (Bellagio Pod K) Control No. 1995-00116 R-1996-0649 Land Use: Single-Family Residential DU: 116 / Density: 4.81 DU/AC	Low Residential, 2 units per acre (LR-2)	Planned Unit Development (PUD)
<b>West</b>	Watchman Quarters Control No. 2005-209	Rural Residential 10 (RR-10)	General Commercial (CG)

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</p>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	ITE 210 Single Family Detached 10 Trips per DU	ITE 820 General Commercial 125.61 Trips per 1,000 SF
<b>Maximum Trip Generation</b>	10	564
<b>Net Daily Trips:</b>	554 (maximum minus current) 554 (proposed minus current)	
<b>Net PH Trips:</b>	1 (1 in/0 out) AM , 16 (7 in/ 9 out) PM (maximum) 1 (1 in/ 0 out) AM, 16 (7in/ 9 out) PM (proposed)	
<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>	Mackenzie Engineering & Planning INC.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 63.	
<b>Nearest Palm Tran Stop</b>	Route 63 which provides a stop at the Pinewood Square Shopping Center on Lantana Road approximately 3.5 miles from the site.	
<b>Nearest Tri Rail Connection</b>	Boynton Beach Station which is accessible through a transfer from Palm Tran Bus Route 63 to 71.	
<b>C. Portable Water &amp; Wastewater Information</b>		
Please see Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I.		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. See attached "water and sewer availability letter" as Attachment I.	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest potable water is a 12" watermain within Lantana Road adjacent to the subject site and an existing 8" sanitary sewer force main located north of Lantana Road within the SR7 right of way. See Attachment I.	
<b>D. Drainage Information</b>		
The site is situated in SFWMD C-51 Drainage Basin and within Lake Worth Drainage District service area. Dry retention areas or exfiltration trenches will be provided in order to meet storage and treatment requirements. See Drainage Statement as Attachment J.		
<b>E. Fire Rescue</b>		
<b>Nearest Station</b>	Palm Beach Fire Rescue Station #48.	
<b>Distance to Site</b>	Located at 8560 Hypoluxo Road, approximately 2.9 miles from the subject site.	
<b>Response Time</b>	8 minutes and 30 seconds	
<b>Effect on Resp. Time</b>	Changing the land use would have some impact on Fire Rescue. See Attachment K.	
<b>F. Environmental</b>		
<b>Significant habitats or species</b>	No significant habitat occurs on the assessed parcel. See Attachment L.	
<b>Flood Zone*</b>	Flood Zone B	

<b>Wellfield Zone*</b>	None within or in close proximity to the subject site. See Attachment M.
<b>G. Historic Resources</b>	
<p>Staff reviewed the subject property to identify any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.</p> <p>Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the subject property.</p> <p>Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.</p>	

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

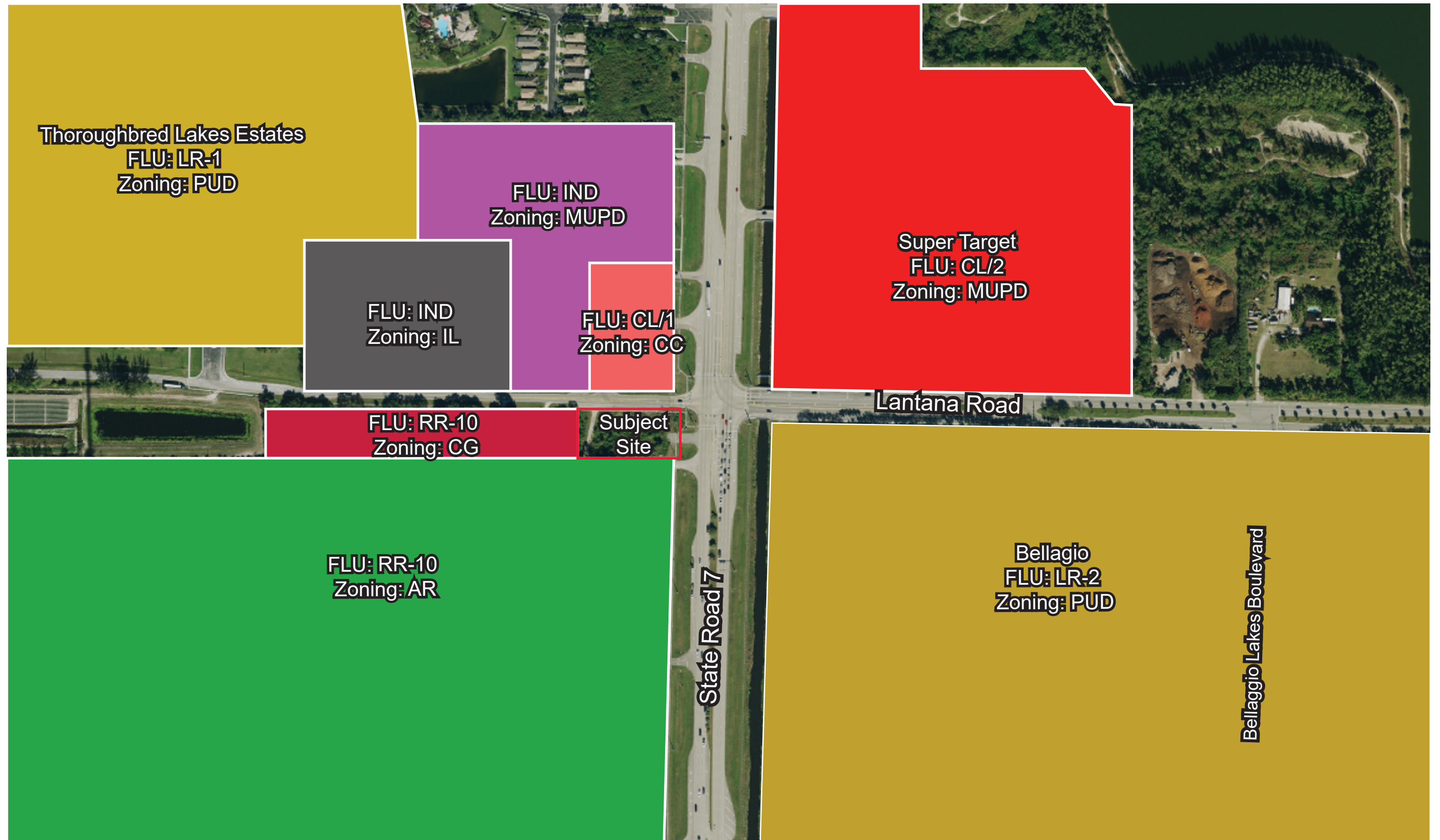
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- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)**
- H. Traffic Approval Letter & Traffic Study**
- 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**
- 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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**JUSTIFICATION STATEMENT  
LARGE SCALE FUTURE LAND USE ATLAS AMENDMENT  
CONTROL NO. 1996-00127**

