

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11, 2022
Application Name	Morin/Connolly Commerce	Control No.	2016-159
Acres	3.41 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-052-0370		
Location	West side of State Road 7, approximately 0.2 mile north of Boynton Beach Boulevard		
	Current	Proposed	
Tier	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	
Use	Agriculture Storage and Dispatch Office (current code violation)	Light Industrial uses	
Zoning	Agricultural Reserve (AGR)	Light Industrial (IL)	
Future Land Use Designation	Agricultural Reserve (AGR)	Commerce (CMR)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	None	
Density Bonus	Not Applicable	Not Applicable	
Total Number of Units	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 5 acres or 0.15 FAR of agricultural uses	0.45 FAR
Maximum Dwelling Units¹ (residential designations)	Single Family, 1 unit 1 du/5 acres x 3.41 ac. = 1 unit	Single Family, 1 unit 1 du/5 acres x 3.41 ac. = 1 unit (per underlying AGR)
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	1 max du x 2.39 = 2 people	1 max du x 2.39 = 2 people (per underlying AGR)

Maximum Square Feet 2, 4 (non-residential designations)	0.15 FAR x 3.41 ac. = 22,281 SF of agricultural uses	0.45 FAR x 3.41 ac. = 66,843 SF of industrial uses
Proposed or Conditioned Potential 3, 4	----	None
Max Trip Generator	Nursery (Garden Center) code 817. Daily: 108.1 trips/acre AM: 2.82 trips/acre PM: 8.06 trips/acre	Light Industrial code 110, or Flex Space IND FLU, or Landscape Services. Maximum trip rates: Daily: 7.86 trips/1000 SF AM: 34.4 trips/acre PM: 1.21 trips/1000 SF
Maximum Trip Generation	Daily: 369 AM: 10 PM: 27	Daily: 472 AM: 117 PM: 73
Net Daily Trips:	<u>103</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	<u>107</u> AM, <u>46</u> PM (maximum) <u>N/A</u> 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, Florida 33410
Phone Number	(561) 721-4461 / (561) 721-4460
Email Address	hwaldstein@jmortonla.com / jmorton@jmortonla.com

B. Applicant Information

Name	Carol Connolly	Howard Connolly	Robert G. Morin as Trustee of Robert G. Morin Trust of December, 1993
Company Name	None	None	None
Address	4629 NW Royal Oak Drive	4629 NW Royal Oak Drive	4629 NW Royal Oak Drive
City, State, Zip	Jensen Beach, Florida 34957	Jensen Beach, Florida 34957	Jensen Beach, Florida 34957
Phone / Fax Number	Contact Agent	Contact Agent	Contact Agent
Email Address	Contact Agent	Contact Agent	Contact Agent
Interest	Property Owner	Property Owner	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	The Property contains one 2,942 SF office building. In addition, there are several agriculture structures scattered throughout the property including shade houses, sheds, and other storage buildings. See Attachment F for Inventory and Map.
PCN	00-42-43-27-05-052-0370 Legal Description provided as Attachment A. Survey provided as Attachment P.
Street Address	9819 S. State Road 7
Frontage	330 feet of frontage on S. State Road 7 and 450 feet of depth on 97 th Place South
Legal Access	State Road 7 & 97 th Place South
Contiguous under same ownership	None
Acquisition details	The Property was originally purchased by Robert Morin on October 19, 1977 from Kenneth and Eloise Eatmon. On January 13, 1983 an undivided one-half interest in the property was conveyed to Howard and Carol Connolly. Copies of Warranty Deeds are provided as Attachment A.
Size purchased	4.6 acres

B. Development History

Control Number	2016-159				
Previous FLUA Amendments	None				
Concurrency	None				
Plat, Subdivision	Palm Beach Farms Company Plat No. 3 (PB 2, pg. 49)				
Zoning Approvals & Requests	None				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

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Part 4. Consistency

A. Consistency

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

B. Surrounding Land Uses. *Indicate the following for each surrounding property:*

Adjacent Lands	Use	Future Land Use	Zoning
North	Atlas Peat & Soil Chipping & Mulching Facility (46,716 SF & 62.80 acres)	Agricultural Reserve (AGR)	Agricultural Reserve (AGR) Control No. 1979-120
South	Landscape Services	Commercial Low with an underlying Industrial (CL/IND)	Light Industrial (IL) Control No. 2015-133
East	Bethesda West Hospital (793,376 SF Total) Hospital (236 beds & 558,126 SF) Medical Office (235,000 SF)	Institutional (INST)	Multiple Use Planned Development (MUPD) Control No. 2006-011
West	Contractor Storage/Dispatch Office for Commercial Waste Hauler	Commercial Low with an underlying Industrial (CL/IND)	Light Industrial (IL) Control No. 2015-133

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center) code 817. Daily: 108.1 trips/acre AM: 2.82 trips/acre PM: 8.06 trips/acre	Light Industrial code 110, or Flex Space IND FLU, or Landscape Services. Maximum trip rates: Daily: 7.86 trips/1000 SF AM: 34.4 trips/acre PM: 1.21 trips/1000 SF
Maximum Trip Generation	Daily: 369 AM: 10 PM: 27	Daily: 472 AM: 117 PM: 73
Net Daily Trips:	<u>103</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	<u>107</u> AM, <u>46</u> PM (maximum) <u>N/A</u> AM, <u>N/A</u> PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None.	None.
Significantly impacted roadway segments for Test 2	None.	None.
Traffic Consultant		
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 73 – Boynton Beach X-Town via Boynton Beach Boulevard	
Nearest Palm Tran Stop	Stop # 6791 – Bethesda Hospital (approximately ¼ mile away)	
Nearest Tri Rail Connection	Boynton Beach Tri-Rail Station (Gateway Boulevard) Via Route 73	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. Sufficient capacity is available for the proposed development. Connection to sewer will require a lift station and force main extension. See Attachment I for letter from Palm Beach County Water Utilities Department.	

