

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-B	Intake Date	11/10/2020
Application Name	Net Zero Project #2668	Control No.	
Acres	2.42 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-24-00-000-3260 & 00-42-43-24-04-000-0060		
Location	South side of Orlando Avenue west of Old Military Trail, approximately 630 feet west of N. Military Trail.		
	Current	Proposed	
Tier	Urban Tier	Urban Tier	
Use	Single family residential, including a 2200 sq. foot single family home	Multi-family residential	
Zoning	Residential Multifamily (RM)	Residential Multifamily (RM)	
Future Land Use Designation	Medium Residential, 5 units per acre (MR-5)	High Residential, 12 units per acre (HR-12)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	A total of 62 Dwelling Units (inclusive of 10 TDRs and 14 on-site rental WHP Units). See attached WHP Letter.	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	Maximum density for current designation (eg. 3 units per acre)	Maximum FAR for current designation (eg. .35 FAR)
Maximum Dwelling Units ¹ (residential designations)	5 du/acre x 2.42 ac. = 12 Dwelling Units	12 du/acre x 2.42 ac. = 29 Dwelling Units
Maximum Beds (for CLF proposals)	N/A	N/A
Population Estimate	12.05 max du x 2.39 = 28.80	29.04 max du x 2.39 = 69.40
Maximum Square Feet ^{2, 4} (non-residential designations)		

Proposed or Conditioned Potential 3, 4	----	<i>62 Apartment Units (please see attached conceptual plan)</i>
Max Trip Generator	<i>ITE 210 Single Family Detached 10 Trips per DU</i>	<i>ITE 221 Apartment 5.44 Trips per DU</i>
Maximum Trip Generation	120	158 (maximum potential) 337 (proposed potential)
Net Daily Trips:	38 (maximum minus current) 217 (proposed minus current)	
Net PH Trips:	10 (3 In/7 Out) AM, 13 (8 In/ 5 Out) PM (maximum) 22 (6 In/16 Out) AM, 27 (16 In/11 Out) 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 (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	Steven E. Wallace, Esq.
Company Name	The Wallace Law Group, PL
Address	2240 W. Woolbright Road #403
City, State, Zip	Boynton Beach, Florida 33426
Phone / Fax Number	561-877-6020 (Phone)/561-244-4302 (Facsimile)
Email Address	Wallacelaw1@me.com

B. Applicant Information

Name	David Gillis
Company Name	Net Zero Project, LLLP
Address	401 E. Las Olas Boulevard Suite 130-307
City, State, Zip	Fort Lauderdale, Florida 33301
Phone / Fax Number	650-213-6148
Email Address	dave@netzeroproject.net
Interest	<i>Contract Purchaser</i>

Name	Vernon Lee Osteen
Company Name	
Address	2707 Old Military Trail
City, State, Zip	West Palm Beach, Florida
Phone / Fax Number	N/A
Email Address	N/A
Interest	<i>Property Owner</i>

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	<p><u>Existing</u> On Parcel #1 (00-42-43-24-01-000-0060), there are no existing structures. On Parcel #2 (00-42-43-24-00-000-3260), there are three existing structures which will be demolished: (1) a 1,136 square foot residential structure, (2) a 1,379 square foot residential structure, and (3) a 274 square foot storage building.</p> <p><u>To Be Constructed</u> Two multi-family buildings, Building #1, 25,688 square feet and Building #2, 12,312 square feet to be constructed on Parcel #2. Parcel #1 shall be used for parking and landscape buffer. See inventory and map of all built features on the subject site. See Attachment F for more information.</p>
PCN	See Attachment A for Legal Description and Attachment P for survey.
Street Address	2668 and 2707 Old Military Trail, West Palm Beach, Florida
Frontage	Southeast corner of Orlando Avenue and Old Military Trail
Legal Access	Orlando Avenue is legal access for both parcels and will remain the legal access under this Application upon approval by concurrent Zoning Variance.
Contiguous under same ownership	None
Acquisition details	<p>The Property is currently under contract with the current owner, Vernon L. Osteen.</p> <p>Parcel #1 (00-42-43-24-01-000-0060) was acquired by current owner Vernon L. Osteen from Judy D. York a/k/a Judy York Bryant on August 25, 1992 for \$10.00 sale per that certain Warranty Deed recorded on August 26, 1992 in Official Records Book 7369, Page 1914 of the Public Records of Palm Beach County. A copy of the Deed is part of Composite Attachment A.</p> <p>Parcel #2 (00-42-43-24-00-000-3260) was acquired by current owner Vernon L. Osteen from Eileen Osteen on September 30, 1974 for \$100.00 sale (it appears that the parties were related as they have the same last name) per that certain Quit Claim Deed recorded on October 2, 1974 in Official Records Book 2356 Page 138 of the Public Records of Palm Beach County. A copy of the Deed is part of Composite Attachment A.</p>
Size purchased	2.42 acres

B. Development History

Control Number	None.
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Previous FLUA Amendments		None.			
Concurrency		None.			
Plat, Subdivision		Parcel #1 (00-42-43-24-01-000-0060) is located in Military Park Nichols Addition, recorded in Plat Book 10, Page 14 of Public Records of Palm Beach County. Parcel #2 (00-42-43-24-00-000-3260) is not platted.			
Zoning Approvals & Requests		None			
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

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Part 4. Consistency

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

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

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

- **Uses.** Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).
- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
North	Residential/Park (No Residential Units it is a Park)	Medium Residential, 5 Units Per Acre (MR-5)	Multifamily Residential (RM)
South	Residential/Vacant (No Residential Units)	Medium Residential, 5 Units Per Acre (MR-5)	Multifamily Residential (RM)
East	Vacant (No Residential Units)	Medium Residential, 5 Units Per Acre (MR-5)	Multifamily Residential (RM)
West	Vacant (No Residential Units)	Medium Residential, 5 Units Per Acre (MR-5)	Multifamily Residential (RM)

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed

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Net Daily Trips:	38 (maximum minus current) 217 (proposed minus current)	
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Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Dr. Juan F. Ortega, P.E., JFO Group Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Line 3-Route 3 Southbound	
Nearest Palm Tran Stop	1033 (Military Trail @ Steele Street)) 0.144 miles	
Nearest Tri Rail Connection	WPB ITC @ BUS TRM	
C. Portable Water & Wastewater Information		
<i>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</i>		
Potable Water & Wastewater Providers	The nearest potable watermain is 10' watermain located in Old Military Trail adjacent to the Property. The provider letter is attached hereto and made a part hereof as Attachment I.	
Nearest Water & Wastewater Facility, type/size	The nearest sanitary sewer connection is a 10' sanitary sewer forcemain located on Marguerita Street located 960' South of the Subject Property. The connection will require a forcemain extension and a lift station. The provider letter is attached hereto and made a part hereof as Attachment I.	
D. Drainage Information		
<i>Summarize Drainage Statement here and refer to Application Attachment J which must provide:</i> <ol style="list-style-type: none"> <i>The drainage provider is South Florida Water Management District.</i> <i>The Subject Property is located in the SFWMD C-17 drainage basin.</i> 		

3. *The proposed drainage systems will include inlets, culverts and exfiltration trenches to collect, convey and treat all stormwater runoff, including the use of bio-swales and other appropriate treatment mechanisms prior to discharging offsite.*
4. *A legal positive outfall is provided by overflow or direct connection to the existing drainage systems on both Orlando Avenue and Old Military Trail. The system will be designed using the criteria of limiting the stormwater discharge to less than the pre-development discharge. The drainage system design will meet the requirements of all appropriate permitting agencies including SFWMD and PBC Drainage Review.*

E. Fire Rescue

Nearest Station	Palm Beach County Fire Rescue Station 23 located at 5477 Okeechobee Boulevard, West Palm Beach, Florida 33417
Distance to Site	2.25 miles
Response Time	<i>Approximately 7 minutes to the Subject Property</i>
Effect on Resp. Time	<i>There are no effects on response time for the subject request. See the Fire Rescue Letter attached hereto as Application Exhibit K.</i>

F. Environmental

Significant habitats or species	None.
Flood Zone*	Flood Zone X
Wellfield Zone*	The site is not located within a Wellfield Zone. See Wellfield Zone Statement and Wellfield Zone Map attached hereto as Composite Application Exhibit M.

G. Historic Resources

Summarize Historic Resources Evaluation letter here and provide as Application Attachment N.

1. *There are not any historic or architecturally significant resources located on or within 500 feet of the site, including buildings, structures and other objects.*
2. *There are not any archaeological resources located on or within 500 feet of the site, including aboriginal mounds, forts, earthworks, village locations, campsites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.*

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

Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Dyer Park, 7301 Haverhill Road, West Palm Beach, Florida 33412	0.00339	40	.1356
Beach	R.G. Kreusler Park, 2882 S. Ocean Boulevard, Palm Beach, Florida 33480	0.00035	40	.014
District	Lake Lytal Park, 3645 Gun Club Road, West Palm Beach, Florida 33406	0.00138	40	0.0552

I. Libraries - Residential Only (Including CLF)

Indicate the name and location of the closest County Library. Information is available from the Library Department at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

Library Name	Okeechobee Branch			
Address	5689 West Okeechobee Boulevard			
City, State, Zip	West Palm Beach, Florida 33417			
Distance	2.1 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	40	80	
Periodicals	5 subscriptions per 1,000 persons	40	.4	
Info Technology	\$1.00 per person	40	\$40.00	
Professional staff	1 FTE per 7,500 persons	40	.0533	
All other staff	3.35 FTE per professional librarian	40	.1789	
Library facilities	0.34 sf per person	40	13.6 sq feet	

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

	Elementary	Middle	High
Name	Egret Lake Elementary School	Bear Lakes Middle School	Palm Beach Lakes High School
Address	5115 47 th Place North	3505 Shenandoah Road	3505 Shiloh Drive
City, State, Zip	West Palm Beach, Florida 33417	West Palm Beach, Florida 33409	West Palm Beach, Florida 33407
Distance	3.4 miles	1.8 miles	3.4 miles

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Part 6. Attachments

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

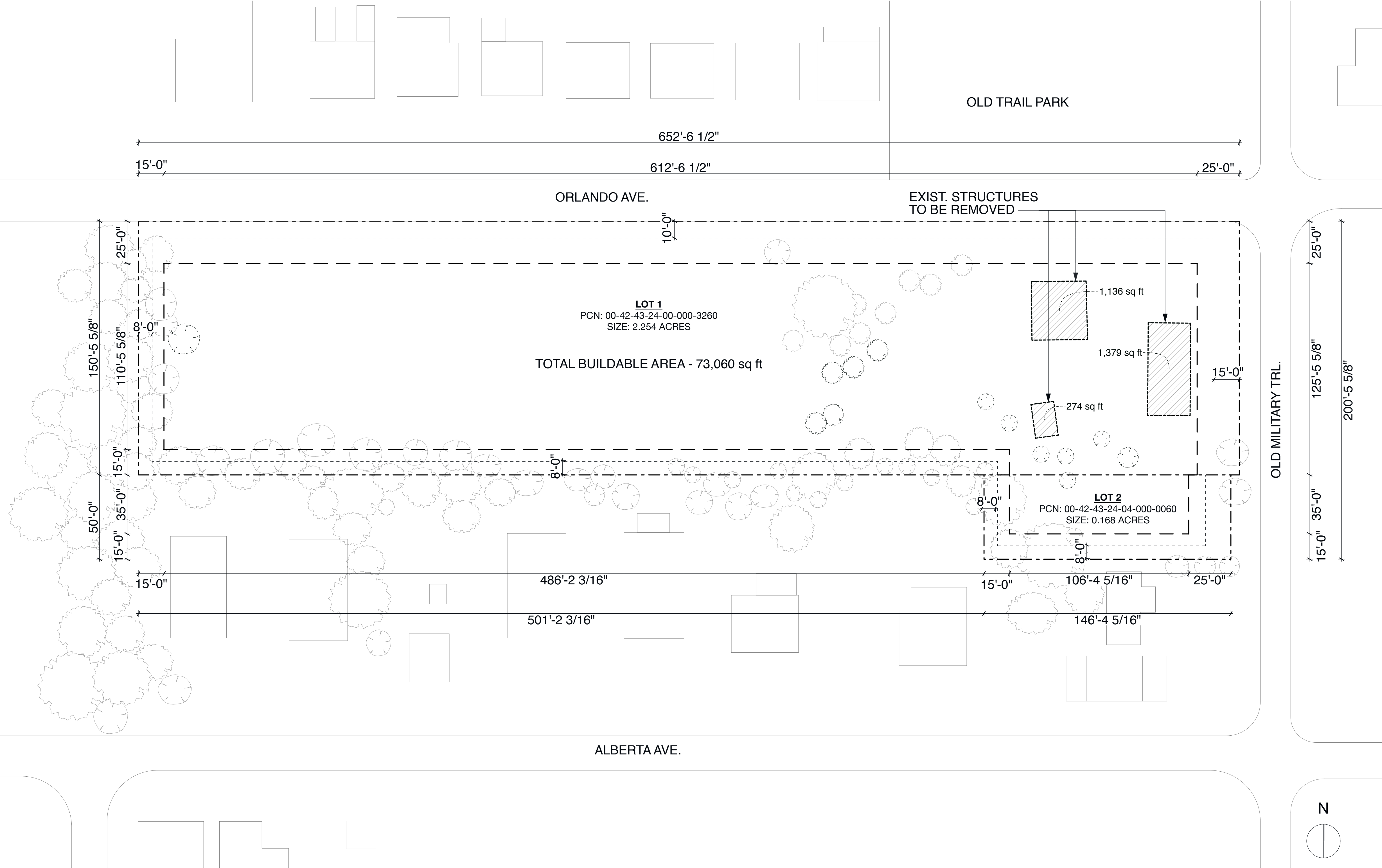
Forms for Attachments B, C, D, and E are located on the web at:

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

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Existing Site - Zoning Analysis