**SWC LANTANA ROAD & SR7  
PROPOSED FLUA MAP AMENDMENT**

**Attachment G**

*Prepared by:*

WGI, INC.

2350 Vista Parkway  
West Palm Beach, FL 33411  
(561) 687-2220  
[www.wginc.com](http://www.wginc.com)

Initial Submittal: November 10, 2020



**Palm Beach County - Planning Division**

*2300 North Jog Road, WPB, FL 33411, (561) 233-5300*



## Introduction

The subject site, associated with the project known as “SWC Lantana and State Road 7”, is located at the southwest corner of Lantana Road and State Road 7. Situated within the Rural Tier of Palm Beach County, the 1.03 acre parcel is identified by a Future Land Use (FLU) designation of RR-10 (Rural Residential, One Unit per 10 Acres) and a Zoning designation of AR (Agricultural Residential). The site associated with the request is as follows:

PCN	Acres	EXISTING FLU	EXISTING ZONING
00-41-44-37-00-037-0011	1.03	RR-10	AR

## Request

On behalf of the Applicant, WGI is requesting a Future Land Use Atlas (FLUA) amendment to modify the current FLU designation of RR-10 to CL (Commercial Low). This will allow the subject site associated with Property Control Number (PCN) 00-41-44-37-00-037-0011 to be used for a commercial use.

### G.1 Justification for Future Land Use Atlas Amendment

Both State Road 7, an Urban Principal Arterial, and Lantana Road, an Urban Minor Arterial, in this vicinity are considered to be well-traveled urban roadways, the intersection of which serves as an established commercial node with a mix of commercial, industrial, and residential uses that complement the surrounding context. The following sections provide justification for the modification request to change the FLU designation of the subject site from RR-10 to CL.

### Noncompatible for Residential or Agricultural Uses

The 1.03-acre subject site is located within the Rural Tier and is bordered by the Urban/Suburban Tier to the north and east, wherein a mix of uses are adjacent to the subject site. Please see below an aerial of the subject site in relation to Lantana Road and State Road 7 intersection and surrounding uses.



The current RR-10 FLU designation for the subject site establishes a density of one dwelling unit per 10 acres. The subject site, consisting of one small 1.03-acre lot, does not permit the development of a single-family use since it requires 10 acres for a dwelling unit. As shown below in Table 3.A.3.B of the Unified Land Development Code (ULDC), any site with a FLU designation of RR-10 is to have a zoning classification of Agricultural Residential (AR).

**Table 3.A.3.B – Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts (1)(3)**

FLU Designation	Zoning District					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR	AGR				
Residential						
RR-20	AR					
RR-10	AR					
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (2)	RE	RT	RS		
LR-2	AR (2)	RE	RT	RS		
LR-3	AR (2)	RE	RT	RS		
MR-5	AR (2)	RE	RT	RS	RM	
HR-8	AR (2)	RE	RT	RS	RM	
HR-12	AR (2)	RE	RT	RS	RM	
HR-18	AR (2)	RE	RT	RS	RM	
CLR					RM	
WCR	AR (4)					
Commercial						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CG	IR
CR	CRE					
UI	UI					
UC	UC					
Industrial						
IND	IL	IG	CRE			
Institutional/Public and Civic						
INST	IPF					
PARK	IPF					
U/T	PO	IPF				
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2014-025] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2020-001]						
Notes:						
1.	Unless exempted otherwise all applications for a Development Order shall require the subject site be rezoned to a shaded district.					
2.	Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.					
3.	See <a href="#">Art. 3.A.3.B.1, Standard District Exceptions and Limitations</a> below, for additional notes. [Ord. 2016-042]					
4.	The zoning district is consistent as described in the Plan. [Ord. 2019-005]					
	Typical example of a "shaded district."					

