

# 1992022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

|   |   |  |                  |
|---|---|--|------------------|
| <b>Round</b>                                  | 23-B2   | <b>Intake Date</b>   | February 8, 2023 |
| <b>Application Name</b>                       | Northlake Commercial  | <b>Control No.</b>   | 1973-00237       |
| <b>Acres</b>                                  | 2.02  | <b>Concurrent Zoning application?</b>                          | Yes              |
|   |   | <b>Text Amend?</b>   | No               |
| <b>PCNs</b>                                   | 00-43-42-19-00-000-3024   |  |                  |
| <b>Location</b>                               | Southwest corner of Burma Road and Northlake Boulevard.   |  |                  |
|   | <b>Current</b>  | <b>Proposed</b>  |                  |
| <b>Tier</b>                                   | Urban/Suburban  | No Change  |                  |
| <b>Use</b>                                    | Retail Store (Curaleaf-currently performing tenant improvements)<br>5,500 SF<br><br>Auto Retail Repair (Dave's Auto Body)<br>5,000 SF | Retail Store<br>5,500 SF<br><br>Restaurant, Type 1<br>3,181 SF |                  |
| <b>Zoning</b>                                 | Light Industrial (IL)<br>NBOZ Zoning Overlay  | Community Commercial (CC)                                      |                  |
| <b>Future Land Use Designation</b>            | Industrial (IND)  | Commercial Low (CL)  |                  |
| <b>Underlying Future Land Use Designation</b> | None  | None   |                  |
| <b>Conditions</b>                             | None  | None   |                  |
| <b>Density Bonus</b>                          | None  | None   |                  |
| <b>Total Number of Units</b>                  | None  | None   |                  |

### B. Development Potential

|   | Current FLU  | Proposed FLU  |
|---|--|---|
| <b>Density/Intensity:</b>   | 0.85 FAR*<br><small>(*) According to Table 2.2-e., Industrial and self-storage uses may be approved for up to .85 FAR in the industrial future land use designations the Urban Suburban Tier, and self-storage uses may be approved for up to .65 FAR in the commercial future land use designations in the Agricultural Reserve Tier on sites that meet the Major Intersection Criteria in the ULDC (see also FLUE Policy 1.5-p).</small> | 0.50 FAR  |
| <b>Maximum Square Feet</b><br><sup>2,4</sup> (non-residential designations) | 0.85 FAR x 2.02 ac. = 74,792.52 square feet of industrial/self-storage use   | 0.50 FAR x 2.02 ac. = 43,995.60 square feet of general commercial |

|  |   |   |
|--|---|---|
| <b>Proposed or Conditioned Potential</b><br>3, 4 | 0.12 FAR with the combined retail sales and repair and maintenance, heavy uses                                | 0.10 FAR with the retail store use and restaurant, type 1 use |
| <b>Max Trip Generator</b>                        | ITE LU 760 Research and Development<br>11.08 Trips/Day  | ITE LU 720 Medical Office<br>T=42.97(X) – 108.01              |
| <b>Maximum Trip Generation</b>                   | 829   | 1,604   |
| <b>Net Daily Trips:</b>                          | 775 (maximum minus current)<br>775 (proposed minus current)   |   |
| <b>Net PH Trips:</b>                             | 45 (33 In/12 Out) AM, 83 (35 In/48 Out) PM (maximum)<br>45 (33 In/12 Out) AM, 83 (35 In/48 Out) PM (proposed) |   |

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 2. Applicant Data

#### A. Agent Information

|                           |  |
|---------------------------|--|
| <b>Name</b>               | Yoan Machado   |
| <b>Company Name</b>       | WGI, Inc.  |
| <b>Address</b>            | 2035 Vista Parkway   |
| <b>City, State, Zip</b>   | West Palm Beach, FL 33411  |
| <b>Phone / Fax Number</b> | 561-839-1712   |
| <b>Email Address</b>      | <a href="mailto:Yoan.machado@wginc.com">Yoan.machado@wginc.com</a> |

#### B. Applicant Information

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>Name</b>               | Jeffrey Preston                   |
| <b>Company Name</b>       | 3540 Northlake LP                 |
| <b>Address</b>            | 360 S. Rosemary Avenue, Suite 400 |
| <b>City, State, Zip</b>   | West Palm Beach, FL 33401         |
| <b>Phone / Fax Number</b> | Contact Agent                     |
| <b>Email Address</b>      | Contact Agent                     |
| <b>Interest</b>           | Property Owner                    |