Nearest Water & Wastewater Facility, type/size	A 16" potable water main is located adjacent to the Property within State Road 7 right-of-way. An 16" wastewater forcemain is located on the east side of State Road 7 approximately 1,150 feet to the south and east of the Property.
D. Drainage Information	
Legal, positive outfall is available via an existing 48 inch diameter culvert located near the northeast corner of the property which travels east under State Road 7 and outfalls into the E-1 canal. The E-1 Canal flows north to the C Stanley Weaver Canal (SFWMD C-16). The C-16 Canal flows east and discharges to the intracoastal waterway from the LWDD Control Structure No. 9 and ultimately from the SFWMD S-41 control structure. See Attachment J for Drainage Statement.	
E. Fire Rescue	
Nearest Station	Station # 47 – 7950 Enterprise Center Circle
Distance to Site	Approximately 3 miles
Response Time	8 minutes
Effect on Resp. Time	The proposed change will have minimal impact on Fire-Rescue facilities. See Attachment K for letter from Fire-Rescue Department.
F. Environmental	
Significant habitats or species	There are no significant habitats or species on the Property. The site has been previously cleared and utilized for an agricultural nursery. An aerial and several pictures of the Property are provided as Attachment L.
Flood Zone*	The Property is located in Special Flood Zone AE.
Wellfield Zone*	The Property is not located within a Wellfield Protect Zone. See Wellfield Map as Attachment N.
G. Historic Resources	
There are no significant historic resources on the Property or within 500 feet of the Property. See Attachment O.	

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

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

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

Library Name			
Address			
City, State, Zip			
Distance	Indicate the distance from the site to the nearest library.		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		

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

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

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

T:\Planning\AMEND\00Administration\Application-FLUA\2022 Application\2022-FLUA-App-Form.docx

Location Address 9819 S STATE ROAD 7**Municipality** UNINCORPORATED**Parcel Control Number** 00-42-43-27-05-052-0370**Subdivision** PALM BEACH FARMS CO PL NO 3**Official Records Book** 08072**Page**0274**Sale Date** DEC-1993**Legal Description** PALM BEACH FARMS CO PL NO 3 N 1/2 OF TR 37 (LESS W 4 FT & ELY 210.04 FT SR 7 R/W) BLK 52**Owners**CONNOLLY CAROL A
MORIN HOWARD C
MORIN ROBERT TR &**Mailing address**4629 NW ROYAL OAK DR
JENSEN BEACH FL 34957 3464

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-1993	\$100	08072 / 00274	TAX DEED	MORIN ROBERT TR &
JAN-1983	\$45,400	03881 / 01305	WARRANTY DEED	
JAN-1977	\$70,000	02754 / 01734		

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 4040 **Acres** 3.39**Use Code** 4800 - WAREH/DIST
TERM **Zoning** AGR - Agricultural Reserve (00-
UNINCORPORATED)

Tax Year	2021	2020	2019
Improvement Value	\$344,640	\$331,231	\$304,524
Land Value	\$481,200	\$481,200	\$458,286
Total Market Value	\$825,840	\$812,431	\$762,810

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$794,771	\$722,519	\$656,835
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$794,771	\$722,519	\$656,835

Tax Year	2021	2020	2019
Ad Valorem	\$14,018	\$13,303	\$12,421
Non Ad Valorem	\$371	\$368	\$373
Total tax	\$14,389	\$13,671	\$12,794

This instrument was prepared by:
✓ **ROBERT J. O'TOOLE**
Attorney at Law
208 S.E. Sixth St.
FORT LAUDERDALE, FLORIDA 33301

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

83 027267

This Indenture, made this 13th day of January 1983, Between

ROBERT MORIN, a single man

of the County of Broward, State of Florida, grantor*, and

HOWARD E. CONNOLLY and CAROL A. CONNOLLY, his wife

whose post office address is 2230 N.W. 68th Avenue, Margate, Florida 33063

of the County of Broward, State of Florida, grantee*,

Witnesseth, That said grantor for and in consideration of the sum of Ten and _____

_____00/100 Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

AN UNDIVIDED ONE-HALF (1/2) interest in and to the following described property:
The North one-half (1/2) of Tract 37 less the West Four Feet (4') thereof, and less the Right of Way for State Road 7, in Block 52, of PALM BEACH FARMS COMPANY, PLAT NO. 3, according to the Plat thereof, recorded in Plat Book 2, Page 49, of the Public Records of Palm Beach County, Florida.

SUBJECT to restrictions, easements and limitations of record; taxes for the year 1983 and subsequent years, and to all valid zoning ordinances.