Based on the property development regulations (PDRs) for the AR district, the minimum size of a lot is to be 10 acres for lots with a FLU designation of RR-10, which the subject site does not meet since it is 1.03 acres in size. The minimum width of a lot within the AR district is 300 feet, which the subject site does not meet since it provides 136 feet along State Road 7. The minimum setbacks established in the AR district, a side street setback of 80 feet and a side setback of 50 feet, would not allow for the development for any proposed use on the subject site due to its small size. The PDRs for the AR district, under the RR-10 FL designation, do not allow for the development of any residential or non-residential uses on the subject site, thus a modification of the FLU designation is required to develop the subject site.

The AR district, under the FLU designation of RR-10, only allows residential uses in the form of single-family residences and congregate living facilities, both of which are not compatible with the surrounding commercial area. The non-residential uses allowed within the AR district are veterinary clinics, bed and breakfasts, and landscaping services, which all are not compatible with the commercial uses in the vicinity.



In addition, the Rural Tier is intended to support large agricultural operations and single-family homes on 5 to 20 acre lots. Being that the subject site is a one acre lot on the corner of two arterial roads and it is not owned by the adjacent property owners, the parcel could not be developed to comply with the intent of the Rural Tier. Therefore, it is more appropriate for the subject site to be developed with a commercial use at an intensity suitable for the site.

### **Commercial Node for Both Rural and Urban/Suburban Tier**

The subject site is located at the southwest corner of a major intersection between State Road 7 and Lantana Road, wherein the intersection is an established commercial node. Paired with the commercial uses to the north and the commercial shopping center to the east, industrial uses to the west, and residential developments to the east and west, the subject site functions as a vital component of the existing node that is the Lantana Road and State Road 7 intersection. The proposed amendment for the infill subject site would complete and enhance the commercial node. Both corridors, Lantana Road and State Road 7, have established commercial nodes that provide a mix of commercial uses. The analysis below depicts such scenarios in the county.

Intersection	Name	Control #	Resolution
Lantana Rd & Lyons Rd.	Sherbrooke Center	1989-0063	R-1990-0061
	Shoppes of Sherbrooke	2006-00218	R-2008-920
Lantana Rd. & Jog Rd.	Lantana Plaza	1981-00186	R-1981-1621
	Pinewood Square	1986-0008	R-1986-0573
	Lantana Square	1980-00089	R-1980-0912
State Road 7 & Lake Worth Road	Marketplace at Wycliffe	2013-00344	R-1996-0393
	Woods Walk Plaza	1985-00069	R-1985-1239
	Mixed Commercial	1999-00004	R-2000-0056