1. Parcels	
PCN (Lot 1):	00-42-43-24-00-000-3260
Size (Lot 1):	2.254 Acres
PCN (Lot 2):	00-42-43-24-04-000-0060
Size (Lot 2):	0.168 Acres
Total Combined Lot Size:	2.422 Acres (105,506 sq ft)
2. Street Widths	
Old Military Trail:	+/- 50ft
Orlando Ave.:	30ft
3. Lot Coverage (ULDC - Table 3.D.1.A)	
Max. Lot Coverage (40%):	42,202 sq ft
4. Setbacks (ULDC - Table 3.D.1.A)	
Min. Front:	25ft
Min. Side:	15ft
Min. Side Street:	15ft / 25ft
Min. Rear:	15ft
5. Landscape Buffer	
Right-of-Way Buffer (<40ft)	10ft
Right-of-Way Buffer (41ft - 99ft)	15ft
Compatibility Buffer (Residential)	8ft
6. Building Height (ULDC - Art. 3.D.1.E.2)	
Max. Building Height:	35ft
Beyond Max. Height:	Every 1ft of additional height, setbacks increased by 1ft
7. Parking (ULDC - Table 6.B.1.B)	
Req. Resident Parking Spaces:	1.75 per unit
Req. Guest Parking Spaces:	1 per 4 units



1 SITE ZONING ANALYSIS
SCALE: 1/32" = 1'-0"



2 EXISTING NORTHWEST CORNER VIEW



3 EXISTING NORTHEAST CORNER VIEW

LEGEND	
	PROPERTY LINE
	REQ. LANDSCAPE BUFFER
	BUILDABLE AREA

VISION BOARD



GENERAL BUILDING CONCEPT



GREEN WALL AS DESIGN ELEMENT



PHOTOVOLTAICS ON GREEN ROOF



CONTINUOUS BALCONY W/ GREEN WALL



SHADED, OPEN APARTMENTS



INTEGRATED LANDSCAPE



SECLUDED POOL IN NATURE



POROUS LANDSCAPE W/ NATIVE VEGETATION



64 FULTON ST, SUITE 1006
NEW YORK, NY 10038
TEL: (212) 962-2510

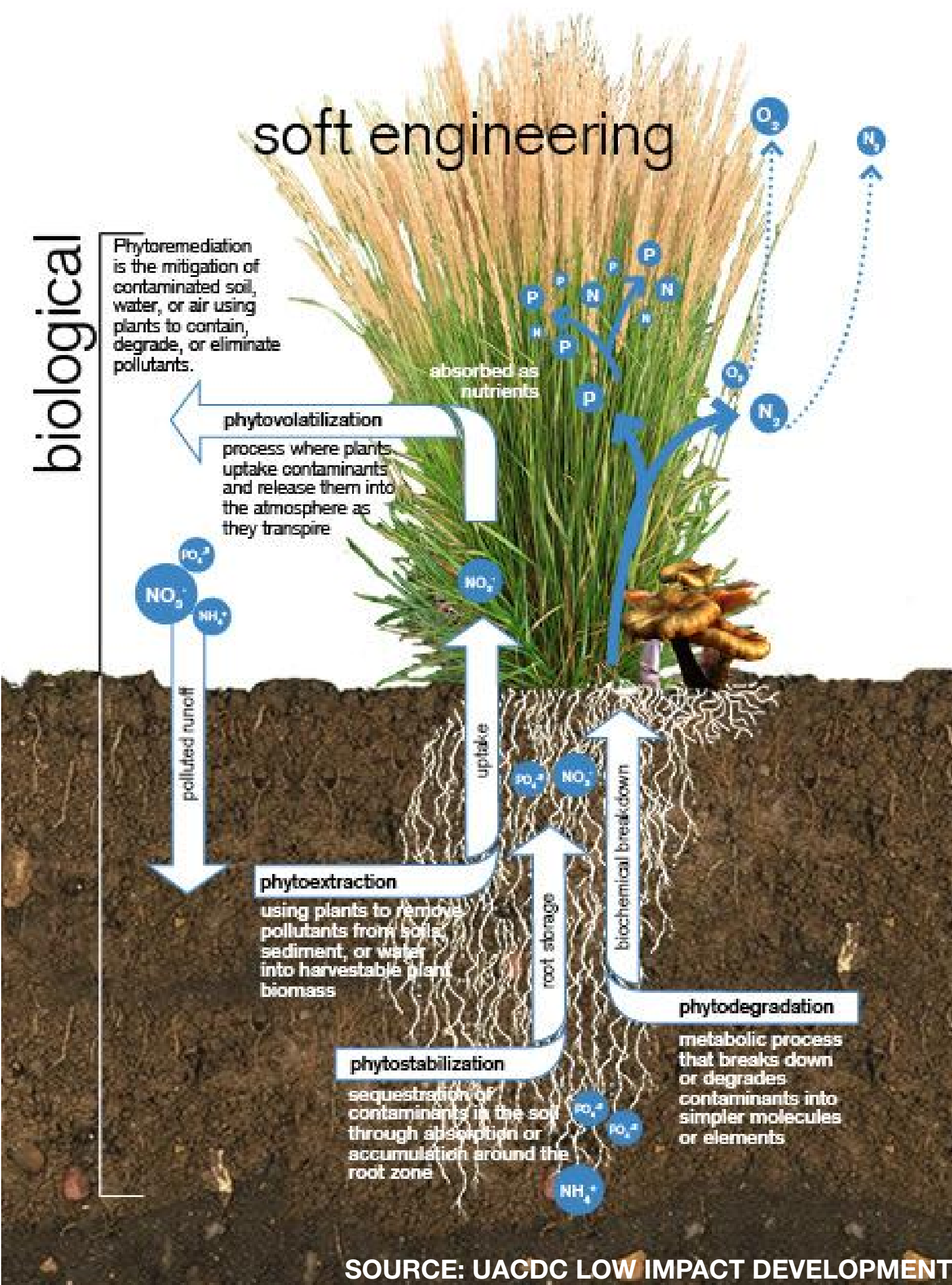
RESILIENT SITE

Our site strategy is based around concepts of low impact development so to **minimize stormwater** runoff, **heat island effect** and **better handle extreme weather** events. We accomplish this by utilizing:

- GREEN ROOF
- NATIVE VEGETATION
- POROUS PAVERS
- ELEVATED BUILDING

RESILIENT TRANSPORTATION

By elevating the residential portion of the building, we allow for the **parking to be underneath it**. This allows for most of the site to be utilized as green space or amenities, including a public pool that will act as a complement to Old Trail Park. By including a **bike share program** on site, we also encourage other means of transportation for the residents, **minimizing car use**.



NATIVE VEGETATION BENEFITS



GREEN ROOF



FLORIDA NATIVE VEGETATION



OPEN PAVERS



ELEVATED BUILDING



PUBLIC POOL WITH GREEN WALL



BIKE SHARE STATION



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RESILIENT BUILDING

The culmination of our efforts will be to build to the **PassivHaus standard**, which is the most stringent high efficiency building standard on the market. PassivHaus is a performance building standard focusing on **five principles**:

- AIRTIGHTNESS
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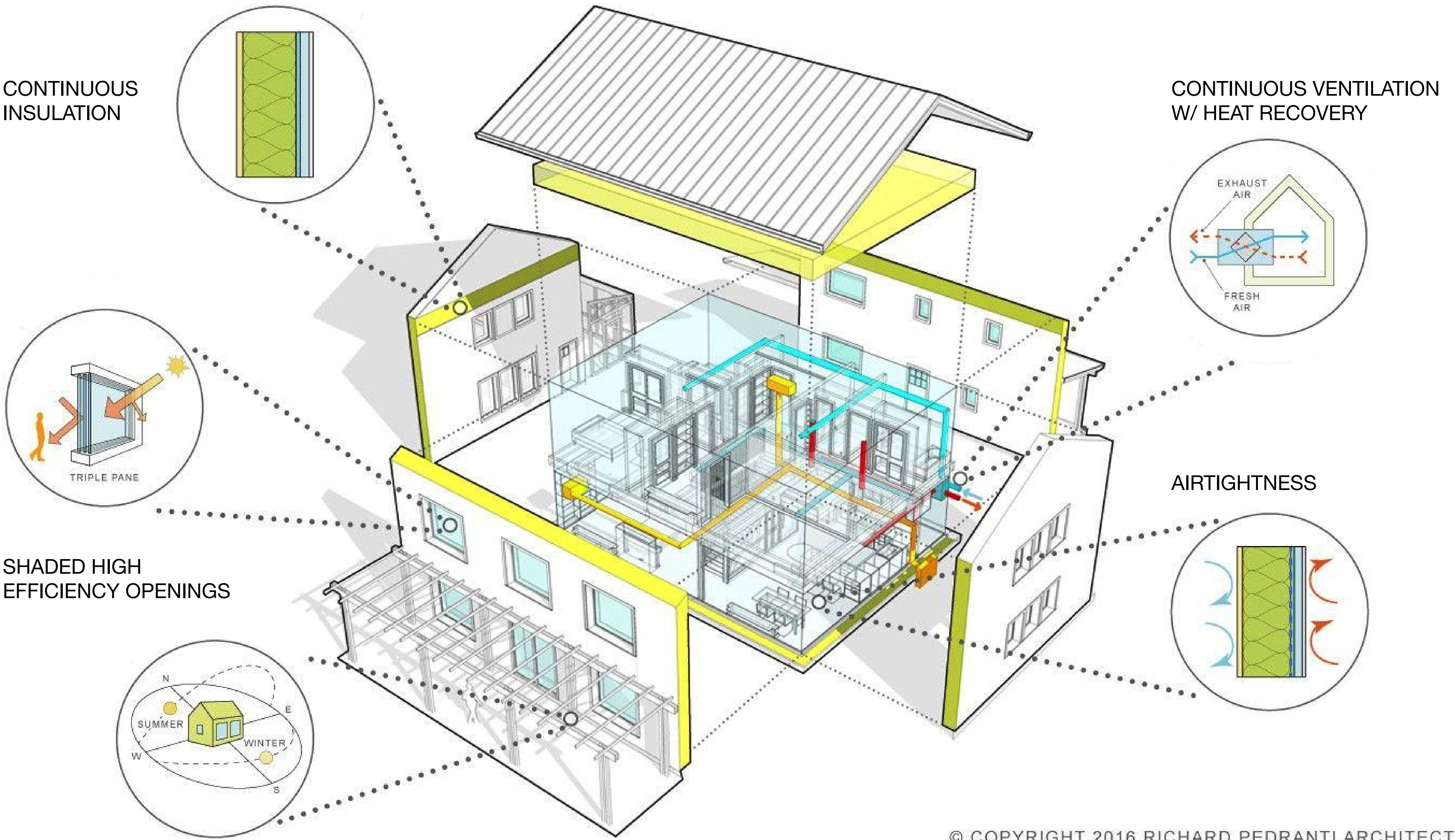
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We will be seeking the **Premium class** in this system, making the project **net zero** with the addition of **on-site renewable energy and storage**.

RESILIENT ECONOMICS

Our goal is to provide **Attainable Housing** units by pursuing the **greatest number of Workforce Housing** units available to us, and providing a mix of apartment sizes. **All utilities will be covered** by our high efficiency building strategies and on-site power generation, leaving only the rent as a fixed fee for residents.