SUBJECT to a first mortgage in favor of Boca Raton Federal Savings and Loan Association, in the approximate balance of \$40,288.57, which the grantees herein assume and agree to pay.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nina C. Knight

Nina C. Knight

Ann Marie McDaniel

Ann Marie McDaniel

Robert Morin (Seal)
Robert Morin, a single man



STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Robert Morin, a single man

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____ 19____

My commission expires:

Notary Public

B3881 P1305

45,400
9.60
204.30

SS 204,30

OPTIONAL FORM 175
(FORMERLY FS-68)
MARCH 1975
DEPT. OF STATE
50175-101

Certificate of Acknowledgment of Execution of an Instrument

Republic of Indonesia
(Country)

City of Jakarta
(County and/or other political division)

Embassy of the United States
(County and/or other political division)
of America
(Name of foreign service office)

SS:

I, M. Patricia Wazer Consul

of the United States of America at Jakarta, Indonesia

duly commissioned and qualified, do hereby certify that on this thirteenth
day of January, 1983 before me personally appeared
(DATE)

ROBERT MORIN

to me personally known, and known to me to be the individual described in, whose
name he subscribed to, and who executed the annexed instrument, and being
informed by me of the contents of said instrument he duly acknowledged to me
that he executed the same freely and voluntarily for the uses and purposes therein
mentioned.

B3881 P1306



In witness whereof I have hereunto set my hand and
official seal the day and year last above written.

M. Patricia Wazer

Consul of the United States of America

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

Attachment F Built Feature Inventory & Map

97th Pl S

350 SF storage shed

198 SF storage shed

2,942 SF one-story
Office

Site

2,363 SF shade
house/storage area

State Road 7 (US-441)

Attachment G Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for the property located at 9819 South State Road 7 (“Property”).

I. PROPOSED FLUA MAP AMENDMENT

The Applicant is proposing to amend the Future Land Use designation from Agricultural Reserve (AGR) to Commerce (CMR).

Description of Site Vicinity

The Property is located on the west side of State Road 7, approximately ¼ mile north of Boynton Beach Boulevard at 9819 South State Road 7. The Property has a Future Land Use designation of Agricultural Reserve. Within the vicinity of the Property are multiple agricultural uses including row crops, agriculture sales and service, and a significant chipping and mulching facility.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	Atlas Peat & Soil Chipping and Mulching Facility	1979-120
South	Commercial Low, with an underlying Industrial (CL/IND)	Light Industrial (IL)	Landscape Service	2015-133
East	Institutional, with underlying Agricultural Reserve (INST/AGR)	Institutional & Public Facilities (IPF)	Bethesda West Hospital	2006-011
West	Commercial Low, with an underlying Industrial (CL/IND)	Light Industrial (IL)	Dispatch Services for FCC Environmental Services Trash Collection Contractor	2015-133

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.

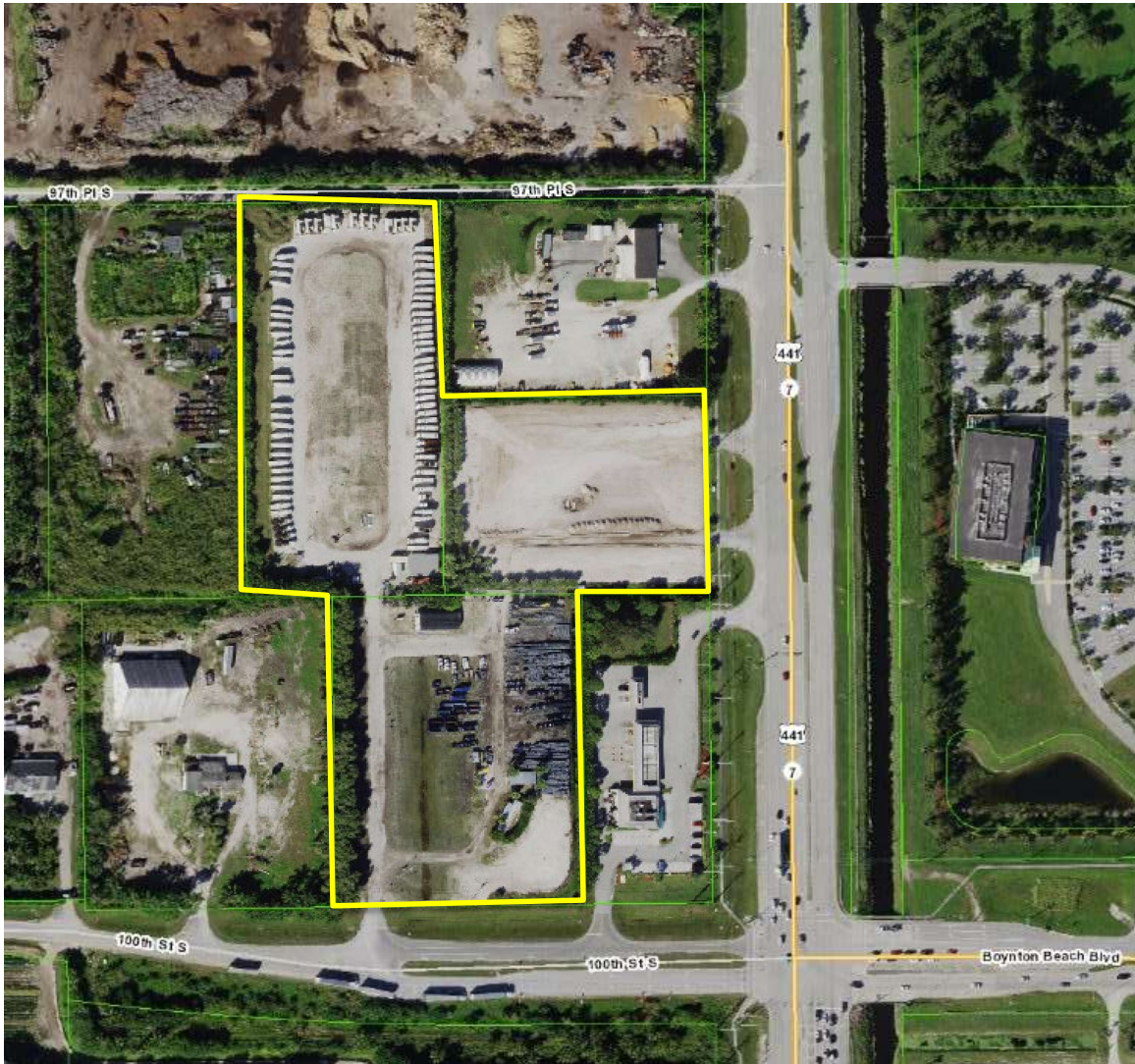
Response: *The proposed Commerce Future Land Use designation is suitable and appropriate for the subject site. Several of the uses surrounding the Property are either industrial in nature such as the chipping and mulching facility to the north or have been approved for Industrial land use and zoning designations such as the landscape services property to the south and the trash collection dispatch office to the west. This Property was previously known as the Homrich Nursery property, and in 2016, the Board of County Commissioners adopted a Future Land Use amendment to amend the Future Land Use designation to Commercial Low, with an underlying Industrial (CL/IND) designation.*