### **COMMERCIAL NODES**

#### **Lantana Rd. & Lyons Rd.**





**Lantana Rd. & Jog Rd.**



**State Road 7. & Lake Worth Rd.**

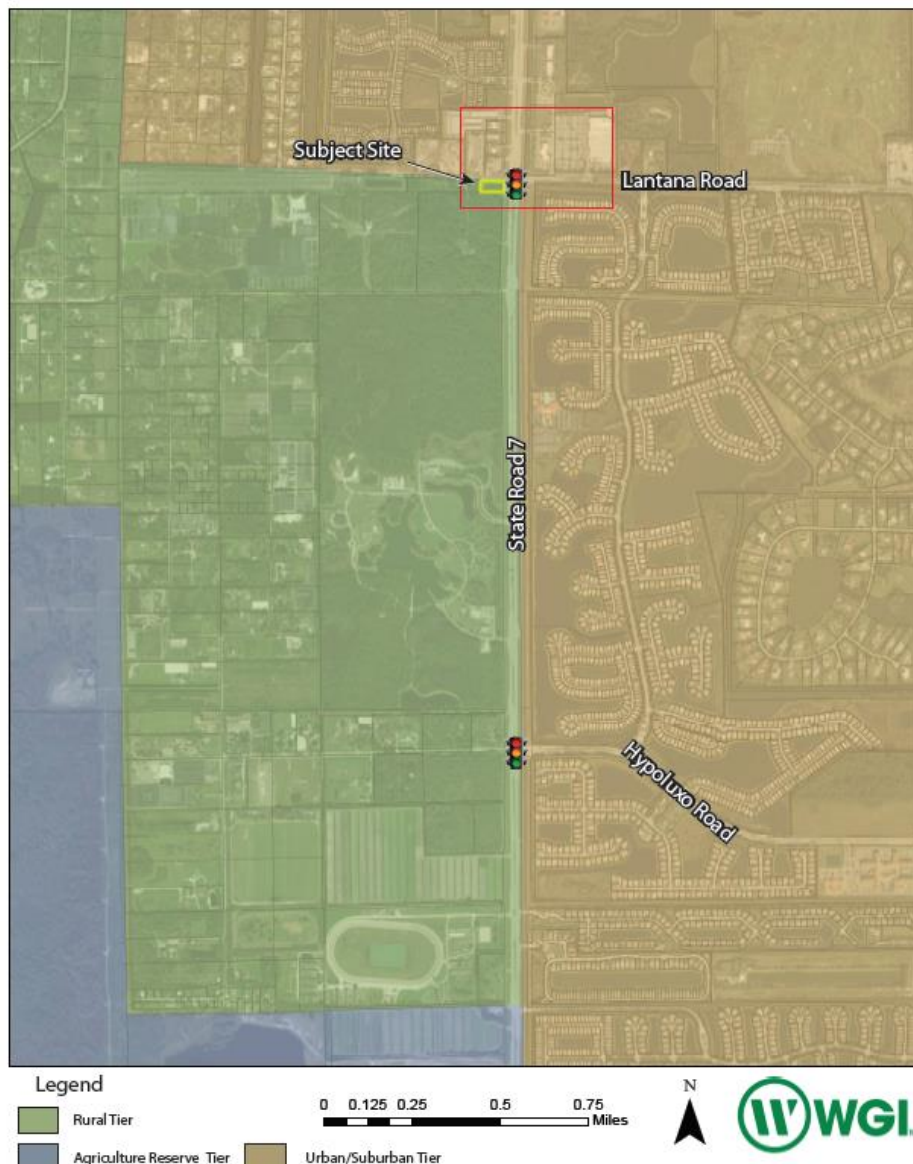




### Site Specific Circumstances

The 1.03-acre subject site, located at the intersection of Lantana Road and State Road 7, provides special circumstances that do not apply to the rest of the Rural Tier. The portion of State Road 7 that runs parallel to the Rural Tier is only intersected by two roadways: Lantana Road and Hypoluxo Road. The intersection for Lantana Road and State Road 7 is a commercial node adjacent to the Rural Tier, that includes a mix of commercial, industrial, and residential uses, which is different from the character of the rest of the State Road 7 corridor that stretches along the Rural Tier. The intersection between Hypoluxo Road and State Road 7 is different from where the subject site is located since the surrounding uses are primarily residential, agriculture, or vacant land uses, thus commercial at the intersection is not compatible. The uses immediately south of the subject site, along State Road 7, are two large 30+ acre parcels in the Rural Tier that are heavily vegetated with a cell tower and the South Florida National Cemetery for veterans of the armed forces, which would not support a change to a commercial land use designation. The specific conditions of the commercial node intersection only apply to the subject site and would not encourage additional land use amendments in the Rural Tier, resulting in further conversions from residential to commercial southward along State Road 7 and westward along Lantana Road.

SWC Lantana Road and State Road 7 - Tier Map



### Existing Commercial in Rural Tier

The request to modify the subject site's FLU designation from RR-10 to CL would not be unprecedented within the Rural Tier since several commercial future land use designations exist within the Rural Tier. Along the State Road 7 corridor, south of the subject site, exists two parcels of land with both FLU designations of CL with an underlying RR-10, wherein one parcel is located at the northwest corner of the intersection between Hypoluxo Road and State Road 7 and the other located to south on the border between the Rural Tier and the Agricultural Reserve Tier. The 5.58 parcel located at the intersection between Hypoluxo Road and State Road 7 was approved through Ordinance No. 2007-039, which modified the site from RR-10 to CL/RR-10 to allow for a funeral home use, while the 5.26 southern parcel had a non-residential FLU designation since the adoption of the 1989 Comprehensive Plan. The 5.26 acre site along State Road 7 was rezoned from AR and CG to MUPD through Resolution R-2008-1960, which approved a 23,908 square foot commercial center. In addition, a commercial shopping center with office uses, Jupiter Farms Center, with a FLU designation of CL/RR-10 and CL-O/RR-10 and located at the intersection of Jupiter Farms Road and W Indiantown Road was approved within the Rural Tier since the 1989 Comprehensive Plan. The Jupiter Farms Center is not located at a commercial node and has not encouraged additional land use amendments for commercial. Please see analysis below showing the aforementioned scenarios. Commercial FLU designations exist within the Rural Tier, thus the request is not unprecedented and follows precedent.

PCN	Use	Control #	Resolution
00-42-43-27-05-044-0010	Funeral Home	2005-00515	R-2008-697
00-42-43-27-05-044-0240	Approved Commercial Center	2008-00052	R-2008-1960
00-41-41-01-05-001-0150; - 0160; -0010; -0020	Commercial Shopping Center; office; gas station	1992-00017	R-1993-0171



### **Compliance with Comprehensive Plan FLUE Policy 2.1-F**

The proposed FLUA Amendment must be found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan. Future Land Use Element Policy 2.1-f requires that adequate justification for the proposed FLU be provided. The proposed FLUA Amendment to modify the FLU from RR-10 to CL is in compliance with the requirements of the County's Comprehensive Plan, as outlined below.

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

*The proposed CL designation is suitable and appropriate for the subject site. The subject site is surrounded by developed non-residential uses to the north, south and west. The subject site is located at a major intersection and a commercial Node which is an appropriate location for the CL land use. State Road 7 is an Urban Principal Arterial road and Lantana Road is an Urban Minor Arterial road; together their intersection is the ideal location for a commercial Node. The proposed commercial use, for which the CL FLU is needed, will complete and enhance the Commercial Node for this intersection. The nearest residential, Bellagio Subdivision, is located approximately 440' east of the Property. The subject site and the Bellagio Subdivision are separated by State Road 7 and the C-51 Canal. The next closest residential, Homeland Subdivision, is located to the west approximately 1,200 feet from the subject site and that community is separated from the subject site by an industrial use, The Wellington Hay and Grain Distributor.*