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PASSIVHAUS PRINCIPLES



HEAT RECOVERY VENTILATOR



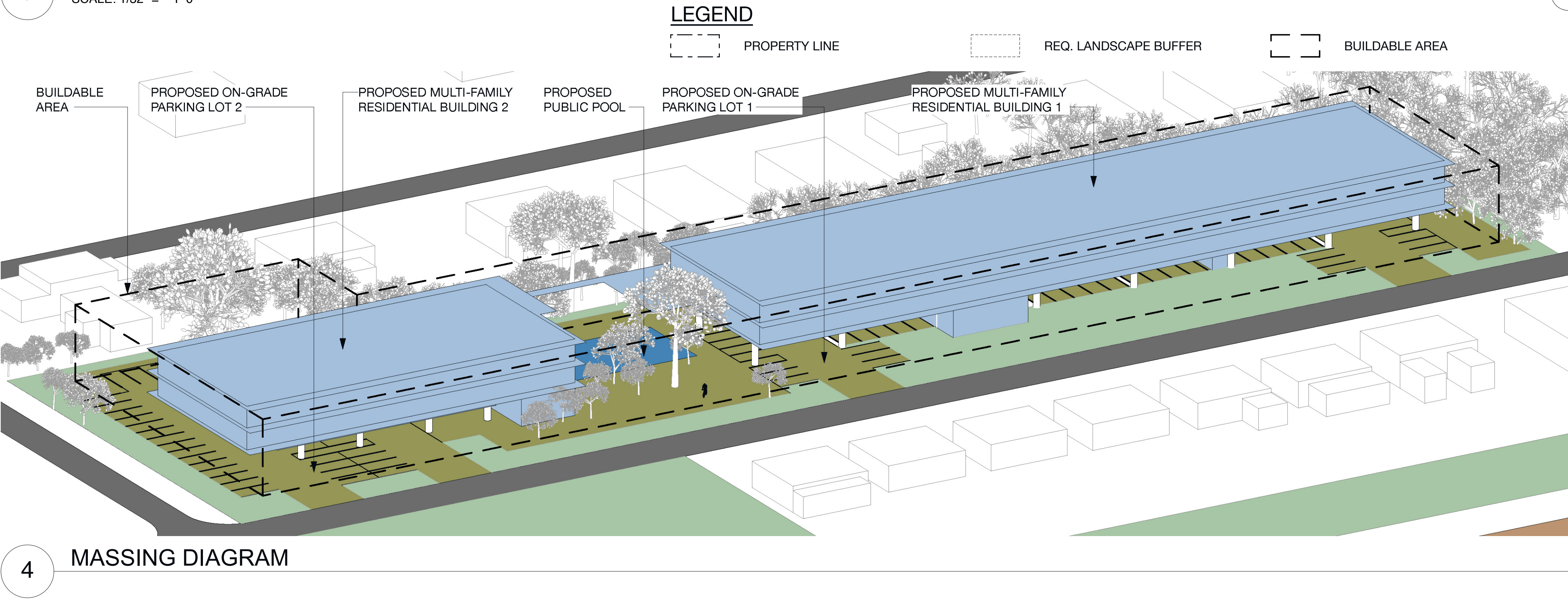
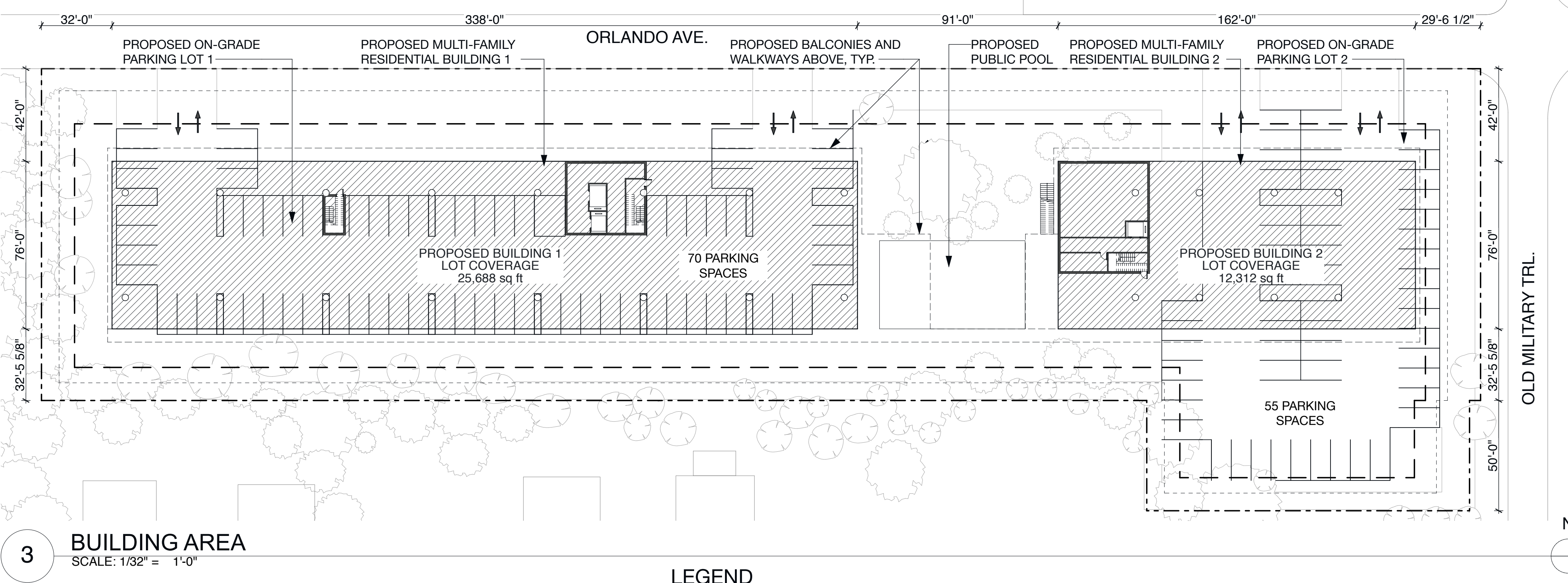
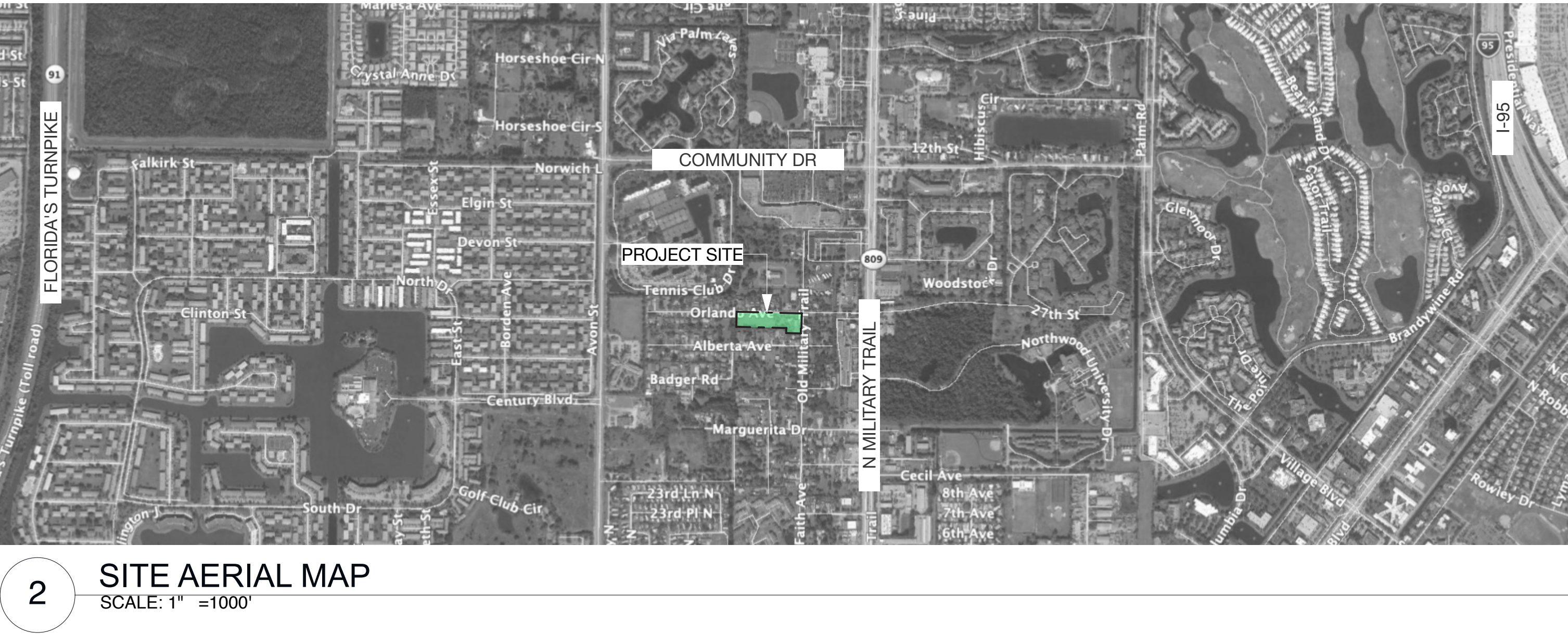
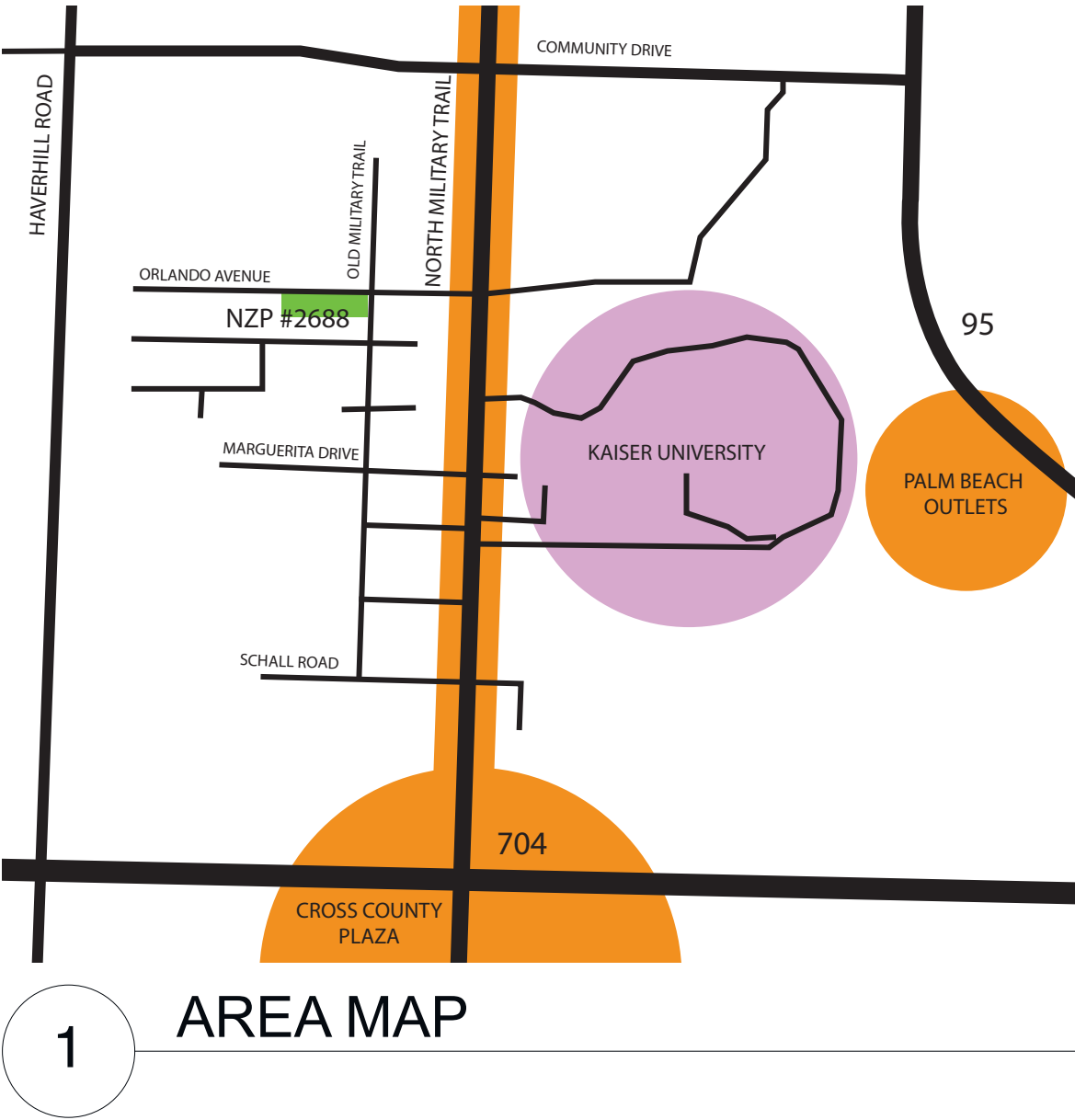
ON-SITE RENEWABLE ENERGY



ON-SITE ENERGY STORAGE

Proposed Design - Zoning Analysis

1. Lot Coverage (ULDC - Table 3.D.1.A)	
Max. Lot Coverage (40%):	42,202 sq ft
Proposed Lot Coverage:	38,000 sq ft
2. Number of Units (FLUE - Table 2.2.1.g-1)	
FLU HR-12:	12 units / acre
Workforce Housing Bonus:	8 units / acre
Proposed (Planning):	62 units
3. FAR (FLUE - Table III.C.2)	
FLU HR-12:	0.45
Proposed Res. Floor Area (Approx.):	76,000 sq ft
Lot Area:	105,000 sq ft
Proposed (76,000/105,000):	0.72
4. Average Unit Size:	
Aprox. Rentable Floor Area:	61,790 sq ft
Average Unit Size (61,790/62 units):	996.6 sq ft
5. Setbacks (ULDC - Table 3.D.1.A)	
Min. Front (25ft + 7ft):	32ft
Min. Side (15ft + 7ft):	22ft
Min. Side Street (15ft / 25ft + 7ft):	22ft / 32ft
Min. Rear (15ft + 7ft):	22ft
Proposed Front:	42ft
Proposed Side:	32ft
Proposed Side Street:	27ft
Proposed Rear:	32ft
6. Parking (ULDC - Table 6.B.1.B)	
Req. Resident Parking Spaces Calc.:	1.75 per unit
Req. Guest Parking Spaces Calc.:	1 per 4 units
Req. Resident Parking Spaces:	109 spaces
Req. Guest Parking Spaces:	16 spaces
Req. Total Parking Spaces:	125 spaces
Proposed Total Parking Spaces:	125 spaces



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2. Street Widths	
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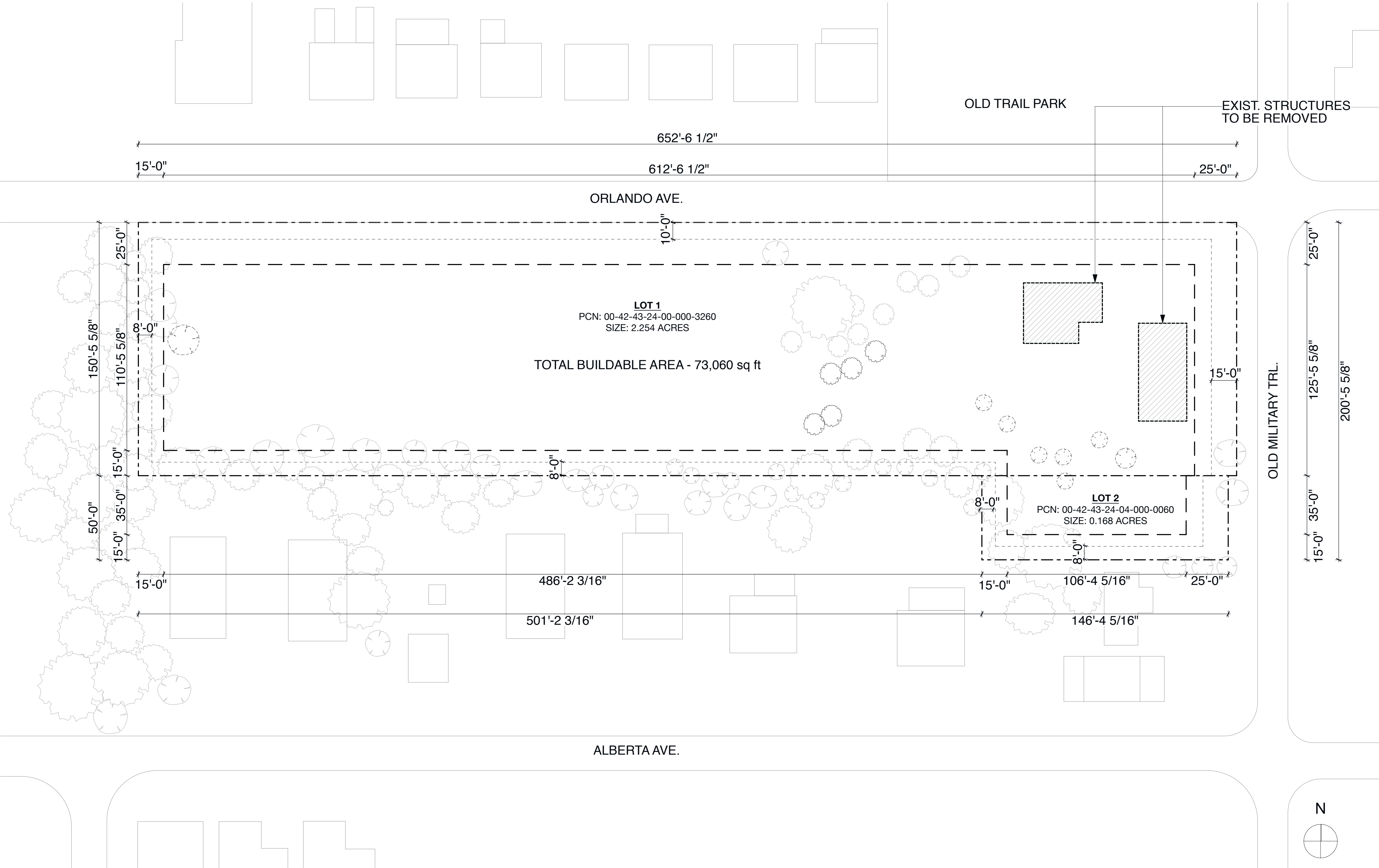
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GENERAL BUILDING CONCEPT