The Property was previously utilized for landscape services, however, that tenant vacated the Property once code changes were adopted by the County related to landscape service establishments. The Property is now being utilized for outdoor storage. As new residential projects continue to be approved in the Agricultural Reserve and more people populate the area, additional services are needed and should be located close to the need. These services include but are not limited to landscape services, flex office and warehouses for contractors, self-storage and similar uses are necessary to support the growing population in the immediate area. This small 3.41 acre parcel is not large enough to accommodate an agricultural use that would support agriculture operations in the area. The proposed change would allow a small industrial use to provide a needed service to the neighboring residential communities without being directly adjacent to those uses. The Property's location on the west side of State Road 7 prevents the possibility of having a potentially negative impact on the residential use.

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: *The Agricultural Reserve Tier has recently been the subject of numerous changes. The commercial cap has been increased to accommodate new commercial projects along Boynton Beach Boulevard, State Road 7 and Atlantic Avenue. Additionally, as previously mentioned the Future Land Use designation of the Homrich Nursery located south and west of the Property on the same site of State Road 7 was changed to Commercial Low, with an underlying Industrial designation in 2016. Since then, the Homrich Nursery property has been developed with a landscape service business and a dispatch office/contractor storage yard for a waste management hauler. Below is a current aerial of the Homrich Nursery property showing the use of the property for waste management hauler purposes. This aerial shows waste management trucks parked along the perimeter of the northern parcel as well as a building for the repair and maintenance of those vehicles. Multiple waste management bins and containers are stored outside on the southern parcel. The parcel fronting on State Road 7 has been cleared for the future development of a Landscape Service contractor operation that will have multiple landscape vehicles parked outside, outdoor yard waste storage, and above ground fuel tanks to serve the vehicle fleet. The Future Land Use amendment that was granted for the Homrich Nursery property recognized the changing characteristics of the area and the compatibility concerns for certain agriculture uses that are industrial in nature on adjacent properties.*



One of the reasons, the Homrich Nursery property was granted approval for an Industrial designation was due to the impacts of the existing chipping and mulching facility on the agricultural use (wholesale nursery) on that property at the time. That same chipping and mulching facility is located immediately to the north of the subject Property and continues to impact the other properties within the vicinity. The subject Property is completely surrounded by heavy industrial uses.

Earlier this year, the Board of County Commissioners also approved the adoption a Future Land Use Amendment for the LAS Farms Property to the north of the chipping and mulching facility from Agricultural Reserve (AGR) to Industrial (IND/AGR) subject to conditions limiting the property to light industrial uses. The Board of County Commissioners also approved the Sunflower Industrial project on the west side of State Road 7 south of Atlantic Avenue in 2020. This project was also the subject of a Future Land Use Amendment from Agricultural Reserve (AGR) to Industrial (IND/AGR) subject to conditions limiting the property to light industrial uses.

Finally, in August of this year the Board of County Commissioners adopted a new Land Use Designation of Commerce (CMR) to establish a third category of industrial uses specially for light industrial uses. The Applicant is seeking an amendment to the Future Land Use from Agriculture to Commerce.

All of these changes and the recent direction from the Board of County Commissioners regarding additional light industrial uses in the Agricultural Reserve signify that additional land and opportunities for light industrial projects is needed and appropriate for properties fronting on State Road 7.