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

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

*Over time the area and intersection surrounding the subject site has seen a shift in development patterns, from undeveloped and agricultural land to commercial uses. Three (3) FLU amendments have been approved north of the subject site, each to provide for a more intensive commercial use than had been contemplated initially, two of which changed the FLU to the CL FLU designation. Ordinance No. 96-6 changed 2.7 acres of Low Residential ("LR-1") FLU to CL for the parcel located on the corner of State Road 7 and Lantana Road (directly north of the site). Ordinance No. 2001-037 changed 11.418 acres from Low Residential ("LR-1") to Industrial ("IND"), .27 acres from Commercial Low ("CL") to Industrial ("IND"), and .19 acres from Low Residential ("LR-1") to CL. Ordinance No. 2001-037 did not change the land use designation to CL, but did change the land use to a more intense industrial land use. Other changes include Ordinance No. 2003-0043LGA, which changed 7.12 acres on the west side of State Road 7 north of Lantana Road from C-2 to CL, and Ordinance No. 2003-0044LGA, which changed 12.4 acres on the northeast corner of Lantana Road and State Road 7 from C-2 to CL. These changes demonstrate that a CL FLU is the appropriate commercial land use for this growing commercial Node.*

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

*The proposed FLU amendment for the subject site is based on ongoing changes to the commercial character of the general area and specifically the intersection of State Road 7 and Lantana Road. The State Road 7 and Lantana Road corridor has significantly and drastically changed since the Comprehensive Plan adoption in 1989, including the intensity of the roadway network. Directly north of this site, a shopping center with multiple tenants including a convenience store gas station and several tire and oil change facilities was built. Also during this time, State Road 7 has become a significant north-south thoroughfare, where in the rural residential land use would not be compatible with the adjacent major roadway and the surrounding commercial area.*

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

*The adopted FLU designation of RR-10 is not appropriate at the intersection of Lantana Road and State Road 7, since a proposed single-family residence or agricultural use at the intersection would not be appropriate with the surrounding commercial, industrial, and planned residential developments uses. In addition, the RR-10 FLU designation only permits one dwelling unit per 10 acres, however, the site is only one acre in size, thus the subject site cannot be developed with a single-family use. The change in FLU designation will offer the opportunity to develop the site with an appropriate use that complements the surrounding uses at the commercial node.*

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

*The adopted RR-10 FLU designation was not assigned in error.*

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

No residential density increases are requested as part of this application.

## **G.3 Compatibility and Surrounding Uses**

The surrounding uses vary and are found to be compatible with the proposed amendment. The subject site borders commercial uses and low residential developments to the north and west. It is not uncommon for this corridor to have a mix of commercial and residential uses at major intersections, therefore justifying the proposed development program and FLU amendment. The following is a summary of the uses directly surrounding the subject site:

<b>Adjacent Lands</b>	<b>Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Speedway Gas Station	Commercial Low with an underlying Low Residential, 1 unit per acre (CL/1)	Community Commercial (CC) Control #2010-372
	Dunkin Donuts	Commercial Low with an underlying Low Residential, 1 unit per acre (CL/1)	Community Commercial (CC) Control #2002-002
	Tires Plus	Industrial (IND)	Mixed-Use Planned Development (MUPD) Control #2002-027
	Mixed Commercial Shopping Center	Industrial (IND)	Mixed-Use Planned Development (MUPD) Control #2018-00154
<b>South</b>	Cell Phone Antenna Towers	Rural Residential 10 (RR-10)	Agricultural Residential (AR) Control #1997-114
<b>East</b>	Target	Commercial Low with an underlying Low Residential, 2 units per acre (CL/2)	Mixed-Use Planned Development (MUPD) Control#2003-007
	Single-Family Residential (Bellagio)	Low Residential, 2 units per acre (LR-2)	Planned Unit Development (PUD)
<b>West</b>	Watchman Quarters	Rural Residential 10 (RR-10)	General Commercial (CG) Control# 2005-209

- North:** Directly north of the subject site beyond Lantana Road is the Urban/Suburban Tier. The northwest intersection of Lantana Road and State Road 7 consists of a large non-residential node with Commercial Low and Industrial future land use designations as well as the Thoroughbred Lakes Estates Planned Unit Development with a Low Residential, 1 unit per acre (LR-1). The 2.75 acres at the corner contains a convenience store with gas sales. This site received a land use change in 1995 from Low Residential, 1 unit per acre (LR-1) to Commercial Low with an underlying LR-1 (CL/1) via Ordinance 1996-006. The surrounding commercial contains a Dunkin Donuts, Tires Plus and Office building on 11.87 acres. This site also received a land use designation from LR-1 to CL (on .19 acres) and IND (on 11.68 acres) in 2001 via Ordinance 2001-037. The Wellington Hay and Grain site is a 7.35-acre parcel on the north side of Lantana Road with outdoor storage use, which retains a FLU designation of IND and a MUPD zoning classification since the adoption of the 1989 Comprehensive Plan.
- South:** Immediately south of the subject site are two large 30+ acre parcels in the Rural Tier that are heavily vegetated with a cell tower. One of the sites is owned by Scripps Howard Broadcasting Company. South of the cell tower parcels is the South Florida National Cemetery for veterans of the armed forces. Both sites have a designation of RR-10 and an AR zoning classification.
- East:** East of the subject site beyond State Road 7 on the south side of Lantana Road is the Bellagio residential development with a Low Residential, 2 units per acre (LR-2) designation and located within the Urban/Suburban Tier. On the north side of Lantana Road is a shopping center with Target as the anchor tenant. This site received a land use amendment in 2003 from Commercial with an underlying two units per acre (C/2) to Commercial Low with an underlying two units per acre (CL/2) via Ordinance 2003- 044 for the 12.4-acre site.
- West:** West of the subject site along the south side of Lantana Road are two narrow RR10 parcels extending to the terminus of the road at the Thoroughbred Lakes Estates subdivision. The 3.89 acre site immediately west is vacant and received a General Commercial (CG) zoning district in 1972 via R-72-100. The site further west along Lantana Road is 25.17 acres and utilized for agricultural production., which retains a RR-10 future land use designation.