GREEN WALL AS DESIGN ELEMENT



PHOTOVOLTAICS ON GREEN ROOF



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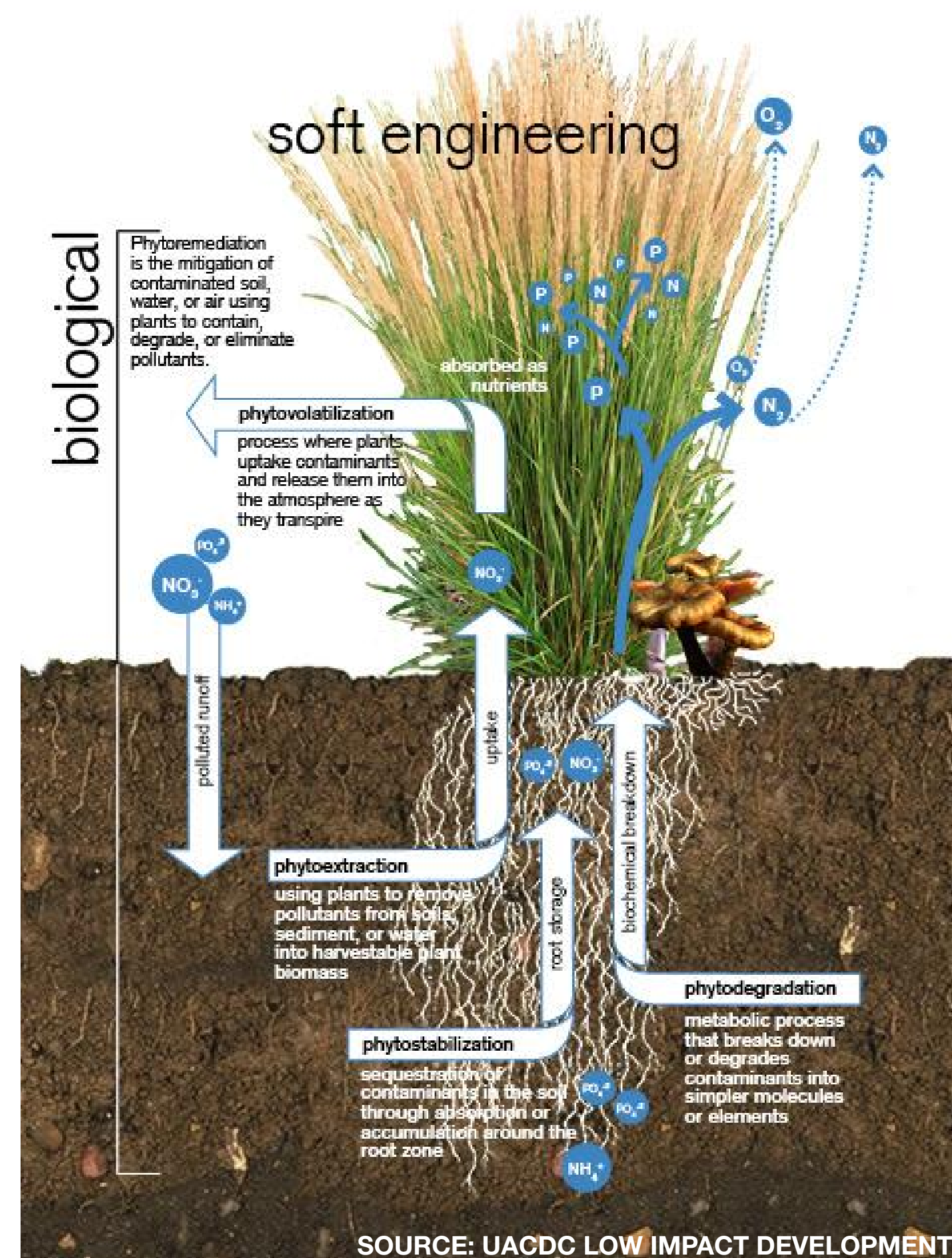
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NATIVE VEGETATION BENEFITS



GREEN ROOF



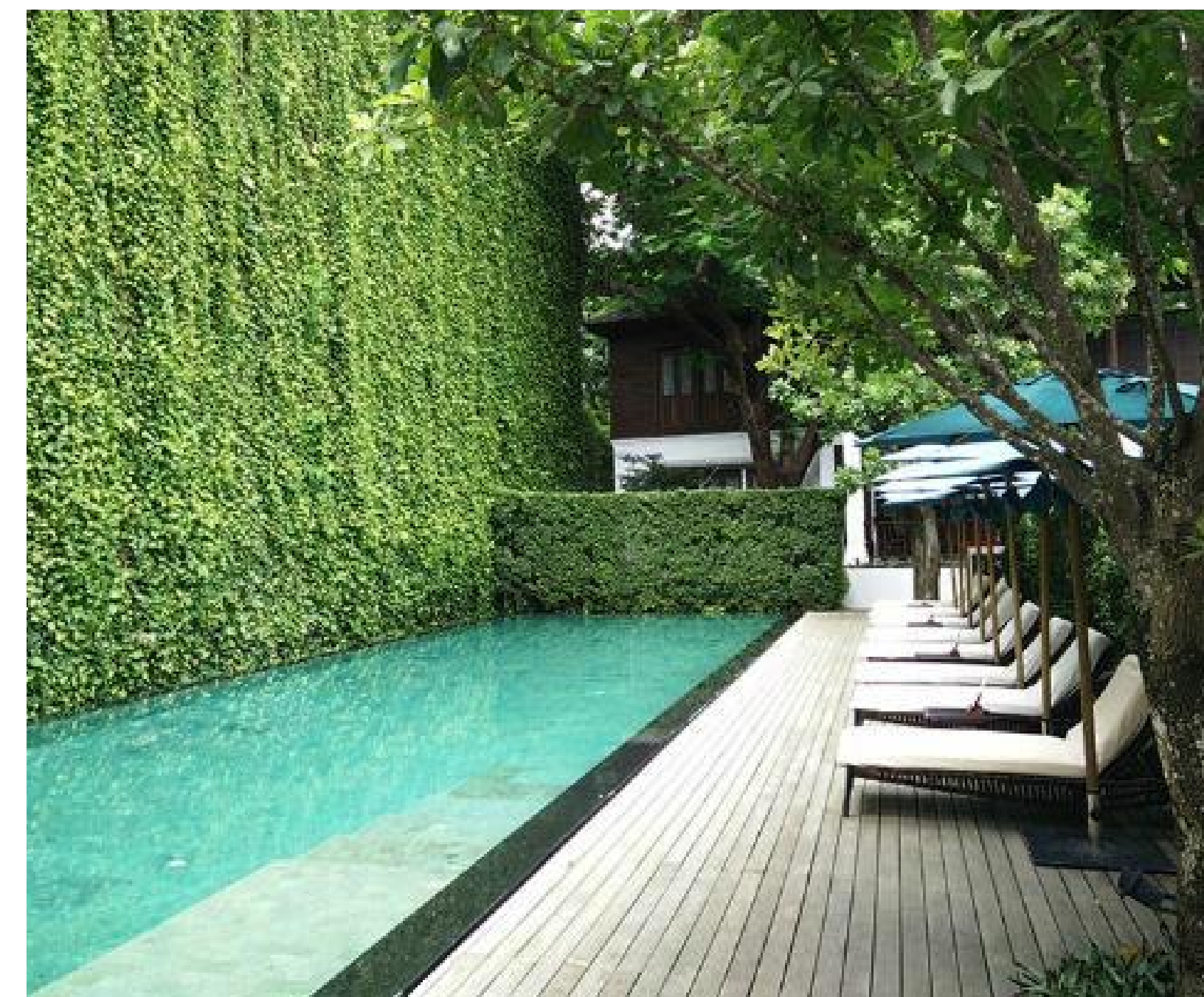
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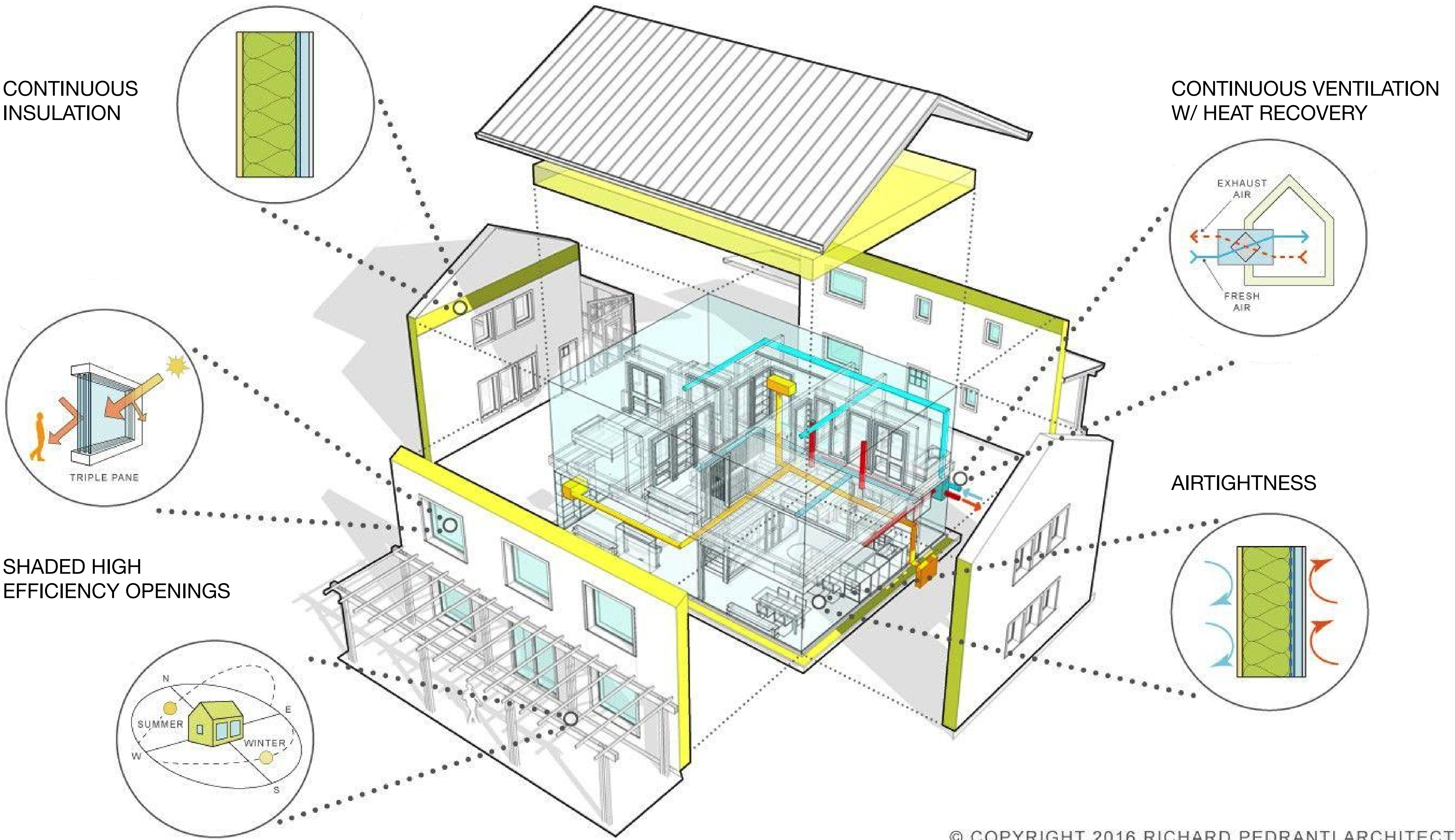
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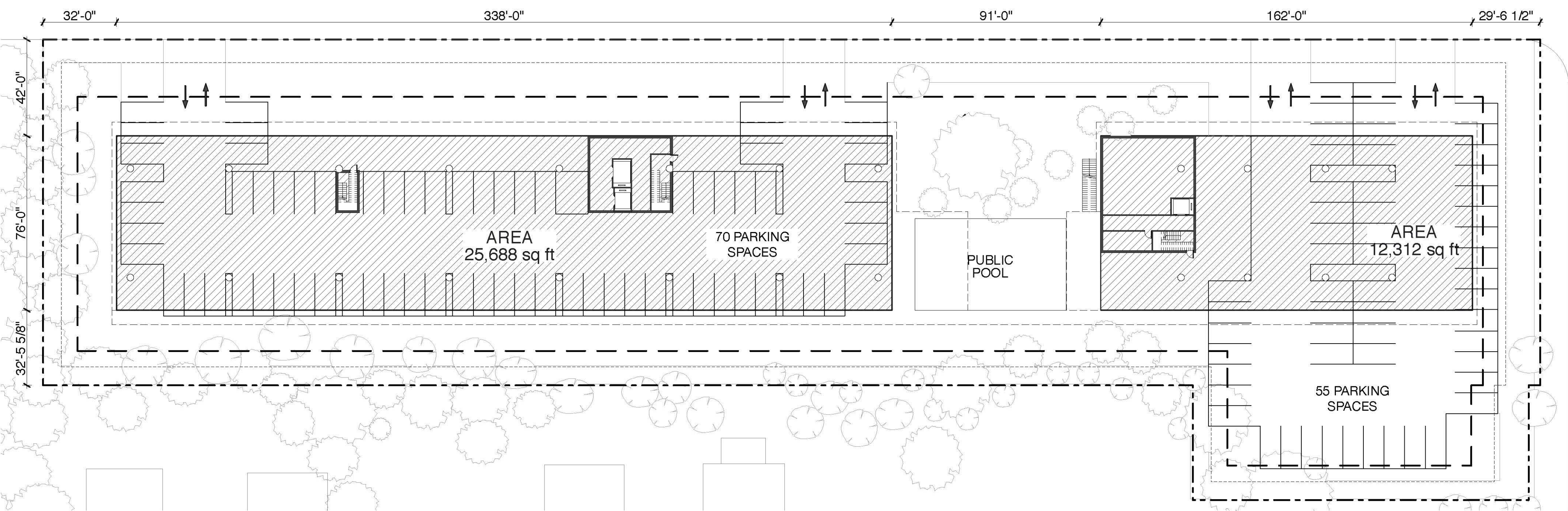
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1. Lot Coverage (ULDC - Table 3.D.1.A)	
Max. Lot Coverage (40%):	42,202 sq ft
Prop. Lot Coverage:	38,000 sq ft
2. Number of Units (FLUE - Table 2.2.1.g-1)	
FLU HR-12:	12 units / acre
Workforce Housing Bonus:	8 units / acre
Proposed (Planning):	62 units
3. FAR (FLUE - Table III.C.2)	
FLU HR-12:	0.45
Prop. Res. Floor Area (Approx.):	76,000 sq ft
Lot Area:	105,000 sq ft
Proposed (76,000/105,000):	0.72
4. Average Unit Size:	
Aprox. Rentable Floor Area:	61,790 sq ft
Average Unit Size (61,790/62 units):	996.6 sq ft
5. Setbacks (ULDC - Table 3.D.1.A)	
Min. Front (25ft + 7ft):	32ft
Min. Side (15ft + 7ft):	22ft
Min. Side Street (15ft / 25ft + 7ft):	22ft / 32ft
Min. Rear (15ft + 7ft):	22ft
Prop. Front:	42ft
Prop. Side:	32ft
Prop. Side Street:	27ft
Prop. Rear:	32ft
6. Parking (ULDC - Table 6.B.1.B)	
Req. Resident Parking Spaces Calc.:	1.75 per unit
Req. Guest Parking Spaces Calc.:	1 per 4 units
Req. Resident Parking Spaces:	109 spaces
Req. Guest Parking Spaces:	16 spaces
Req. Total Parking Spaces:	125 spaces
Prop. Total Parking Spaces:	125 spaces