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

Response: *As mentioned above, the characteristics of State Road 7 within the Agricultural Reserve have changed since the Agricultural Reserve Master Plan's inception. Multiple residential projects have been developed between State Road 7 and Florida's Turnpike. The Bethesda Hospital located just east of the Property was constructed in the early 2000's and an expansion was recently approved by the Board of County Commissioners that will nearly double the size and intensity. The residential and commercial development that has been constructed within the central part of the Tier along Boynton Beach Boulevard, Atlantic Avenue, and Lyons Road has forced several agricultural operations to relocate. The Alderman Farms Packing Plant relocated from the northeast corner of Boynton Beach Boulevard to the west side of State Road 7 after approval of the CobbleStone Commons retail plaza. The Thomas Packing Plant closed and relocated out of the area after approval of the comprehensive plan amendment removing that property located at the northeast corner of Clint Moore Road and State Road 7 from the Agricultural Reserve Tier and designating it as commercial Low, with an underlying 2 units per acre (CL/2).*

Additionally, the other recent Future Land Use amendments approved on the west side of State Road 7 including Stop and Shop (LGA 2016-023) to allow for gas sales and service and retail uses, Homrich Commercial (LGA 2016-019) to allow for industrial and commercial uses, Sunflower Light Industrial (LGA 2021-016) to allow for light industrial uses, and most recently LAS Farms (LGA 2022-001) to allow light industrial uses have been approved which recognize the changed conditions of the Agricultural Reserve. All of these changes allow for additional businesses to serve the needs of the growing number of residents moving to the Agricultural Reserve.

These changes indicate the Agricultural Reserve has continued to change from a rural agricultural area to a suburban community with a growing population that needs various services and goods within proximity of their homes. A sustainable community is a community that is planned, built and modified to promote a living environment that focuses on urban infrastructure, social equity, efficient provision of utility services and economic sustainability. Sustainable communities incorporate principles that improve access to affordable housing, increase transportation options, and lower transportation costs while protecting the environment. Approval of additional industrial land will allow for needed services to be located near existing housing, thus reducing vehicle trips outside of the Agricultural Reserve and ultimately contributing to less traffic congestion and better access throughout the Agricultural Reserve.

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

Response: *The consultants that prepared the Agricultural Reserve Master Plan recognized the industrial corridor along Atlantic Avenue between State Road 7 and Smith Sundry Road/Half Mile Road. Furthermore, the consultant recommended 330,000 square feet of additional industrial square footage within the Agricultural Reserve. When the Board of County Commissioners reviewed the Agricultural Reserve Master Plan and directed Staff to prepare additional Comprehensive Plan policies for the Agricultural Reserve Tier however, the addition of industrial land and industrial uses was not included. Twenty years have passed since these Agricultural Reserve policies were incorporated into the Comprehensive Plan and the Agricultural Reserve Tier is close to being "built out". Of the 22,000 acres within the Agricultural Reserve, only 1,700 acres remain without any development approvals. This represents a total of 5% of the Agricultural Reserve that is not entitled for development or preservation.*

The consultants that developed the Agricultural Reserve Master Plan anticipated that the Agricultural Reserve would be a place where people can live, work and play without having to travel to the

Urban/Suburban Tier. Contrary to the intent of the Master Plan, the Agricultural Reserve has become an exclusive community comprised mainly of expensive single family homes. Most of the employment opportunities available within the Tier are generated by the commercial centers, farming activities, and industrial corridor along Atlantic Avenue. The proposed Future Land Use amendment to Industrial will create another opportunity for a service not currently located in the Tier. This opportunity would ultimately meet the intent of the Master Plan that has yet to be realized by the current limited development pattern.

d. Inappropriateness of the adopted FLU designation.

Response: N/A

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

Response: N/A

G.2 Residential Density Increases

This proposed FLU amendment is not a request to increase residential density.

G.3 Compatibility

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, 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 maintain the subject Property’s compatibility with the surrounding properties, some of which have undergone land use amendments while preventing land area for needed services.

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

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

- Primary access is available from State Road 7, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located on a major north/south transportation route (State Road 7). Many uses along this transportation route are industrial or commercial in nature even though they are technically agricultural uses. For example, there are multiple agriculture sales and service establishments, produce packing houses, agricultural storage locations for farm equipment and materials, a chipping and mulching facility, and a farmers’ market all located on the west side of State Road 7. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the State Road 7 corridor.

As mentioned, many uses that are permitted and currently exist on the agriculture land within the Agricultural Reserve have similar impacts on adjacent properties. Farming activities often include: pesticide and herbicide spraying, heavy equipment storage and operation, produce packing activities, truck deliveries and loading including refrigeration trucks, 24 hour operations, noise, dust, and outdoor storage of materials and dead plants/vegetation.

Agriculture activities are often not buffered from adjacent properties and uses. Additionally, the County code requires setbacks, buffers and landscaping for all on-site structures to ensure compatibility.

Finally, given the nature of the industrial uses that are existing and approved for the parcels immediately adjacent to the Property to the north, south, and west the proposed Future Land Use amendment to Commerce would be compatible and consistent with those intense uses.

G.4 Comprehensive Plan

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

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

- **Strategic Planning** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”
Response: Approval of this proposed FLU amendment will allow for the development of a light industrial use on a Property with access to State Road 7, a major north/south transportation route. The area surrounding the Property is a mix of agricultural, industrial, and commercial uses. Residential PUDs are prohibited from being located on the west side of State Road 7. This use will ensure that the Agricultural Reserve Tier is a diverse community that can meet the needs of the existing and future residents located on the east side of State Road 7 and within the Tier.
- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”
Response: The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location on a major transportation route with access/frontage on State Road 7 contributes to timely, cost effective service provision. The proposed Commerce designation will allow for development of a use that will better serve the immediate and future needs of the community as it will provide additional services and employment opportunities.