The area immediately adjacent to the subject site is a mix of commercial, industrial, and residential uses (to the north, west, and east) and cell phone towers (to the south). The 1.03-acre subject site will be designed to be compatible with the rural designations to the south.

#### **G.4 CONSISTENCY WITH DIRECTIVES, GOALS, OBJECTIVES, AND POLICIES OF THE PBC COMPREHENSIVE PLAN**

**The Future Land Use Element (FLUE) of the Comprehensive Plan establishes the framework for future development within Unincorporated Palm Beach County and includes Goals, Objectives and Policies which guide this future growth. Section I.C of the FLU Element also establishes County Directions which reflect the type of community residents wish to see within Palm Beach County. The Directions particularly relevant to this application include:**

- **Livable Communities;**
- **Growth Management;**
- **Infill Development;**
- **Land Use Compatibility;**
- **Neighborhood Integrity; and**
- **Housing Opportunity.**



*The following analysis demonstrates the proposal's consistency with the relevant Goals, Objectives and Policies of the Future Land Use Element of the Plan, as demonstrated throughout this report. Additionally, the proposed FLUA Amendment to change the FLU designation from RR-10 to CL is consistent with the general development pattern and characteristics of the surrounding area.*

### **Consistency with the PBC Future Land Use Element**

Goals – The proposed FLUA Amendment furthers the County's goals as further described below.

- **Land Planning** – “It is the GOAL of Palm Beach County 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, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.”

*The proposed project adds to Palm Beach County's livable communities by offering commercial services for residents at compatible intensities within the Rural Tier, while balancing with the existing uses within the area and the character of the well-travelled commercial node intersection.*

Objectives – The proposed FLUA Amendment furthers the County's objectives as further described below.

- **Objective 1.4 Rural Tier** – “The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).. These areas support large agricultural operations as well as single-family homes with small family - owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.”

*This request is consistent with this Objective as the CL FLU is permitted within the Rural Tier. A change in the FLU designation will offer the opportunity to develop the site appropriately given the surrounding characteristics and increased development intensity, as well as the location along a highly traveled urban collector roadway. CL FLU designations exist within the Rural Tier, thus the request does not establish an unprecedented FLU designation within the Rural Tier. The request to modify the subject site from RR-10 to CL will be developed to further the goals of the Rural Tier. The proposed commercial use will comply with the Rural Design Standards.*

**Objective:** “Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).”

*The Rural Tier is to accommodate a number of land uses and development patterns that support the rural settlements and populations that live in the area. Thus, the proposed amendment is consistent with the above Objective.*



- **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.”

*The proposed FLUA Amendment will allow for the development of a commercial use that will provide services to surrounding residential developments and the Rural Tier, while protecting the environment and utilizing existing infrastructure. The proposed use offers the opportunity for populations within the area to be adequately served by an established commercial node.*

- **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 provision 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.”

*The proposed FLUA Amendment is consistent with the County’s diverse character and future land use designations as the proposed use will further offer a mix of commercial uses at the commercial node and create a transition between higher and lower intensity uses. Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan and exceeding minimum code standards.*

- **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.”

*The subject site is located near the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit, opportunities, etc. The proposed development will sufficiently utilize the existing urban services within the area. Furthermore, the proposed use will provide additional services to the community to help protect the health, safety, and welfare of its residents.*

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

- **Policy 1.4-a:** “The County shall protect and maintain the rural residential, equestrian and agriculture areas within the Rural Tier by:
  - 2) Providing facilities and services consistent with the character of the area.

*The proposed commercial use for the subject site is compatible for the established commercial node at the intersection between Lantana Road and State Road 7, and will be able to serve the residents of the surrounding area.*

- **Policy 1.4-a:** “The County shall protect and maintain the rural residential, equestrian and agriculture areas within the Rural Tier by”:
  - 4) Ensuring development is compatible with scale, mass, intensity, of use, height, and character of the rural community.

*The design for the proposed commercial use will comply with the Rural Design standards ensuring compliance with the character of the rural community.*

- **Policy 1.4-f:** “The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and once arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a non-residential future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).

*Vehicular cross connection can be established with the other surrounding commercial uses at the intersection. The request is a logical and orderly pattern of growth and will meet the commercial location criteria contained within the Unified Land Development Code (ULDC).*

- **Policy 1.4-g:** “Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on adjacent neighborhoods. Standards for Traditional Marketplace Development shall also reflect the scale and character of the Rural Tier.”