2 BUILDING AREA
SCALE: 1/32" = 1'-0"

LEGEND

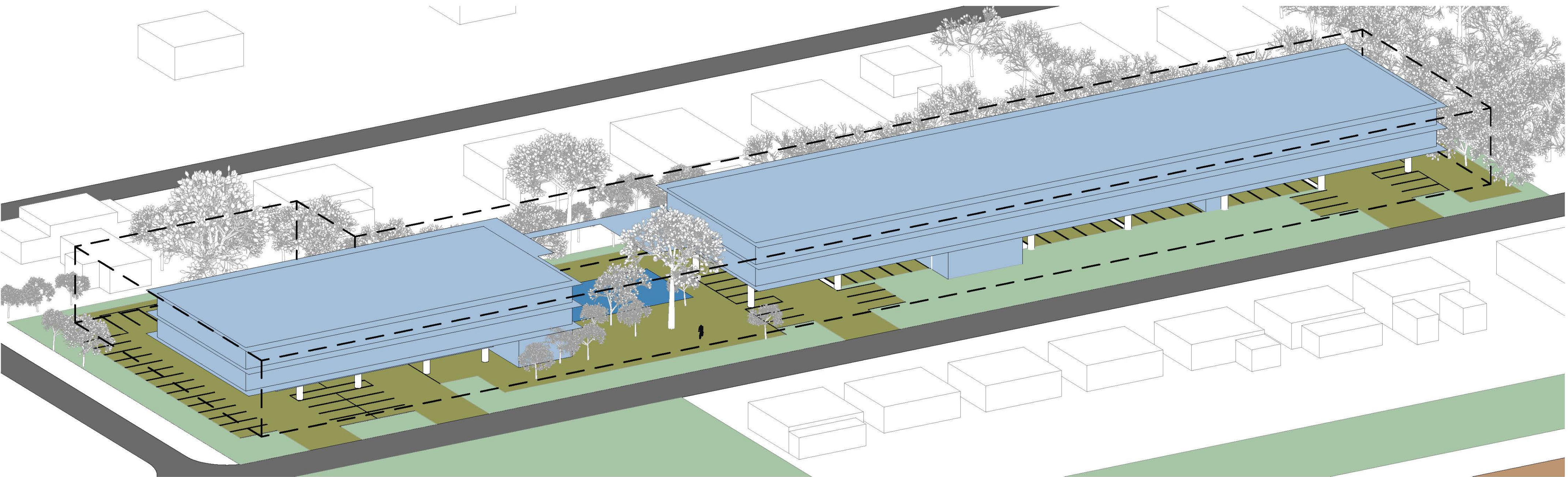
PROPERTY LINE

REQ. LANDSCAPE BUFFER

BUILDABLE AREA



1 AREA MAP



3 MASSING DIAGRAM



Net Zero Project #2668

Small Scale Land Use Amendment Round 21-B

Attachment G

The Applicant, Net Zero Project, is the contract purchaser of the Subject Property from The Florida Department of Transportation. The Subject Property is approximately 2.41 acres in size located at the southeast corner of Orlando Avenue and Old Military Trail, West Palm Beach Florida in unincorporated Palm Beach County. The Subject Property is vacant; the natural features of the site have been disturbed through human activity such that no significant natural communities remain.

The Applicant requests a Comprehensive Plan Future Land Use Atlas (FLUA) Amendment for the Subject Property from MR-5 (Medium Density Residential - five dwelling units per acre) to High Residential 12-units per acre (HR-12).

A concurrent zoning application has been submitted with this application seeking a PUD variance of the 40-foot right of way requirement for feeder roads. No text amendments are requested with this petition.

Introduction

The Subject Property was acquired by current Owner.

The Subject Property is in the Urban Tier and has a Palm Beach County Comprehensive Plan Future Land Use designation of MR-5, a residential designation allowing five dwelling units per acre. The Applicant proposes to change the designation to High Residential 12-units per acre (HR-12).

As part of its traffic analysis, the applicant intends to provide for a specific condition for the maximum density and intensity of the proposed development. For the residential component this will include the use of TDR's and density bonus within the Workforce Housing program resulting in a total of 62 dwelling units. Based on the submitted traffic analysis, this will establish the maximum permitted density and intensity allowed pursuant to this application and is consistent with the traffic performance requirements of this application.

G.1-Justification

The Proposed use is Suitable and Appropriate for the Site. The Residential use is suitable and appropriate for this Site. The Property is surrounded by single and multifamily residential properties in the North, East, West and South as well as the entire area.

There is a Basis for the Proposed Amendment for the Particular Site Based on One or More Criteria in Policy 2.1-F

Those Basis Include:

- a) Changes in FLU Designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;
- b) Changes in the access or characteristics of the general area and associated impacts on the subject site;
- c) New information or change in circumstances which affect the subject site;
- d) Inappropriateness of the adopted FLU designation; or
- e) Whether the adopted FLU designation was assigned in error.

Inappropriateness of the Current Adopted FLU Designation

Policy 2.1-f first provides that an applicant adequately justify that the current land use is inappropriate. The current land use for the subject property is inappropriate for a variety of reasons as discussed below. Initially, it is important to understand the current surrounding land uses, which have changed over time.

The subject property is bounded on the north, south, east and west by lands designated as Medium Density, 5 units per acre (MR-5).

A property to the Northwest also has a similar HR-12 land use designation. The Subject Property is in close proximity to Keiser University and the Subject Property would provide much needed Student and Workforce Housing for the area. The pattern of land use the County has established at these similar locations, characterized by commercial along the adjacent arterial and residential densities up to HR-12 in one example, is appropriate; and that the MR-5 land use is inappropriate. In addition, the Subject Property is adjacent to the County Neighborhood Park known as Old Trail Park. The Property is also parallel to Old Military Trail which is a major North-South roadway throughout Palm Beach County which is a arterial roads

The County's decisions to provide for higher density at the intersection of arterial roads is consistent with accepted planning practice, as is the Applicant's request. Low density residential property is more sensitive to the externalities created by proximity to such an interchange and is less able to capitalize on the benefits. Low density residential is characterized by increased amounts of private open spaces and yards. Multi-family residential land use, however, is better able to address these conflicts through building orientation, noise attenuated construction, air filtration and other strategies typical of larger multi-family structures. At the same time, additional density with commercial frontage along the arterial roadway allows for greater transit opportunities, a counter balance to sprawl development, a balance of land uses in the immediate vicinity and efficient use of existing infrastructure and services.

For these reasons, the existing MR-5 designation assigned to the subject property is inappropriate. As noted below, the proposed land use designations are consistent with the remainder of the requirements of the comprehensive plan.

G.2-Residential Density Increases

Demonstrated Need for the Amendment. There is a great need for workforce housing in Palm Beach County as well as student housing as the Property is within close proximity to Keiser University. This property will provide a minimum of 14 workforce housing units for rental onsite. This Project provides responsible infill redevelopment as well as much needed workforce housing units for the area.

Inappropriateness of the Current Adopted FLU Designation

Policy 2.1-f first provides that an applicant adequately justify that the current land use is inappropriate. The current land use for the subject property is inappropriate for a variety of reasons as discussed below. Initially, it is important to understand the current surrounding land uses, which have changed over time.

The subject property is bounded on the north, south, east and west by lands designated as Medium Density, 5 units per acre (MR-5).

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For these reasons, the existing MR-5 designation assigned to the subject property is inappropriate. As noted below, the proposed land use designations are consistent with the remainder of the requirements of the comprehensive plan.

The standards by which the County evaluates a proposed future land use amendment are contained in Policy 2.1-f of the Palm Beach County Comprehensive Plan Future Land Use Element. Policy 2.1-g provides that, “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.” This justification will analyze the proposed future land use amendment in the context of these two statements of policy.

Policy 2.1-f states, “Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

1. The natural environment, including topography, soils and other natural resources;
2. The availability of facilities and services;
3. The adjacent and surrounding development;
4. The future land use balance;
5. The prevention of urban sprawl as defined by 163.3164 (51), F.S.... “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.
6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

There is a great need for affordable housing in Palm Beach County as well as student housing as the Property is within close proximity to Keiser University

Compatibility with the Surrounding Uses

Policy 1.2-f also identifies 7 factors to consider in determining the consistency of the proposed Land Use Designation with the Comprehensive Plan.

1. *The natural environment, including topography, soils and other natural resources;*

The natural environment of the Subject Site has been altered, through human activity, such that no natural communities remain intact.

2. The availability of facilities and services;

Urban facilities services are readily available to this site along the Lake Worth Road corridor.

3. The adjacent and surrounding development;

As discussed above, the pattern of urban fabric in this area has largely been established by prior development leaving this an infill site. The proposed amendment will allow the property to continue the established pattern of development in this immediate area and remain consistent with established development patterns the County has found appropriate in similar circumstances.

4. The future land use balance;

The proposed amendment will foster a better balance of land uses in this area. Multi-family residential development is underrepresented in this area. The proposed change will provide for housing appropriate for students, young professionals and members of the workforce, along with commercial frontage along the arterial to serve the neighborhood.

5. The prevention of urban sprawl as defined by 163.3164 (51), F.S.... "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

The proposed land use change will provide for higher density development with functionally related mix of uses on property already served by public facilities. Perhaps the most effective tool to counter the negative effects of sprawl is to allow increased density in locations best positioned to accommodate it. This location is such an example. All the necessary public facilities and services are in place. By including a neighboring, integrated, commercial development and permitting appropriate density at locations such as this, pressure is released from other locations not suitable for development that would increase sprawl and the problems it creates.

6. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

The amendment analysis accompanying this submission includes coordination with the entities identified in this Objective (school boards, regional water supply authorities, and other units of local government).

County Directions

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.

Analysis

Direction 1. Livable Communities. Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.

One of the foundational elements of this proposed Land Use Amendment is the need in this area of the County for a variety of housing choices, a balance of land uses. The market for single family housing has been addressed in the vicinity. The residential type that is underserved in this area is multi-family housing. Multi-family rental housing responds to the evolving demographics of the County and addresses the need to include a balance of land uses and housing types. This location is ideally suited to a higher density residential community given its' proximity to Florida's Turnpike and availability of urban services. Residential densities to the west and south have been increased into the medium density range and the proposed request to High Residential 8-units per acre (HR-8) is both logical and appropriate for this property. The inclusion of neighborhood commercial uses along the frontage further enhances the community by providing for the needs of the neighborhood, added walkability, and more balance to the land uses overall.

This type of density also furthers the goal of locating residential concentrations in areas best suited to accommodate it along with adjacent commercial uses to serve them. The proposed mix of density and commercial development concentrated at this location, where urban services are immediately available, relieves the pressure driving sprawl development elsewhere. The eventual development of the residential element of this project will be pursuant to the PUD regulations included in the County ULDC, insuring issues such as open space, innovative design and adequate buffers are all addressed.

Direction 2. Growth Management. Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.