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

|  |   |
|--|---|
| <b>Built Features</b>                  | The site completely impervious and has two existing structures, a 5,500 SF retail store (Treasures of Hope) and a 5,000 SF auto body shop building. See <b>Attachment F</b> .   |
| <b>PCN</b>                             | 00-43-42-19-00-000-3024<br>See <b>Attachment A</b><br>See <b>Attachment P</b>   |
| <b>Street Address</b>                  | 3540 Northlake Boulevard, Palm Beach Gardens, FL 33403  |
| <b>Frontage</b>                        | Approximately 301.69 feet of frontage along Northlake Boulevard and 292.00 feet of depth.   |
| <b>Legal Access</b>                    | Legal access is and will be provided from Northlake Boulevard.  |
| <b>Contiguous under same ownership</b> | There are no additional properties under contiguous ownership outside of the PCN's provided in Part 1 of this Application.  |
| <b>Acquisition details</b>             | The subject parcel was purchased by the property owner, 3540 Northlake LP, on August 31 2022. The property was acquired for \$4,800,000 from Treasures for Hope, Inc. Treasures for Hope, Inc. owned the property from 2012 to 2022.<br>See <b>Attachment A</b> . |
| <b>Size purchased</b>                  | 2.02 Acres  |

### B. Development History

|  |  |               |                   |                                  |                                  |
|--|--|---------------|-------------------|----------------------------------|----------------------------------|
| <b>Control Number</b>                  | 1973-00237                             |               |                   |                                  |                                  |
| <b>Previous FLUA Amendments</b>        | None                                   |               |                   |                                  |                                  |
| <b>Concurrency</b>                     | None                                   |               |                   |                                  |                                  |
| <b>Plat, Subdivision</b>               | The subject site has not been platted. |               |                   |                                  |                                  |
| <b>Zoning Approvals &amp; Requests</b> |  |               |                   |                                  |                                  |
| <b>Reso. No.</b>                       | <b>App. No.</b>                        | <b>Status</b> | <b>Type</b>       | <b>Description</b>               | <b>Changes proposed (if any)</b> |
| <b>R-1974-0062</b>                     | Z-1973-00237                           | Approved      | Rezoning          | Rezone from CG to IL             | None.                            |
| <b>R-1993-0334</b>                     | SE-1973-00237                          | Complete      | Special Exception | Allow a drive through restaurant | None                             |

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency –

|   |   |
|---|---|
| <b>Justification</b><br>Provide as G.1.                 | See <b>Attachment G</b>                   |
| <b>Residential Density Increases</b><br>Provide as G.2. | Not applicable to this commercial project |
| <b>Compatibility</b><br>Provide as G.3.                 | See <b>Attachment G</b>                   |
| <b>Comprehensive Plan</b><br>Provide as G.4.            | See <b>Attachment G</b>                   |
| <b>Florida Statutes</b><br>Provide as G.5.              | See <b>Attachment G</b>                   |

### B. Surrounding Land Uses.

| Adjacent Lands | Use   | Future Land Use                                 | Zoning  |
|----------------|---|---|---|
| <b>North</b>   | <p><b><u>Chipotle</u></b><br/>Control No. 1986-0070<br/>Land Use: Type 1 Restaurant<br/>Intensity: 2,398 SF</p> <p><b><u>Olive Garden</u></b><br/>Control No. 1986-0070<br/>Land Use: Type 2 Restaurant<br/>Intensity: 7,272 SF</p> <p><b><u>Trulieve</u></b><br/>Control No. 1991-00014<br/>Land Use: Retail<br/>Intensity: 5,200 SF</p> | Commercial High, with an underlying HR-8 (CH/8) | General Commercial (CG)                               |
| <b>South</b>   | <b>Control Number: NA</b><br>Multifamily Residential  | Industrial (IND)                                | Multifamily Residential (RM)                          |
| <b>East</b>    | <b><u>Cora Physical Therapy</u></b><br>City of Palm Beach Gardens<br>Land Use: Office   | Commercial (C) -City of Palm Beach Gardens      | General Commercial (CG1) – City of Palm Beach Gardens |
| <b>West</b>    | <b><u>Checkers</u></b><br>Control No. 1973-00237<br>Land Use: Type 1 Restaurant<br>Intensity: 713 SF  | Industrial (IND)                                | Light Industrial (IL)                                 |



# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

| A. Traffic Information                                       |  |  |
|--|--|--|
|  | Current  | Proposed   |
| Max Trip Generator   | ITE LU 760 Research and Development<br>11.08 Trips/Day   | ITE LU 720 Medical Office<br>T=42.97 (X) -108.01 |
| Maximum Trip Generation                                      | 829  | 1,604  |
| Net Daily Trips:   | 775 (maximum minus current)<br>775 (proposed minus current)  |  |
| Net PH Trips:  | 45 (33 In/12 Out) AM, 83 (35 In/48 Out) PM (maximum)<br>45 (33 In/12 Out) AM, 83 (35 In/48 Out) PM (proposed)  |  |
| Significantly impacted roadway segments that fail Long Range | None   | None   |
| Significantly impacted roadway segments for Test 2           | None   | None   |
| Traffic Consultant   | Dr. Juan Ortega, PE   JFO Group Inc.   |  |
| B. Mass Transit Information                                  |  |  |
| Nearest Palm Tran Route (s)                                  | Route #20 – PBG to WPB Via Congress  |  |
| Nearest Palm Tran Stop                                       | Bus Stop #2232 is located on the south side of Northlake Boulevard, approximately 67 feet from the subject site.   |  |
| Nearest Tri Rail Connection                                  | Route # 21 – PBG to Magnonia Park TRS is the closest Tri Rail connection from the subject site to the Magnonia Park Tri Rail Station.  |  |
| C. Potable Water & Wastewater Information                    |  |  |
|  |  |  |
| Potable Water & Wastewater Providers                         | Seacoast Utility Authority<br>Per <b>Attachment I</b> – there is sufficient water to serve the project and the nearest connection for sewer service is a manhole near the southwest corner of the property.                        |  |
| Nearest Water & Wastewater Facility, type/size               | The subject site is served by a 10" watermain on the south side of Northlake Boulevard and there is manhole near the southwest corner of the property, the further manhole being approximately 215 feet. See <b>Attachment I</b> . |  |

## D. Drainage Information

This project lies within the South Florida Water Management District (SFWMD) C-17 drainage basin and has an ultimate outfall to the C-17 canal. The site also is within the Northern Palm Beach County Improvement District (NPBCID) and there are no existing SFWMD Environmental Resource Permits for the project site. The site is also partially within the Zone AE Elevation 11 per FEMA FIRM Map Number 12099C0387F, effective October 5, 2017.

See **Attachment J**

## E. Fire Rescue

|                             |  |
|-----------------------------|--|
| <b>Nearest Station</b>      | Station #68 located at 1000 Park Avenue.                         |
| <b>Distance to Site</b>     | 1.75 miles from the Station #68                                  |
| <b>Response Time</b>        | Estimated response time to the subject site is 6 minutes.        |
| <b>Effect on Resp. Time</b> | Minimal impact per <b>Attachment K</b> , letter from Fire-Rescue |

## F. Environmental

|  |   |
|--|---|
| <b>Significant habitats or species</b> | The subject site is entirely impervious made up of an asphalt parking lot and two buildings. There are numerous vehicles on the lot. There is no vegetation or significant habitat/species on the property. Due to the nature of the property being entirely paved, there are no natural resources present on the site. There does not appear to be suitable habitat for listed species that are not present and there are no jurisdictional wetlands located on the property.<br>See <b>Attachment L</b> |
| <b>Flood Zone*</b>                     | Flood Zone AE and Flood Zone X  |
| <b>Wellfield Zone*</b>                 | The subject property is located in wellfield zone 4 in Palm Beach County.<br>See <b>Attachment M</b>  |

## G. Historic Resources

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties. A Historic Resource Letter is provided with this application as **Attachment N**.