*The design for the proposed commercial use will comply with the Rural Design standards ensuring compliance with the character of the rural community.*

- **Policy 2.1-a:** “Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.”

*The subject site is located near the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit, opportunities, etc. The proposed development will sufficiently utilize the existing urban services within the area.*

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

*The proposed amendment would provide CL FLU at the intersection of State Road 7 and Lantana Road and development of an infill parcel at a strategic commercial node within an area that consists of commercial, industrial, and residential uses. The proposed amendment would utilize an underdeveloped parcel and contribute to balancing the land use pattern within the area, while also complimenting the character of the community. This will allow for the provision of conveniently located services to the area.*

- **Policy 2.1-h:** “The County shall not approve site specific FLUA Amendments that encourage piecemeal development.”

*The subject site is surrounded by existing commercial, industrial, and residential developments. As such, the proposed amendment does not encourage piecemeal development, nor does it create residual parcels. There are no other parcels under the same or related ownership adjacent to the subject site that are not included in the proposed amendment whereby residual parcels would be created. Therefore, the proposed amendment would not constitute piecemeal development.*

- **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.

*Designating the FLU of the site to accommodate the request would not encourage the proliferation of strip commercial development and is not considered strip commercial development as it does not meet the definition in the Comprehensive Plan's Introduction and Administration Element. Based on the special circumstances surrounding the subject site at the commercial node, at the intersection of Lantana Road and State Road 7, the request would not encourage additional land use amendments in the Rural Tier, resulting in further conversions from residential to commercial southward along State Road 7 and westward along Lantana Road.*

### **G.5 Compliance with Florida Statutes Chapter 163.3177**

Florida Statute, Chapter 163.3177 is the principle state statute governing the comprehensive plans and plan amendments for all of the Counties within the State of Florida. In 2011, Chapter 163, F.S. was substantially revised and Rule 9J-5 was repealed and removed from the Florida Administrative Code (House Bill 7207). Today, Chapter 163.3177(1) (f) states, "all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government, that may include but not be limited to, surveys, studies, community goals and vision, and other data available on that particular subject at the time of adoption of the plan or plan amendment at issue."

*The data and analysis presented in this application and justification statement support the request for amendment of the FLUA and demonstrate consistency with the Florida Statutes.*

**163.3177 – 6.a. Requires that a local government's future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services and other planning objectives.**

*The subject site creates an opportunity for development within the County's Rural Tier. The development proposal offers a commercial use that complements the existing adjacent commercial at the intersection of Lantana Road and State Road. Development of this use in this location will allow the user to take advantage of existing infrastructure and PBC services, while maximizing an underutilized piece of land.*

### **Conclusion**

The requested FLUA Amendment from RR-10 to CL is justified and consistent with the Palm Beach County Comprehensive Plan, State of Florida Statutes, and is compatible with surrounding uses. The subject site is in an ideal location to promote development. The development at this location improves an underutilized land area that is surrounded on all sides by built environment. The existing FLU designation does not allow for any development on the subject site as a result of the required PDRs under the AR district and the size of the parcel, thus a modification in the FLU designation is necessary. The subject site functions as a vital component of the existing commercial node at Lantana Road and State Road 7 intersection and could be utilized to service the residents of the Rural Tier. Through the Zoning application, design considerations and conditions of approval will be utilized to ensure proper buffering and compatibility with the surrounding area.

On behalf of the applicant, WGI, respectfully requests approval of this request to amend the FLUA designation on the subject site.



**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  
Hal R. Valeche  
Gregg K. Weiss  
Mary Lou Berger  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

October 26, 2020

WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

RE: SWC Lantana & SR7  
PCN 00-41-44-37-00-037-0011  
Service Availability Letter

Dear Mr. Bailey,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service for the existing land use of RR-10 and the proposed change to CL.

The nearest potable water is a 12" watermain located within Lantana Road adjacent to the subject property. The nearest sanitary sewer connection is an 8" forcemain located north of the subject property within SR 7.

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,  
Plan Review Manager



## ENGINEER'S DRAINAGE STATEMENT

### SWC Lantana and State Road 7

WGI No. 07205608.00

October 29, 2020

The subject piece of land is approximately 1.01 Acres in size at the southwest corner of Lantana Road and State Road 7 (US 441) in Unincorporated Palm Beach County with Parcel No. 00414437000370011.

The property is currently undeveloped with an existing driveway connection to State Road 7. The site is bordered by undeveloped land to the west and south with Lantana Road to the North and State Road 7 to the east. This project is within the South Florida Water Management District (SFWMD) East C-51 Drainage Basin and the Lake Worth Drainage District (LWDD).

The proposed improvements include development of a 4,400sf building on the parcel with parking areas, swales, inlets, pipes, a detention area, and exfiltration trench. The subject piece of land is not part of an existing SFWMD permit. The proposed drainage system will be designed following the requirements of Palm Beach County, LWDD, and the SFWMD with the East C-51 Basin criteria at build-out.

Water quality will be provided in the proposed exfiltration trench. Water attenuation for the 10 year - 3 day storm event will be met using proposed dry detention area and exfiltration trench. Legal positive outfall will be served to the Lantana Road drainage system via a control structure limiting discharge to the allowable rates.

**Wantman Group, Inc.**

Respectfully submitted,

ADAM W. SCHILDMEIER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 69218

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM W. SCHILDMEIER, PE. ON OCTOBER 29, 2020 USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Adam Schildmeier, P.E.