The proposed land use designation at this location furthers the above referenced direction as discussed throughout this statement. The proximity of the Turnpike renders the site unsuitable for single family or low-density housing. From a land use perspective, the most efficient use of the property is to increase the density and provide for neighborhood commercial services to fit with the adjacent development and take advantage of the adjacent urban services, especially the adjacent transportation link. This pattern of urban fabric, increased density at transit nodes, has long been recognized as appropriate, efficient and desirable in Palm Beach County and elsewhere. Additionally, this will provide housing opportunities for young professionals seeking opportunities for single or multiple occupancy units; an underserved land use in this area. In accordance with County policy and ordinances, workforce housing will be provided through use of TDR's and allowable density bonuses resulting in 14 workforce housing units, equating to 22.6% of the total units.

The proposed amendment will significantly further the above Direction goal of preventing urban sprawl, providing an efficient use of the land and balancing land uses and taking advantage of facilities and services in a cost-efficient manner.

Direction 3. Infill, Redevelopment and Revitalization. Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.

This is an infill site and the proposed land use will, as discussed throughout this statement, increase the efficient use of land and existing public facilities. As discussed above, higher density residential with commercial frontage is the most efficient use of the land, given the surrounding land use patterns. The existing MR-5 designation intended for low density detached residential development is inappropriate for this site due to the proximity of the turnpike among other factors, as discussed. The proposed high density multi-family use is the best fit for this site and will promote efficient use of this last remaining available infill land in this area. Urban services including, water, sewer, drainage, electric, education, parks and most significantly transportation are immediately available to the site. The multi-family is the most efficient and appropriate use of this infill property.

Direction 4. Land Use Compatibility. Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

As discussed herein, the proposed land uses will be compatible with the established pattern of land use in place. Medium density residential adjacent to high density residential are compatible adjacent land uses (MR-5 vs HR-12). This is a consistent pattern of land use in Palm Beach County in other similar locations.

Direction 5. Economic Diversity and Prosperity. Promote the growth of industries that have relatively high wages and that can diversify the economic base.

The proposed amendment does not have any particular relevance to this direction.

Direction 6. Housing Opportunity. Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.

The applicant will participate fully in the provision of workforce housing with this proposed residential community.

Consistency with the Comprehensive Plan

Residential Land Use Request

The County policy contained in the Future Land Use Element regarding increasing densities and the use of the WFH program is provided below.

Policy 2.4-b: *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

- 1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
- 2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC.*

The applicant has demonstrated in earlier sections of this document that the current Future Land Use designation of MR-5 is inappropriate. The applicant intends to participate in the workforce housing program, including through the WHP Density Bonus Program and the TDR Density Bonus Program. This will result in the provision of 14 workforce housing units, which equates to 22.5% of all units proposed.

OBJECTIVE 1.1 Provision of Affordable Housing

The County through the Department of Economic Sustainability, shall provide ongoing implementation and monitoring of programs, and shall pursue and secure additional funding sources. The Commission on Affordable Housing shall have primary responsibility for evaluating programs, recommending policies and continuing to administer and maintain the Affordable Housing Trust Fund. These efforts shall be directed toward meeting the need projected by the Palm Beach County Five-Year Consolidated Plan, September 2020-October 2025 (July 2020) for the period of 2020-2025, with special attention to the needs of very low, and low income households in addition to special needs populations, including rural and farmworker households.

OBJECTIVE 1.5 Concentrations of Affordable Housing

The County shall make adequate provisions to enable the public, private and not-for-profit sectors to provide affordable housing, and shall support the distribution of housing for

very low, low, moderate and middle income households, to avoid undue concentrations of very low and low income housing throughout the County through the Workforce Housing Program and the Affordable Housing Program.

The proposed amendment requests, for the residential portion of the application, approval for an amendment to the Future Land Use Atlas to increase the allowable residential development from 5 units per acre to 12 units per acre. The applicant proposes to further increase allowable density through participation in both the Workforce Housing Density Bonus Program and the TDR program. All WHP units will be built on-site and incorporated into the proposed residential community. The proposed provision of workforce housing is provided in the attached preliminary workforce housing analysis from the County.

This will provide needed workforce housing in the neighborhood.

Conclusion

The proposed amendment will further the following stated County goals;

- Locates development adjacent to existing facilities and services and creates an efficient and consistent pattern of land use;
- Provides a necessary balance of land uses in the area;
- Does not promote sprawl development;
- Represents responsible and desirable infill development;
- Will result in significant Workforce Housing opportunities; and
- Is consistent with surrounding land uses.

The proposed amendment is consistent with comprehensive plan and sound planning principles.



**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

*"An Equal Opportunity
Affirmative Action Employer"*

November 23, 2020

Engenuity Group, Inc.
1280 N. Congress Ave. Suite 101
West Palm Beach, FL 33409
Attn: Richard Brown

RE: 2688 & 2707 Old Military Trail
PCN 00-42-43-24-04-000-0060
Service Availability Letter

Dear Mr. Jackson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest potable watermain is a 10" watermain located in Old Military Trail adjacent to the subject property.

The nearest sanitary sewer connection is a 10" sanitary sewer forcemain located on Marguerita Street approximately 960' south of the subject property. This connection will require a forcemain extension and a lift station.

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

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



**DRAINAGE STATEMENT
FOR
OSTEEN PROPERTIES
2688 & 2707 OLD MILITARY TRAIL
PALM BEACH COUNTY, FL
Engenuity Group, Inc. Project No. 20162.02**

Existing Conditions:

The existing site is approximately 2.42 acres and consists of two parcels, PBC Parcel Numbers 00-42-43-24-04-000-0060 and 00-42-43-24-00-000-3260. The address of the property is 2688 and 2707 Old Military Trail, West Palm Beach, FL. (unincorporated PBC).

The site is currently developed with 2 existing buildings and asphalt drives. A majority of the property is undeveloped with a grass surface and several existing trees. The existing topography is generally flat with any surface runoff being directed to the existing storm drain systems on Orlando Ave to the north and Old Military Trail to the east. The project is located within the SFWMD C-17 drainage basin.

Proposed Improvements:

The proposed site improvements will consist of multi-family residential buildings with covered parking underneath on the ground floor. The proposed drainage system will include inlets, culverts and exfiltration trench to collect, convey and treat all storm water runoff, including the use of bio-swales and other appropriate treatment mechanisms prior to discharging offsite. A legal positive outfall is provided by overflow or direct connection to the existing drainage systems on both Orlando Ave and Old Military Trail. The system will be designed using the criteria of limiting the stormwater discharge to less than the pre-development discharge. The drainage system design will meet the requirements of all appropriate permitting agencies, including SFWMD (Self Certification for "10-2" permit) and PBC Drainage Review.

Keith B.
Jackson, P.E.
(Fla Reg #
37289)

Digitally signed by Keith B.
Jackson, P.E. (Fla Reg # 37289)
Date: 2020.11.13 15:17:54 -05'00'

Keith B. Jackson, P.E.
FL License #37289
Certificate of Authorization #7095

2020 11-11 DRAINAGE STMT
Project No. 20162.02

1280 North Congress Avenue, Suite 101
West Palm Beach, Florida 33409

Electronic Signature Report

Project Name: **Osteen Properties, 2688 & 2707 Old Military Trail**

Project No.: **20162.02**

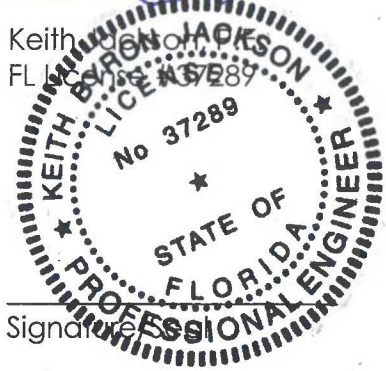
Document Name: **Drainage Statement**

Number of Sheets: **1**

SHA Code: **3B 3D E4 6A 54 C1 B2 9F 17 AD 8E FA 4B 66 5E CF D3 18 FF 93**



Keith B. Jackson, P.E.
FL License No. 37289



Signature

Keith B. Jackson, P.E.
Name

37289
License Number

November 13, 2020
Date

This item has been electronically signed and sealed by Keith Jackson, P.E., on 11/13/2020 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication Code must be verified on any electronic copies.



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
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Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

December 9, 2020

Engenuity Group Inc.
Attention: Keith B. Jackson, P.E.
1280 N. Congress Avenue
Suite 101
West Palm Beach, FL 33409

Re: Project #20162.02

Dear Keith Jackson:

Per your request for response time information to the subject property located on the southwest corner of Old Military Trail and Orlando Avenue. This property is served currently by Palm Beach County Fire-Rescue station #23, which is located at 5477 Okeechobee Blvd. The subject property is approximately 2.25 miles from the station. The estimated response time to the subject property is 7 minutes. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 6:34.

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 561-616-6909.

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

December 8, 2020

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Net Zero Project
Engenuity Group Project #20162.02
Palm Beach County, Florida

SITE DATA

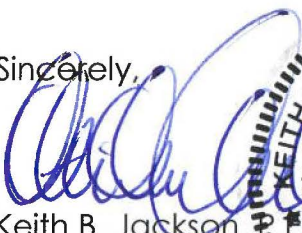
The subject parcel is located on the southwest corner of Old Military Trail and Orlando Avenue in Palm Beach County and contains approximately 2.42 acres. The Property Control Numbers (PCNs) for the subject parcel are the following:

00-42-43-24-04-000-0060 and 00-42-43-24-00-000-3260

WELLFIELD PROTECTION ZONE

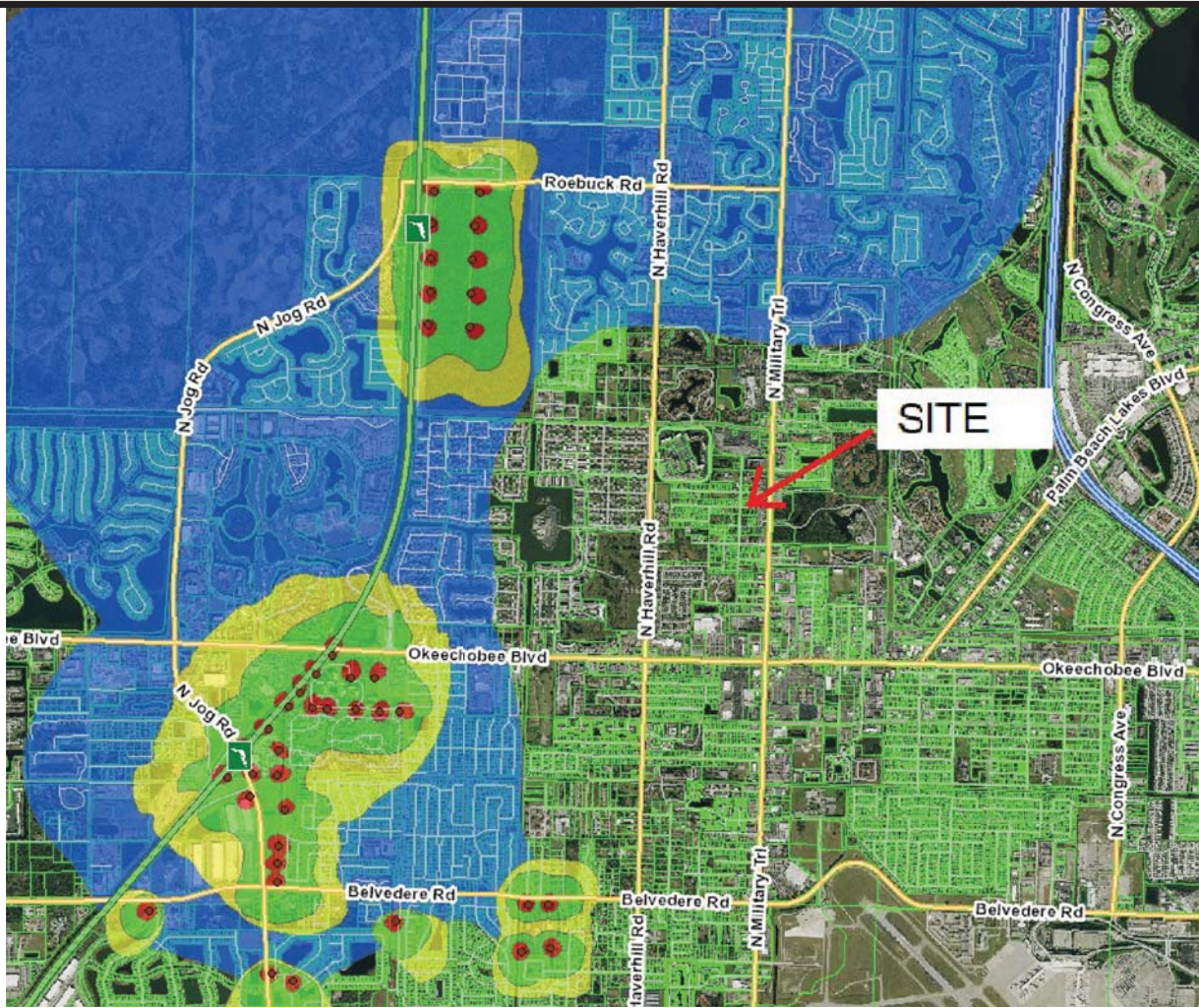
The subject parcel is not located within any Wellfield Protection zones based on the "Wellfield Protection Zones in Palm Beach County" map of the Palm Beach County Comprehensive Plan (Map LU 4.1) adopted June 12, 2015. See attached graphic for project location.

Sincerely,


Keith B. Jackson, P.E.
Vice-President



KBJ/tp



Zone 1



Area between the well and the 30-day travel time.
Using, handling, storing, or producing hazardous and toxic materials is prohibited.

Zone 2



Area between the 30-day and 210-day travel time.
Permits required along with secondary containment, and groundwater monitoring.

Zone 3



Area between the 210-day and 500-day travel time.
Permits required and secondary containment.

Zone 4



Area within the 1-foot drawdown. Permits required to ensure best management practices.