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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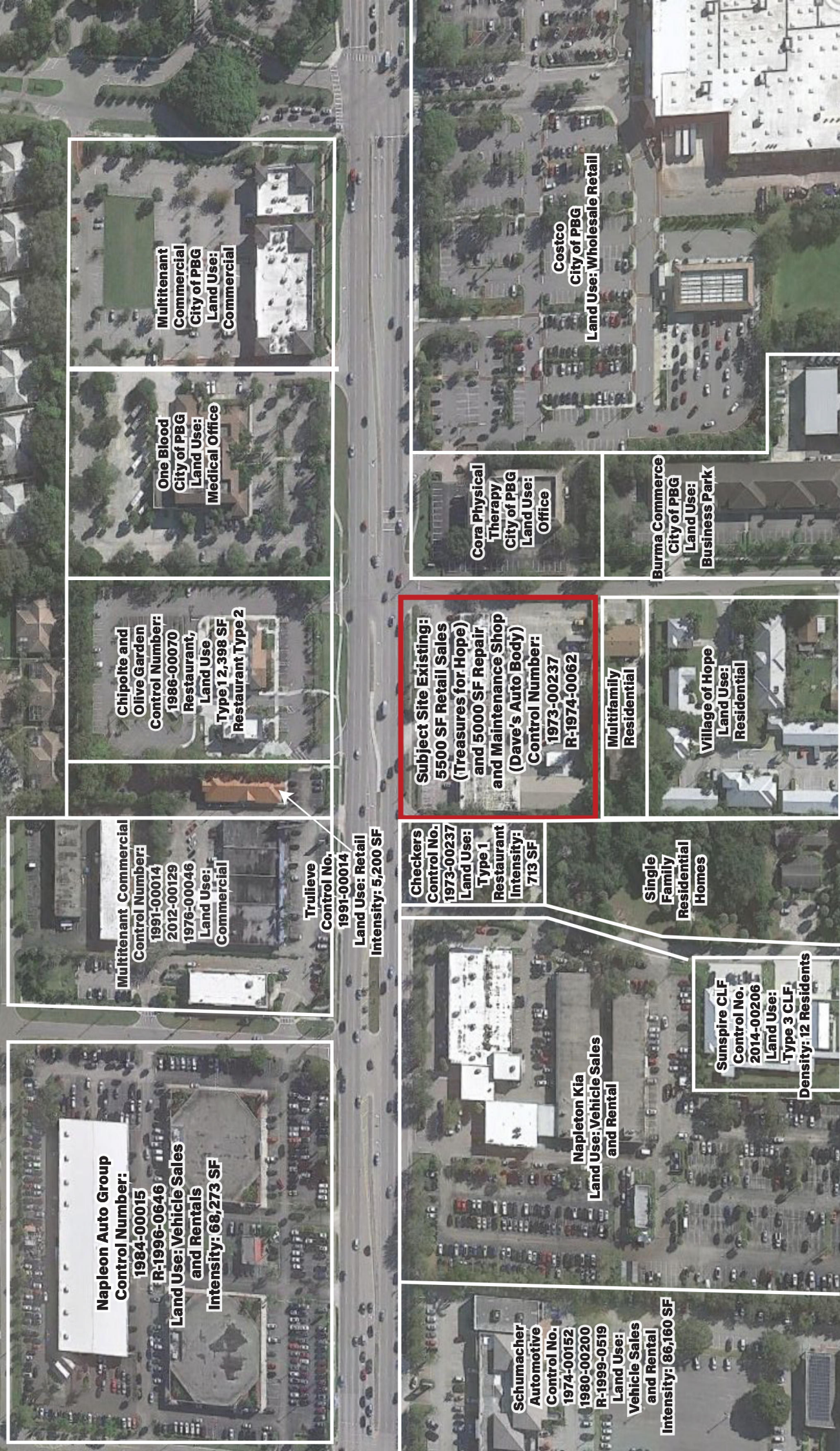




11-09-2022

# Built Inventory and Map

UNINCORPORATED PALM BEACH COUNTY, FL





**JUSTIFICATION STATEMENT  
SMALL SCALE FUTURE LAND USE ATLAS AMENDMENT  
CONTROL NO. 1973-00237**

**Northlake Commercial  
PROPOSED FLUA MAP AMENDMENT**

**Attachment G**

*Prepared by:*

WGI, INC.