Florida License # 69218

Wantman Group, Inc. Cert. No. 6091



**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**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

October 8, 2020

WGI  
Attention: Connor Bailey  
2035 Vista Parkway  
West Palm Beach, FL 33411

Re: SWC Lantana & SR7

Dear Connor Bailey:

Per your request for response time information to the subject property located on the southwest corner of State Road 7 and Lantana Road. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road, Lake Worth. The subject property is approximately 3 miles from the station. The estimated response time to the subject property is 8 minutes 30 seconds. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 6:54.

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,

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue





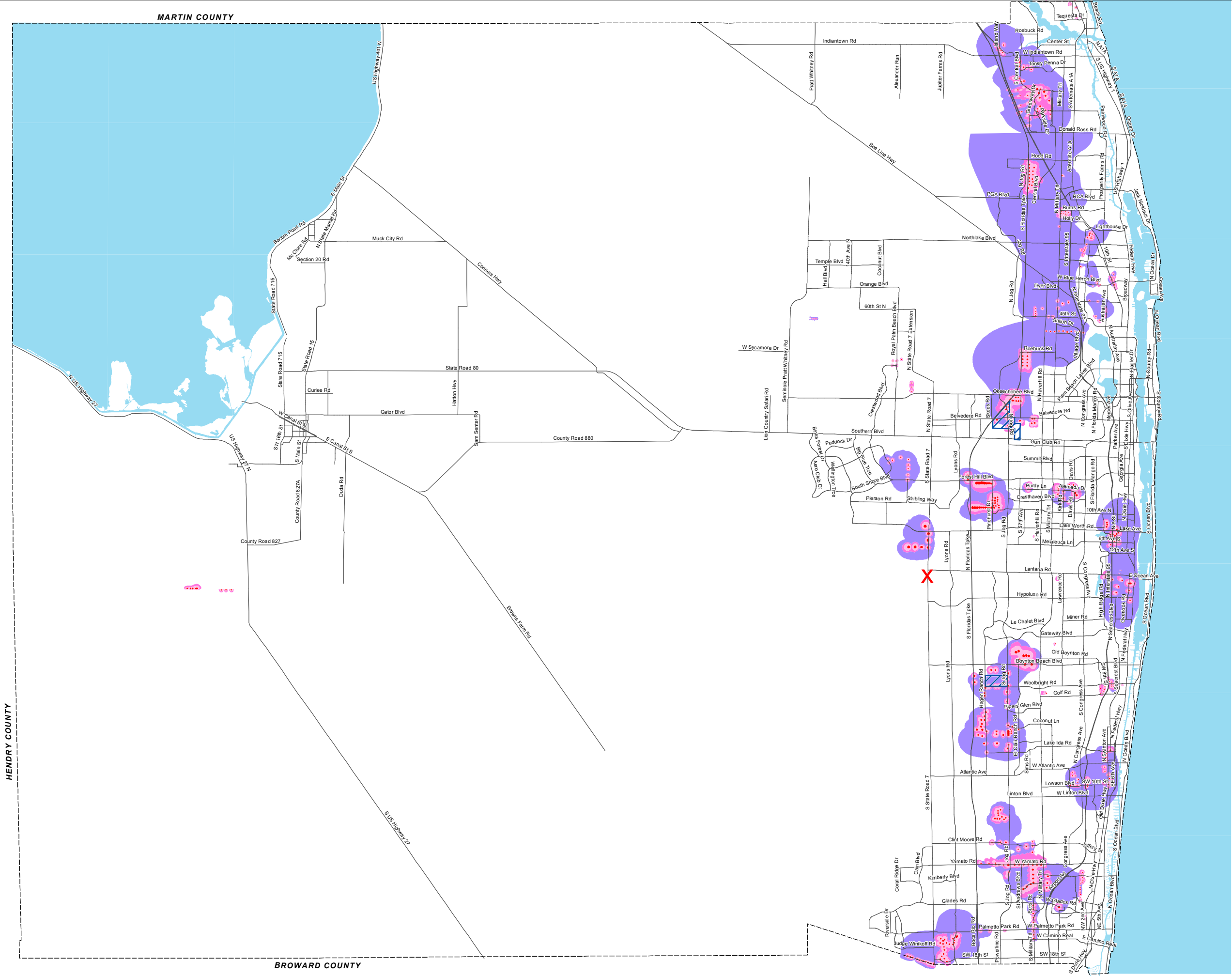
## ATTACHMENT L

### Natural Feature Inventory & Map



**PCN:** 00-41-44-37-00-037-0011

The subject site is undeveloped and covered with vegetation. A dirt pathway (bordered by shrubs and trees) cuts through this vegetation on the west portion of the subject site.



MAP LU 4.1

GENERALIZED  
WELLFIELD MAP

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay
- Location of Subject Site

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.

Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



1 0 1 2 3 Miles

Effective Date: 6/12/2015  
Filename: N:\Map Series\MXDs\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)



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Mack Bernard

**County Administrator**

Verdenia C. Baker

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printed on sustainable  
and recycled paper

October 7, 2020

Connor Bailey  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for the following property under the project named: SWC Lantana & SR 7, PCN #: 00-41-44-37-00-037-0011.**

Dear Mr. Bailey:

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport".

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

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