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WELLFIELD ZONING MAP

DATE:	12/07/20
PROJECT ENGINEER:	ACS
CHECKED BY:	
CHECKED BY:	



1280 N CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

SCALE:	NTS	SHEET:	1 / 1
DRAWN BY:	DTS	JOB No.	20162.02



**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



**Palm Beach County
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Gregg K. Weiss

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Melissa McKinlay

Mack Bernard

County Administrator

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November 19, 2020

Steven Wallace, Esq.
The Wallace Law Group, PL
2240 West Woolbright Road, #403
Boynton Beach, Florida 33426

**RE: Historical and Archaeological Resource Review for the project named:
Net Zero #2668 properties located: 2668 and 2707 Old Military Trail under
(PCN: 00-42-43-24-00-000-3260), West Palm Beach, Florida**

Dear Mr. Wallace:

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

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

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

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

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

Sincerely,

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

cc: Patricia Behn, 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\The
Wallace Law Group PL\Net Zero #2668_PCN00424324000003260. letter 11-19-2020.doc



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	11/13/2020		
	SCAD No.	20111301F - FLU		
	FLU /Rezoning/D.O. No.	Not Provided - Palm Beach County		
	PCN No. / Address	00-42-43-24-00-000-3260 and 00-42-43-24-04-000-0060) / 2668 and 2707 Old Military Trail		
	Development Name	Net Zero Project# 2668		
	Owner / Agent Name	Vernon L. Osteen / Steven E. Wallace, Esq.		
	SAC No.	123A		
	Proposed Amendment	Maximum 62 Residential Units		
Impact Review		Egret Lake Elementary School	Bear Lakes Middle School	Palm Beach Lakes High School
	New Students Generated	10	6	8
	Capacity Available	32	645	-28
	Utilization Percentage	96%	55%	101%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impact.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$ 113,312.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from 11/16/2020 to 11/15/2021 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 11/15/2021 or this determination will expire automatically on 11/15/2021.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

November 16, 2020

Date

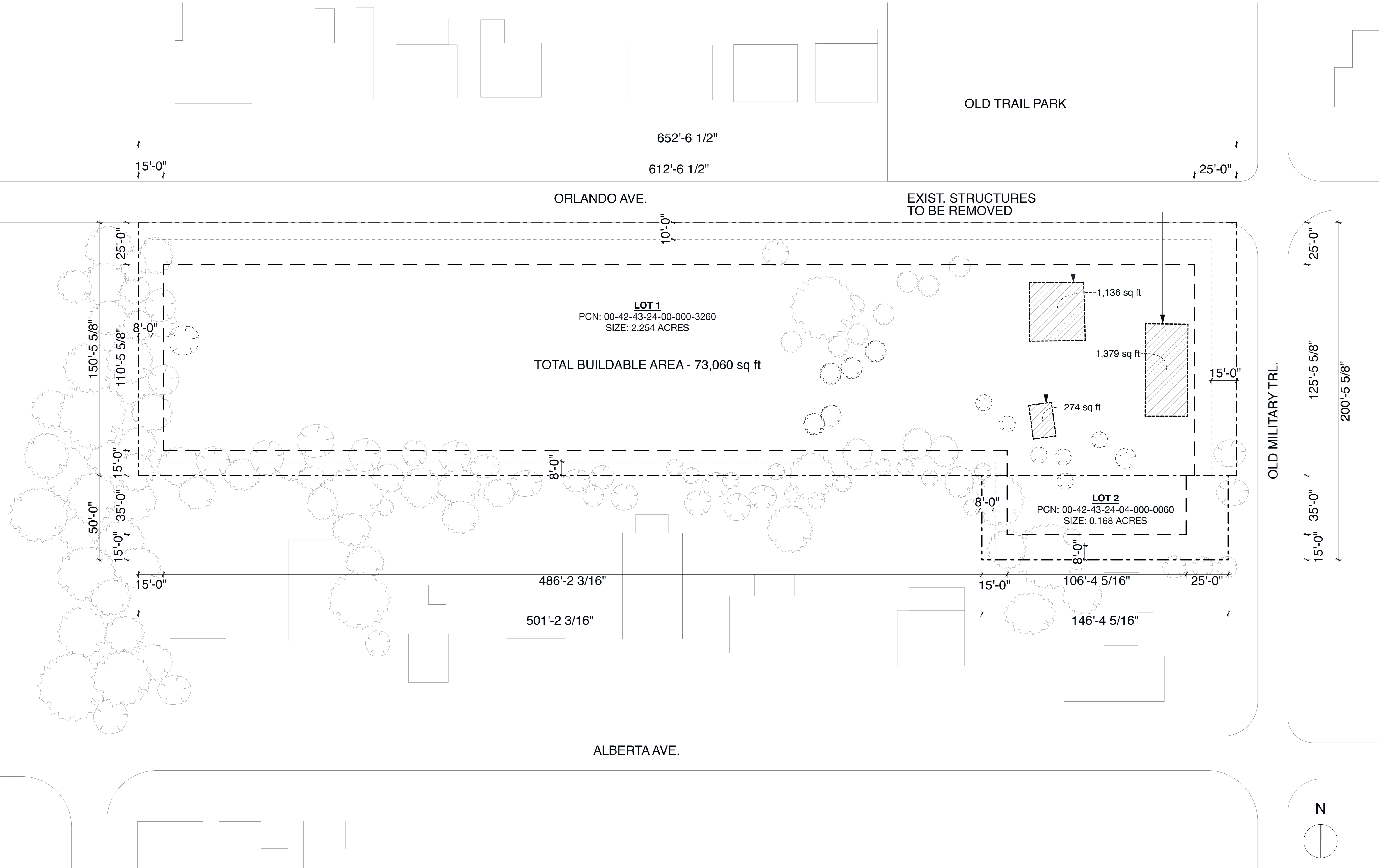
joyce.cai@palmbeachschools.org

Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

Existing Site - Zoning Analysis

1. Parcels	
PCN (Lot 1):	00-42-43-24-00-000-3260
Size (Lot 1):	2.254 Acres
PCN (Lot 2):	00-42-43-24-04-000-0060
Size (Lot 2):	0.168 Acres
Total Combined Lot Size:	2.422 Acres (105,506 sq ft)
2. Street Widths	
Old Military Trail:	+/- 50ft
Orlando Ave.:	30ft
3. Lot Coverage (ULDC - Table 3.D.1.A)	
Max. Lot Coverage (40%):	42,202 sq ft
4. Setbacks (ULDC - Table 3.D.1.A)	
Min. Front:	25ft
Min. Side:	15ft
Min. Side Street:	15ft / 25ft
Min. Rear:	15ft
5. Landscape Buffer	
Right-of-Way Buffer (<40ft)	10ft
Right-of-Way Buffer (41ft - 99ft)	15ft
Compatibility Buffer (Residential)	8ft
6. Building Height (ULDC - Art. 3.D.1.E.2)	
Max. Building Height:	35ft
Beyond Max. Height:	Every 1ft of additional height, setbacks increased by 1ft
7. Parking (ULDC - Table 6.B.1.B)	
Req. Resident Parking Spaces:	1.75 per unit
Req. Guest Parking Spaces:	1 per 4 units



1 SITE ZONING ANALYSIS
SCALE: 1/32" = 1'-0"



2 EXISTING NORTHWEST CORNER VIEW

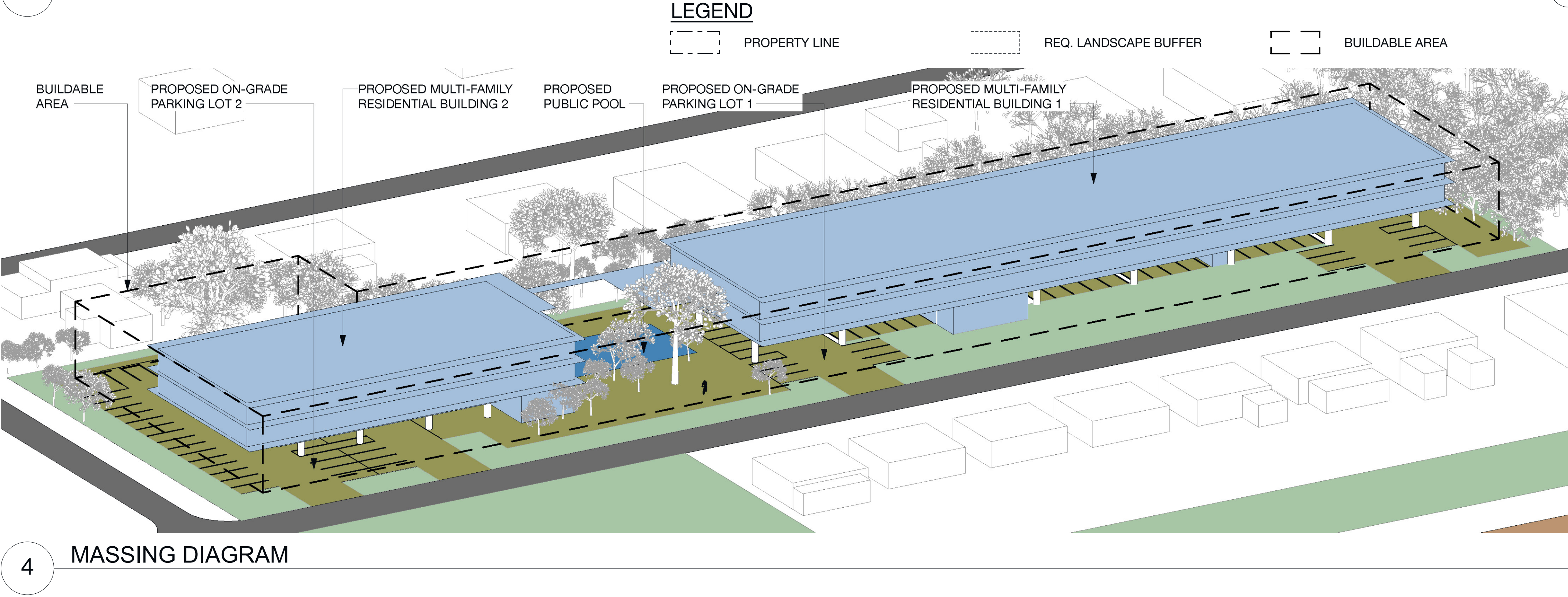
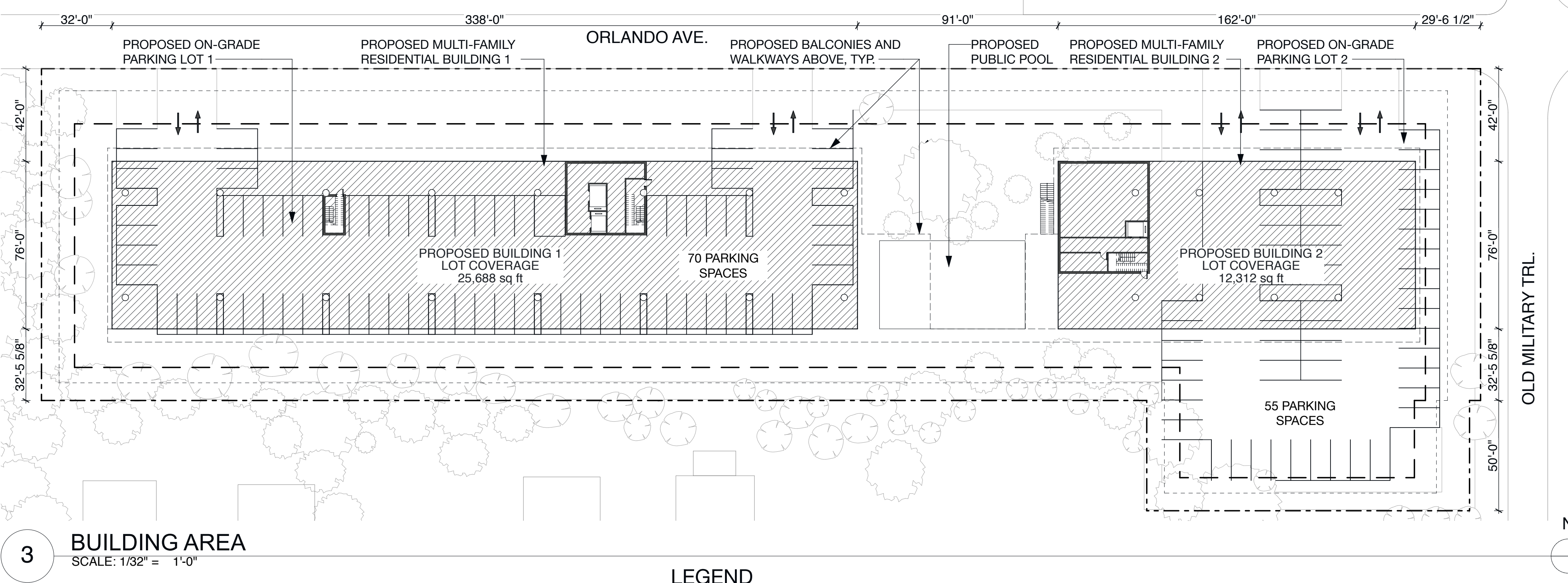
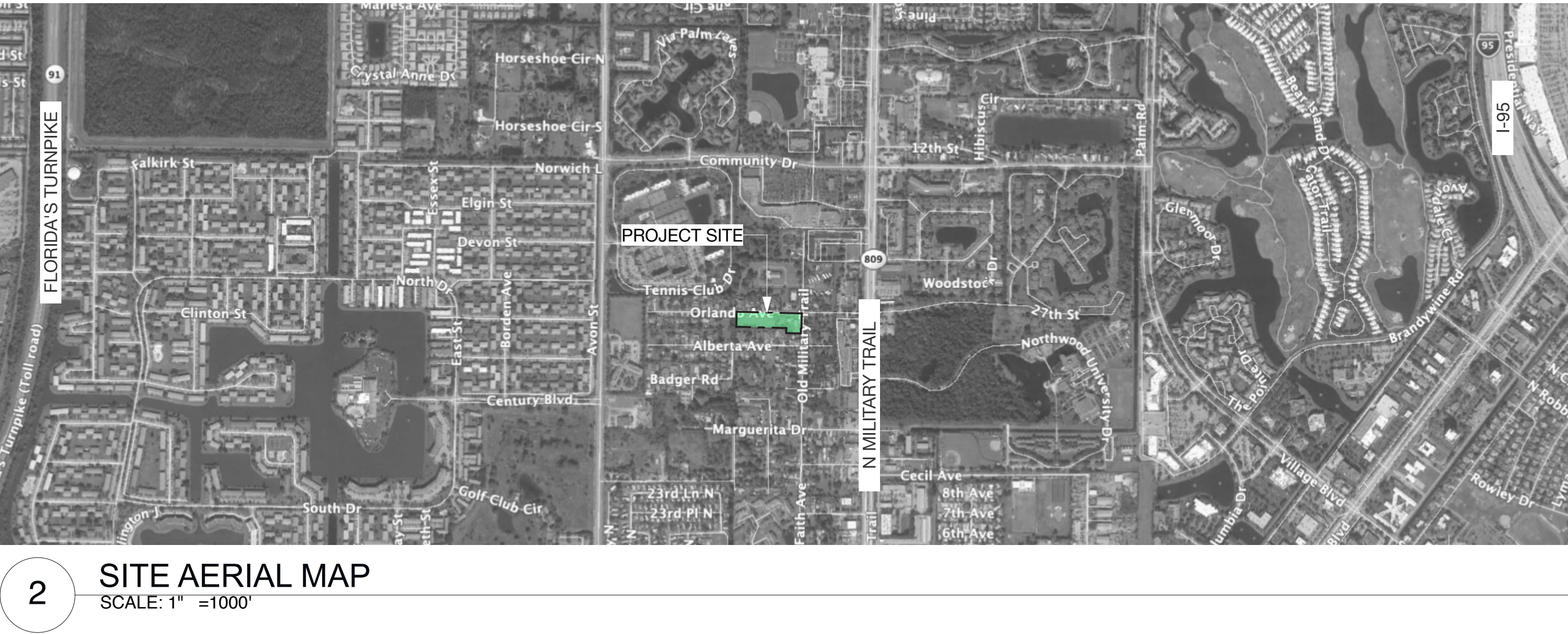
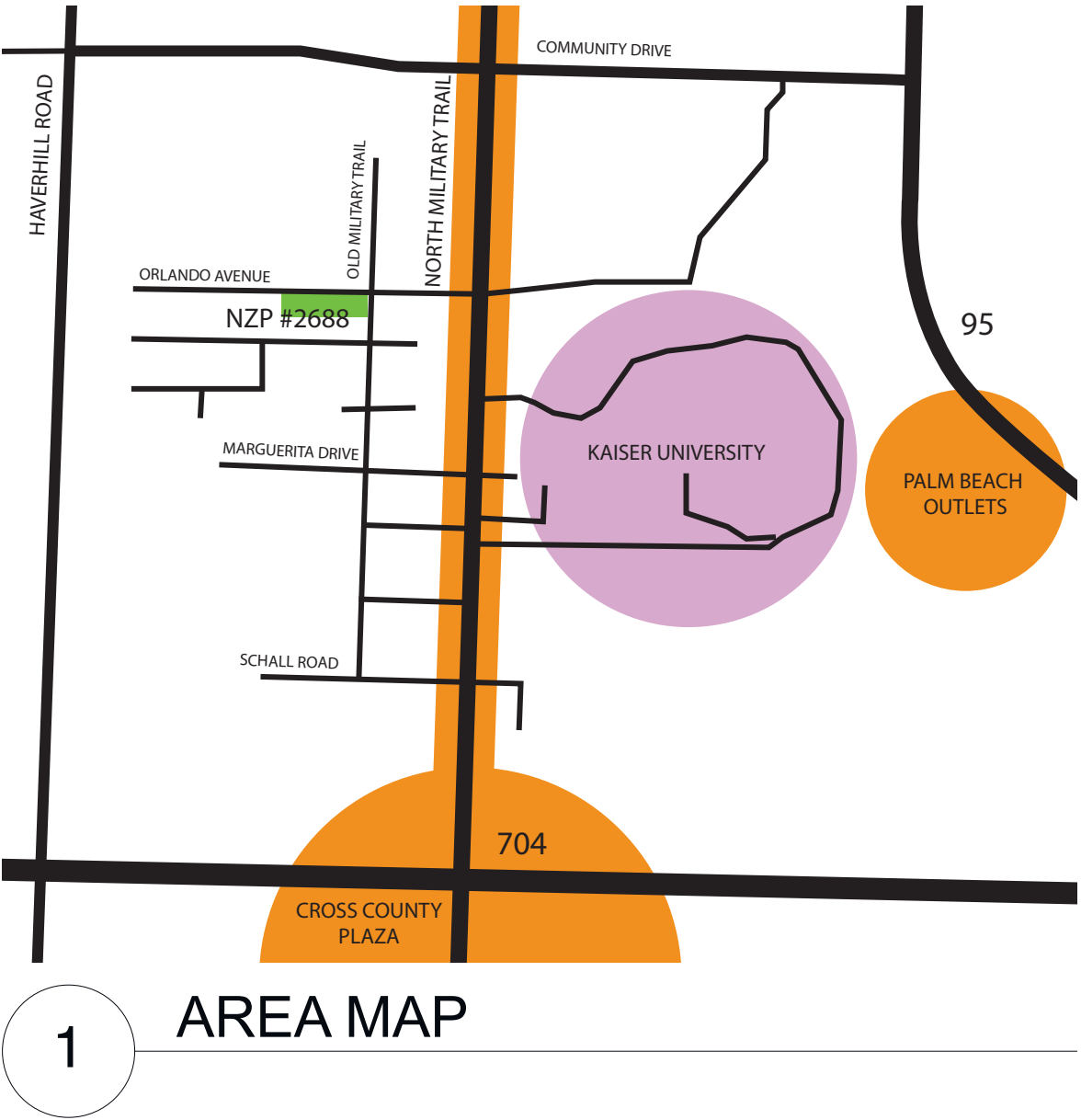