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

- **FLUE Objective 2.2 Future Land Use Provisions - General** – “Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provisions of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.”
Response: The newly adopted Commerce Future Land Use designation establishes a third category allowing industrial uses; and allows an opportunity for light industrial uses in appropriate locations in order to allow employment based uses at suitable locations along major thoroughfares while protecting adjacent residences from more intense uses. A change to the Commerce Future Land Use designation would allow for the development of additional uses to support the growing residential communities within the Agricultural Reserve by providing additional services to the residents within the Tier and without further impacting the roadway network leading to the Urban/Suburban Tier.
- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the

community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) with services and public facilities available. The recently adopted Commerce Land Use designation established a third category for industrial uses, specifically light industrial uses. Development of a light industrial use on the Property would be consistent with the existing development pattern along State Road 7. A change to the Future Land Use designation would allow for the development of a project that would provide an employment opportunity and additional services to the surrounding community.*

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

- **FLUE Policy 1.5-v:** “The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations to provide a balance of land uses for current and new residents of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements:
 1. Limited to the Commerce (CMR) future land use designation.
 2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use;
 3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
 4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way); and
 5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following:
 - The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process.
- **Response:** *The Project proposes a light industrial development on a 3.41-acre property located west of and with frontage along State Road 7. The Applicant is requesting a Land Use Designation of Commerce (CMR) corresponding with the concurrent request for a rezone to Light Industrial; and meeting the Performance Standards and Property Development Regulations. The Property is 3.41 acres and is not required per the Policy above to provide a preserve area.*
- **FLUE Policy 2.2.4-a:** “The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.”

Response: *The recently adopted Commerce Land Use designation establishes a third category allowing industrial uses, specifically light industrial uses and provides policy guidance on location requirements, limiting to major corridors. Providing additional industrial land within the Agricultural Reserve ensures the availability of employment opportunities and needed services to the residents of the Agricultural Reserve Tier. By adding valuable industrial land to the Agricultural Reserve Tier, economic diversity is ensured within the Tier and Palm Beach County. The County has already determined that this is an appropriate location for industrial as evidenced by the approval of the Homrich Nursery property, the*

approval of the site plan for the chipping and mulching facility to the north, as well as the LAS Farms Industrial property further to the north of the chipping and mulching facility.

- **FLUE Policy 2.2.4-c:** “The three Industrial future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element).
 1. **Commerce.** The Commerce (CMR) future land use designation is intended to accommodate light industrial uses to provide an option for low-trip generating non-residential and/or employment generating uses on arterial roadways. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.
- *Response: Development of a light industrial use on the Property would be consistent with the existing development pattern along State Road 7. A change to the Future Land Use designation would allow for the development of a project that would provide an employment opportunity and additional services to the surrounding community.*
- **FLUE Policy 2.2.4-d:** “Industrial uses shall be considered either Light or Heavy as defined below.

Light Industrial. Light industrial development’s typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted..”

Response: As previously indicated, agriculture uses often generate dust, smoke, fumes, odor, noise, vibration and other objectionable effects such as aerial spraying of pesticides, etc. on adjacent properties. The proposed Future Land Use amendment to Commerce would ensure the development of a light industrial use that is located away from residential development and would not have such similar negative impacts on adjacent properties. Also, as previously indicated, the Applicant is agreeing to conditions limiting the Property to the development of light industrial uses only (or approval of Commerce Future Land Use designation if appropriate/available).

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 AGR to IND with an underlying future land use of AGR for the purpose of providing additional services along the State Road 7 corridor. The amendment does not promote low intensity/density or single-use development.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

- **Response:** *The Property is located within the State Road 7 corridor which is not rural in nature as evidenced by urban services such as police, fire rescue and water/wastewater/drainage utilities are existing in the immediate area. The proposed Commerce designation is consistent with the surrounding commercial, industrial and agricultural uses and activities.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The Property is not isolated in nature and currently supports a garden center. The Property is surrounded by various commercial, industrial, and institutional development and would be considered infill development within a major north/south transportation corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is currently utilized as a nursery and garden center. Several changes have already been granted to properties within the immediate area that allow the development of commercial and industrial uses. The area has been changing from agriculture to commercial and industrial uses since 2006. Since the proposed request is for Commerce, no negative impacts to agricultural uses are anticipated with the land use change. The small size of the Property will not impact the adjacent larger parcels supporting agriculture operations.*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *This amendment will maximize the use of existing facilities and services. The Property's location within a Limited Urban Service Area (LUSA) means that services and public facilities are available to serve the Property.*
- 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:** *Approval of a Commerce Future Land Use designation will be consistent with the type of development to the south. While the property is located within the Agricultural Reserve Tier of the County, this major roadway corridor has been changing as new commercial and industrial uses are approved and developed. The surrounding residential developments are supporting and increasing the demand for these 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 the development of a small Property that is consistent with the existing and proposed uses to the south. Future development on the Property will serve the current and future needs for the surrounding communities.*
- Fails to encourage a functional mix of uses.