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

Initial Submittal: November 14<sup>th</sup>, 2022



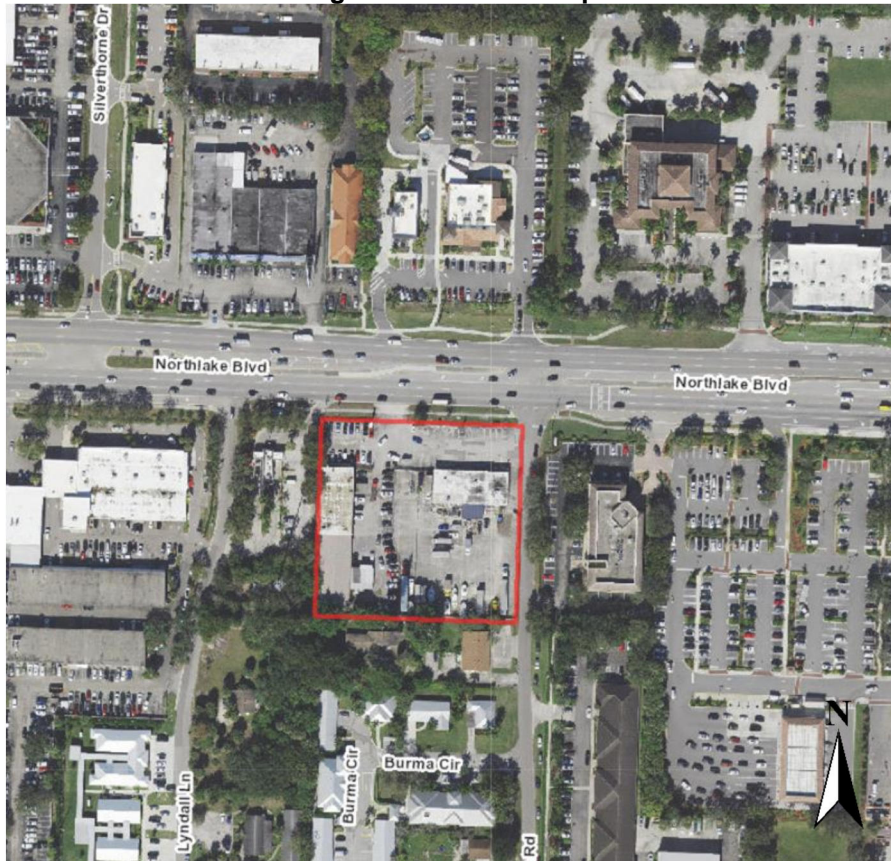
**Palm Beach County - Planning Division**  
2300 North Jog Road, WPB, FL 33411, (561) 233-5300



## Introduction

The 2.02-acre subject site, also referred to as Northlake Commercial, is located at the southwest corner of the intersection of Burma Road and Northlake Boulevard in Palm Beach County. The subject site is approximately 0.5 miles from the I-95 Northbound and Southbound ramps located on Northlake Blvd., an urban minor arterial road, and is identified by the following Parcel Control Number (PCN): 00-43-42-19-00-000-3024. The site has a Future Land Use designation of Industrial (IND), a zoning designation of Light Industrial (IL), and has two existing structures on site. An existing legally non-conforming 5,500 square foot retail sales (Curaleaf – Currently performing tenant improvements) is located on the northeast corner of the subject site. On the western property line, an existing 5,000 square foot repair and maintenance shop (Dave's Auto Body) and a 5,826 SF covered steel frame exists as an accessory structure to Dave's Auto Body. The site is located on the Northlake Blvd. corridor and within the Northlake Boulevard Overlay Zone (NBOZ) as adopted by Ordinance 2011-016. An aerial of the subject site (outlined in red) and surrounding areas has been provided below in **Figure 1:**

**Figure 1: Location Map**



## Request

On behalf of the Applicant, WGI, Inc. requests a **Comprehensive Plan Future Land Use Atlas (FLUA) Amendment** to re-designate the FLU on the subject site from the Industrial (IND) FLU designation to the Commercial Low (CL) FLU designation. The existing site consists of a 5,500 SF retail store and a 5,000 SF vehicle repair shop. The proposed development will repurpose the existing 5,500 SF retail store into another retail store. The 5,000 SF repair shop will be demolished and an approximately 3,100 SF Type 1 restaurant with a drive through will be constructed in place. Both uses are classified as Commercial uses will be consistent with the CL Land Use designation.

## Concurrent/Pending Zoning Applications

A Rezoning application from Light Industrial (IL) to Community Commercial (CC) and a Class A Conditional Use Application for the Type 1 restaurant use in the CC zoning district, will be submitted to the Zoning Division contingent upon the approval of the FLU Amendment.



| Adjacent Land | Use  | Future Land Use                                 | Zoning   |
|---------------|--|---|--|
| North         | <p><b><u>Chipotle</u></b><br/>Control No. 1986-0070<br/>Land Use: Type 1 Restaurant<br/>Intensity: 2,398 SF</p> <p><b><u>Olive Garden</u></b><br/>Control No. 1986-0070<br/>Land Use: Type 2 Restaurant<br/>Intensity: 7,272 SF<br/>FAR:</p> <p><b><u>Trulieve</u></b><br/>Control No. 1991-00014<br/>Land Use: Retail<br/>Intensity: 5,200 SF</p> | Commercial High, with an underlying HR-8 (CH/8) | General Commercial (CG)                                |
| South         | <b><u>Multifamily Residential</u></b>  | Industrial (IND)                                | Multifamily Residential (RM)                           |
| East          | <p><b><u>Cora Physical Therapy</u></b><br/>City of Palm Beach Gardens<br/>Land Use: Office</p>   | Commercial (C)<br>City of Palm Beach Gardens    | General Commercial (CG1)<br>City of Palm Beach Gardens |
| West          | <p><b><u>Checkers</u></b><br/>Control No. 1973-00237<br/>Land Use: Type 1 Restaurant<br/>Intensity: 713 SF</p>   | Industrial (IND)                                | Light Industrial (IL)                                  |