3 EXISTING NORTHEAST CORNER VIEW

LEGEND	
	PROPERTY LINE
	REQ. LANDSCAPE BUFFER
	BUILDABLE AREA

Proposed Design - Zoning Analysis

1. Lot Coverage (ULDC - Table 3.D.1.A)	
Max. Lot Coverage (40%):	42,202 sq ft
Proposed Lot Coverage:	38,000 sq ft
2. Number of Units (FLUE - Table 2.2.1.g-1)	
FLU HR-12:	12 units / acre
Workforce Housing Bonus:	8 units / acre
Proposed (Planning):	62 units
3. FAR (FLUE - Table III.C.2)	
FLU HR-12:	0.45
Proposed Res. Floor Area (Approx.):	76,000 sq ft
Lot Area:	105,000 sq ft
Proposed (76,000/105,000):	0.72
4. Average Unit Size:	
Aprox. Rentable Floor Area:	61,790 sq ft
Average Unit Size (61,790/62 units):	996.6 sq ft
5. Setbacks (ULDC - Table 3.D.1.A)	
Min. Front (25ft + 7ft):	32ft
Min. Side (15ft + 7ft):	22ft
Min. Side Street (15ft / 25ft + 7ft):	22ft / 32ft
Min. Rear (15ft + 7ft):	22ft
Proposed Front:	42ft
Proposed Side:	32ft
Proposed Side Street:	27ft
Proposed Rear:	32ft
6. Parking (ULDC - Table 6.B.1.B)	
Req. Resident Parking Spaces Calc.:	1.75 per unit
Req. Guest Parking Spaces Calc.:	1 per 4 units
Req. Resident Parking Spaces:	109 spaces
Req. Guest Parking Spaces:	16 spaces
Req. Total Parking Spaces:	125 spaces
Proposed Total Parking Spaces:	125 spaces





**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

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

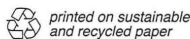
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



September 29, 2020

Steven Wallace
The Wallace Law Group
2240 West Woolbright Road #403
Boynton Beach, FL 33426
Email: wallacelaw1@icloud.com

Dear Mr. Wallace:

This preliminary assessment is in response to your inquiry regarding the two Old Military Trail properties. A formal Workforce Housing Program Letter of Determination will be required for sufficiency in the zoning approval process. The information provided in this letter is based on the project information you provided:

PCNs:	00-42-43-24-00-000-3260 & 04-000-0060
Total Acreage:	2.42 acres (Survey)
Future Land Use Designation:	HR-12 (Hypothetical)
Subject Development unit type:	MF/apartments
Subject Development: Rent or sale	Rent
WHP units to be addressed through:	ON-SITE
WHP units: Rent or Sale?	Rent
WHP unit type:	MF/apartments
Incentive Option: Limited or Full	FULL
TDRs to be used, if any:	10 TDRs available

Projects seeking density bonuses greater than 50% are subject to a two-part review. The first step is to apply the WHP Point System to determine how well a proposed project's approach to meeting its WHP obligation furthers the County's WHP objectives. Based on the application of the point system only, the potential density bonus available to this project is **80%**, which results in a total unit count of **62** units, with **14** of those units required as WHP units, when utilizing all 10 available TDRs.

The second part of the review involves assessing the total potential density for the project, including the density bonus identified through the point system, for compatibility and appropriateness for the site. This second step will need to be completed as additional information becomes available regarding the proposed project; staff reserves the right to revisit the **80%** density bonus in its recommendation, to address any compatibility issues that may be identified. The result of this two-step process will form the basis for staff's formal recommendation.



In considering this information, please be aware of the following:

- *Density bonuses greater than 50% are available only under the Full Incentive Option.*
- *Any for-sale WHP units built under the Full Incentive option are priced in the Low, Moderate 1, and Moderate 2 categories only.*
- *For-sale WHP units require a minimum number and size of bedrooms, and specific minimum appliances.*
- *All WHP unit exteriors are required to be compatible with market rate units, if any, and models are required.*
- *TDR units purchased shall proportionally reflect the unit mix of the non TDR units. Thirty-four percent (34%) of any TDR units used must be provided as WHP units, and are subject to applicable WHP requirements. If any of the remaining TDRs are purchased at TDR WHP prices, those units must be provided in the Low Income category. All TDRs must be built on site.*
- *For proposed future land use amendments increasing residential density, the staff recommendation to the Board of County Commissioners typically includes conditions that TDRs be utilized, and that 25% of the total units be required as on-site workforce housing units. (The 25% includes required WHP TDRs, but does not include any additional TDRs that the applicant elects to purchase at WHP prices.)*

In addition, note that the information provided herein does not guarantee a certain number of units, and does not create additional property rights for a landowner. The actual number of dwelling units that may be built on a parcel may be further limited by the zoning district's property development regulations and other considerations in the development review process.

Should you have any questions, please contact me at 561-233-5361 or at mhowe@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Michael Howe". The signature is written in a cursive, flowing style.

Michael Howe, Senior Planner

Workforce Housing Program Analysis

Greater Than 50% Density Bonus (Full Incentive Only)

Date: 09/29/20

Property Information:

Property or PCN:	Old Military Trail (2 props), PCNs: 00-42-43-24-00-000-3260 & 04-000-0060			
Acreage:	2.42 acres (Survey)			
Future Land Use Designation:	HR-12 (Hypothetical)			
Request:	Full Incentive Option, 62 total units requested			
Part of PUD/Golf Course? No	Existing LOD? Out of date	CHHA? No	CCRT Area? Yes, Old Trail #10	Census Tract 19.09 32% Concentration
Surrounding Land Uses:	N	S	E	W
Existing:	Residential/Park	Residential/Vacant	Vacant	Vacant
Future:	MR-5	MR-5	MR-5	MR-5
Potential FLU Density: (2.42 acres x 12 = 29.04 units)				

Density Bonus Determination:

Part 1: Point system based on proposed approach to meeting WHP obligation											
Proposed method to meet WHP obligation	WHP Objectives & Points										
	Delivers units?	Onsite?	WHP Unit type?			WHP Rental/ For-sale?		WHP Concentration in Census tract?		POINTS EARNED	POTENTIAL DENSITY BONUS
	(1) to (6)	(10)	MF (1)	TH (3)	SF (10)	R (1)	FS (10)	>34% (0)	<34% (6)		
	6	10	1			1		6			
Part 2: Compatibility and Other Site Considerations: TBD, pending staff review											
Staff Recommendation for Density Bonus: TBD											

TDR Units, if applicable:

TDR Density: should Transfer of Development Rights be used, the following would apply: CCRT, Old Trail area #10	
TDR Eligibility: 4 TDRs/acre	TDR Units permitted: 10
<i>TDR units shall proportionally reflect the unit mix of the non TDR units. The applicant may elect to purchase some or all of the non-WHP TDRs at TDR WHP prices; if purchased at WHP prices, those units must be restricted as Low Income category WHP units.</i>	

WHP Obligation:

Density Component:	Required Percentage		Calculations	
	Rental WHP	For Sale WHP	Possible Units	WHP Obligation
Standard Density:	5%	4.375%		
Maximum Density:	16%	14%		
Density Bonus:	34%	29.75%		
Multiplier for For-Sale projects providing WHP as off-site rentals: 1.5x obligation (Not applicable to TDRs)			NA	
Discount for on-site, For Sale WHP units: 20% for SF, 10% for TH			NA	
TDRs, if any:	34%			
TOTALS				

Alternative Unit Specific Calculation, if Requested: 62 Units

Density Component:	Required WHP Percentage		Calculations	
	Rental WHP	For Sale WHP	Units	WHP Obligation
Standard Density:	5%	4.375%	19.36	0.97
Maximum Density:	16%	14%	9.68	1.55
Density Bonus (80%):	34%	29.75%	23.23	7.90
1.5x Multiplier -- For-Sale projects providing WHP as off-site rentals (Not applicable to TDRs)				
TDRs, if any:	34%		10	3.40
TOTALS			62.27 or 62 units	13.82 or 14 WHP units

The estimates provided in this worksheet do not guarantee a certain number of units, and do not create additional property rights for a landowner; the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, property development regulations and other factors in the development review process. Any hypothetical land use employed in the calculations is subject to the Comprehensive Plan amendment process, and may not be approved.