- **Response:** Approval of this proposed amendment will allow the development of industrial uses that will provide services to the surrounding existing residential communities and regional hospital rather than allowing the current single use development pattern that has occurred in the Agricultural Reserve to continue. Development of the Property will allow the community needs to be met within the Tier which will cause trips to remain in the Agricultural Reserve Tier.
- 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 this relatively urban area. 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 with pedestrian connections to State Road 7 as required through the site plan approval process.
- 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 an industrial use that will allow for the additional employment opportunities within an area of the County that has historically only been developed with low density single family residential development. In order to meet the growing demand, additional industrial land is needed in this area. Therefore, the proposed amendment would contribute to livable communities and help balance the land uses within the Agricultural Reserve while maintaining the character of the community.

Conclusion

As described above, the proposed FLU amendment from Agricultural Reserve (AGR) to Commerce (CMR) 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



**Palm Beach County
Board of County
Commissioners**

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Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

April 5, 2022

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: Connolly
9819 S State Road 7
PCN 00-42-43-27-05-052-0370
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 Agricultural Reserve (AGR) to Industrial (IND) on approximately 3.5 acres subject to a Capacity Reservation Agreement with PBCWUD.

The nearest point of connection to potable water is a 16" potable water main located within SR7 approximately 250' east of the subject property. The nearest point of connection to sanitary sewer is a 16" forcemain located east of SR7 approximately 1150' east and south of the subject property. These connections will require a lift station and watermain and forcemain extensions.

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 14, 2022

Re: **Drainage Report for 9819 S. State Road 7**
9819 S. State Road 7, Boynton Beach, Florida 33472
PCN: 00-42-43-27-05-052-0370 / Section 24, Township 45S, Range 41E

1. SITE DESCRIPTION

The project site contains approximately 3.39 acres and is generally located at the southwest corner of 97th Place South and State Road 7 (US 441) in unincorporated Palm Beach County, Florida.

2. LEGAL, POSITIVE OUTFALL

Legal, positive outfall is available via an existing 48 inch diameter culvert located near the northeast corner of the property which travels east under State Road 7 and outfalls into the E-1 canal. The E-1 Canal flows north to the C Stanley Weaver Canal (SFWMD C-16). The C-16 Canal flows east and discharges to the intracoastal waterway from the LWDD Control Structure No. 9 and ultimately from the SFWMD S-41 control structure.

3. BASIN / ALLOWABLE DISCHARGE / MINIMUM FINISHED FLOOR

The property is located within the SFWMD's C-51 Drainage Basin (Sub Basin 21B). Per Figure 41-8 of the C-51 Basin Design Criteria dated June 2015, the maximum allowable discharge is twenty-seven (27) cubic feet per second per square mile (CSM) for the 10-year, 3-day design storm with a minimum required finished floor and compensating storage elevation of 16.7 NAVD (18.2 NGVD '29).

4. FEMA / FLOOD DESIGNATION

Per the Federal Emergency Management Agency's (FEMA) flood insurance rate map (FIRM) Community Panel Number 120192 0100B, the project appears to lie in Zone AE (BFE = 16.7 NAVD '88).

5. MINIMUM LEVELS OF SERVICE

The minimum required levels of service include:

1. The parking lot elevations at or above the projected 5-year, 1-day storm event;
2. The perimeter elevations at or above the projected 25-year, 3-day storm event; and
3. The finished floors elevations at or above the projected 100-year, 3-day storm event as well as the required SFWMD and FEMA flood zone parameters for the proposed facility (16.7 NAVD).

6. SYSTEM DESIGN

The site will comply with the required levels of service for pavement, perimeter and building floor elevations. The system will be designed to provide water quality treatment based on 150% of the required volume determined by the greater of 1" over the site or 2.5" over the proposed impervious area (less buildings and lakes). Additionally, the site is located within the SFWMD C-51 Basin and will provide compensating storage for flood plain encroachment and loss of soil storage.

7. ADJACENT PARCELS & OFF-SITE FLOWS**a. NORTH**

The property is bounded to the north by 97th Place South, a private roadway. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property from the north. The property elevations are higher than the adjacent roadway elevations.

b. SOUTH

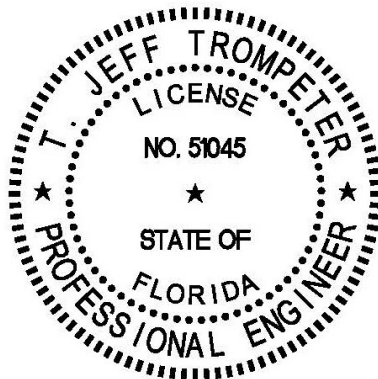
There is an existing landscape services project (Dezerata) to the south that was designed and permitted with its own onsite drainage system. There is an existing concrete wall and chain link fence separating the two properties. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property from the south.

c. EAST

State Road 7 borders the east property line and has its own roadside swale drainage system. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property from the east. The property elevations are higher than the adjacent roadway, sidewalk and/or swale elevations of SR 7.

d. WEST

The property to the west is a trash hauler parking and repair facility (FCC Environmental) with its own drainage system. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property from the west.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY T. JEFF TROMPETER, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Civil Design, Inc.
1400 Centrepark Blvd., Suite 905
West Palm Beach, FL 33401
(561) 659-5760
Registry No. 9664