#### G1. Justification for Future Land Use Atlas Amendment

Pursuant to Policy 2.1-f, this justification statement demonstrates the requests are consistent and in compliance with the County's Comprehensive Plan, Tier Requirements and the impacts on public facilities and services:

***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 demonstrate that the current land use is inappropriate. 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; (see Public Facilities Section);***
- 2. The availability of facilities and services; (see Public Facilities Section);***
- 3. The adjacent and surrounding development; (see Compatibility Section);***
- 4. The future land use balance;***
- 5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;***
- 6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section);***
- 7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section).***



This FLUA Amendment request is consistent with Policy 2.1-f of the County's Future Land Use Element, as the proposal to modify the FLU designation on the subject site from IND to CL represents a more appropriate FLU designation for the site and location, as demonstrated within this justification statement. The proposed CL FLU designation will show to be consistent with the Goals, Objectives and Policies of the County's Comprehensive Plan, and complimentary to the development pattern that exists in the area, and compatible with the surrounding land uses, which meets the intent of the Northlake Boulevard Overlay Zone, as outlined herein.

The subject site currently represents a parcel of land that was first developed over a half-century ago. The property is surrounded by commercial development and therefore is appropriate for infill commercial development and adaptive reuse along the Northlake Boulevard corridor. While the current IND FLU designation may have once been appropriate for the location, the development pattern in this area has shifted over the decades, from one that was once primarily industrial and commercial, to one that supports general commercial uses at intensities that are necessary to support the needs associated with population growth in Palm Beach County. The purpose and intent of the NBOZ according to the Unified Land Development Code (ULDC) is "to encourage improvement, enhancement, renovation, and/or redevelopment of the Northlake Boulevard corridor and to provide criteria by which to review development/redevelopment within the Overlay Zoning District". Therefore, the existing industrial FLU designated for the subject site appears to be inconsistent with desired commercial FLU designations in this area.

The NBOZ supports increasing redevelopment and enhancement of commercial uses along the Northlake Blvd. corridor. The existing site is 100% impervious, with two structures that exist on the site, a 5,500 SF retail store, and a 5,000 SF repair and maintenance building, with an accessory shed. Infill redevelopment on underutilized land, such as the subject site, is an appropriate measure to improve the NBOZ in Palm Beach County, by removing incompatible uses, and enhancing the built environment to comply with the NBOZ design guidelines. The subject site represents an opportunity to redevelop an industrial parcel with intensities consistent with the current development pattern of the area, in line with market demands, and consistent with the overall purpose set forth in the NBOZ. The request to re-designate the existing land use to the CL FLU designation is compliant with the specific items identified in FLUE Policy 2.1-f, as justified below, starting on page 5:





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

The 5,500 SF retail store that exists on the site is a legally non-conforming use in the IL zoning district. The IND FLU category is compatible to the IL and the IG zoning districts, both of which do not allow a retail use. Therefore, the IND FLU is not suitable for the existing retail use. The proposed development will continue to reuse the existing retail structure as retail services, more specifically a medical cannabis dispensary. Further, the western portion of the property will be redeveloped to raze the existing structures related to the auto body repair operation and ultimately to develop a Type I restaurant. There are similar uses located in the immediate area, see **Figure 8**, which demonstrate that the proposed use is suitable and appropriate for the subject site, such as the recently developed Type 1 and Type 2 restaurants to the north of the subject site. The proposed FLUA Amendment, rezoning, and development would also eliminate the legally non-conforming use that currently exists on the site.

**2) *There is a basis for the proposed amendment for the particular subject site based on 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;***

When the subject site was initially developed between 1965 and 1970, based on aerial imagery, Northlake Blvd. was not developed to the extent it is today. At the time of the initial development, there were very few surrounding uses that could be impacted by the intensity of an Industrial FLU designation and the land then was on the edge of development and not central to activity as it is today. **Figure 2** shows that development along the Northlake Blvd. corridor in 1970 was limited and the corridor was not the 6-lane roadway it is today. **Figure 3** and **Figure 4** demonstrate how the segment of Northlake Blvd evolved between 1981 and 1987. By 1987, the southwestern section of the segment (outlined in blue) was developed as Industrial and was assigned a FLU of IND. **Figure 4** and **Figure 5**, demonstrates that the IND FLU and industrial uses are concentrated in one section today, and the subject site and adjoining parcels are an IND outlier. As Northlake Blvd. evolves as an urban minor arterial, commercial uses characterize the corridor, not industrial uses as it may have once did. Over the years, industrial uses have been developed off from Northlake Blvd. and not directly on the corridor, making the subject site an outlier.