Fire Rescue

Chief Patrick J. Kennedy
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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Maria Sachs

Melissa McKinlay

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County Administrator

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Official Electronic Letterhead

April 1, 2022

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

Re: Connolly Land Use

Dear Ms. McClellan:

Per your request for response time information to the subject property located at 9819 S State Road 7. This property is served currently by Palm Beach County Fire-Rescue station #47, which is located at 7950 Enterprise Center Cir. 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 36 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,

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

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue

Attachment L Natural Feature Inventory & Map

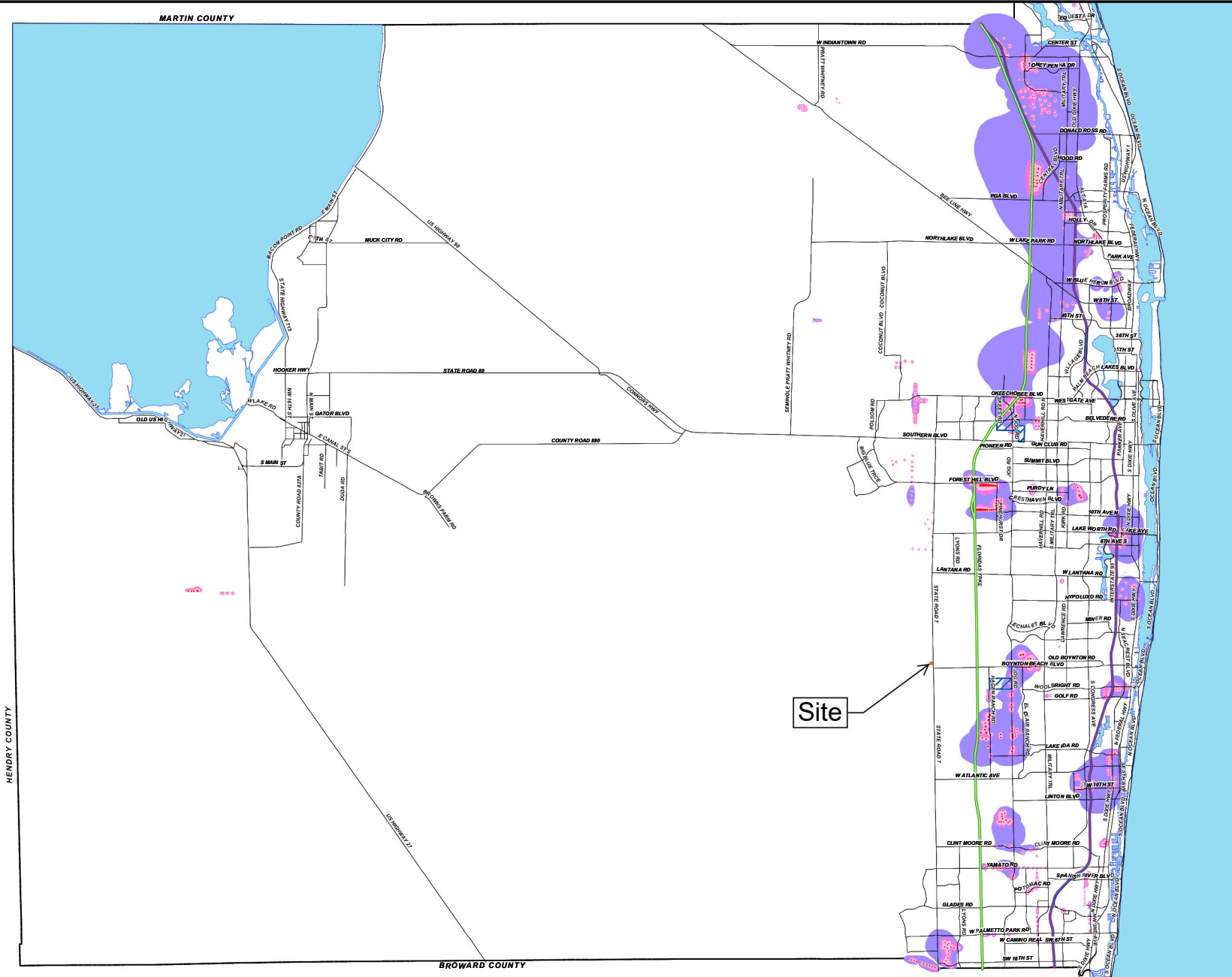
97th Pl S

Site

Property was previously
cleared and utilized for
agriculture activities.

State Road 7 (US-441)

MARTIN COUNTY



HENDRY COUNTY

BROWARD COUNTY

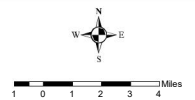
MAP LU 4.1 WELLFIELD PROTECTION ZONES IN PALM BEACH COUNTY, FLORIDA

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

SJ-5.006(4)B1
SOURCES:
PBC Dept. of Environmental Resources Management
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.
The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



**PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES**



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



**Department of Planning,
Zoning & Building**

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

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



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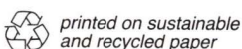
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

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printed on sustainable
and recycled paper

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: Connolly
Land Use & Zoning Change, under PCN: 00-42-43-27-05-052-0370.

Dear Ms. Velasco:

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

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

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

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J.
Morton\ Project:Connolly Land Use & Zoning Change_PCN00-42-43-27-05-052-0370_3-1-2022.doc