Figure 3. Subject Site in 1970



Figure 4. Aerial Imagery of the Subject Site in 1981





Figure 5. Subject Site in 1987

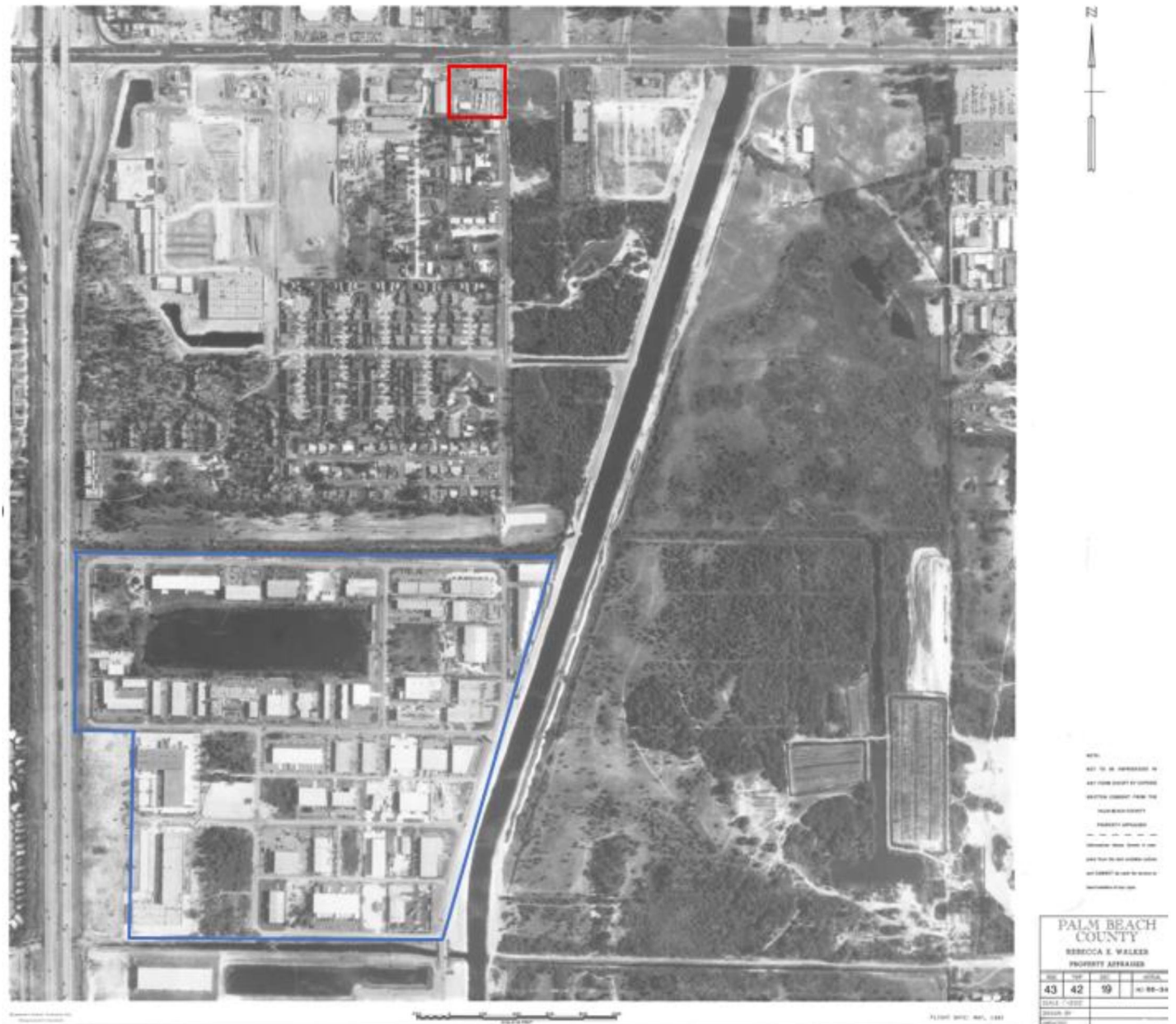
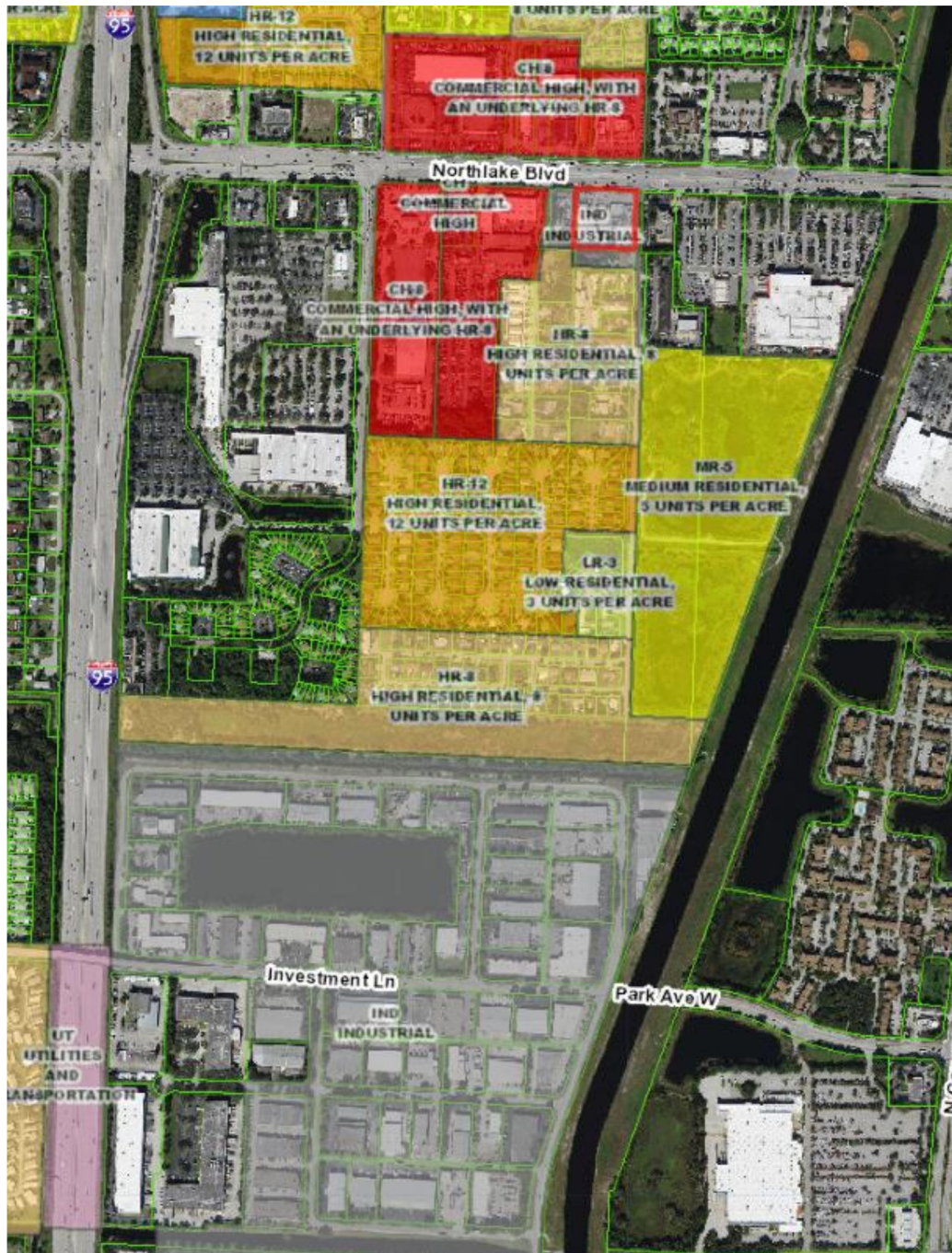


Figure 6: Future Land Use Map for Subject Site and Surrounding Area



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

**Figure 7** is an aerial of the subject site in 1965. In 1965, a single-family home was located on the subject site and I-95 was not fully constructed. Figure 3 shows the dramatic change to the subject site in a five-year span between 1965 and 1970. Within those five years, the single-family home was demolished and replaced by two structures on the subject site. In addition, I-95 and the on/off ramp onto Northlake Blvd., appear to be under construction and Northlake Blvd. was not widened to 6 lanes until at least 1981, see **Figure 4**. These access improvements to the Northlake Blvd. corridor and I-95, no longer make Northlake





Blvd. a suitable location for industrial uses based on the intensity of the uses, as it may have been prior to 1970. Access changes, roadway expansions, recent development patterns, and the adoption of the NBOZ indicate that this segment of Northlake Blvd. is intended for commercial development and activity. The subject site's proximity to I-95, major commercial corridors such as Military Trail, Old Dixie Highway, and A1A and the purpose and intent to improve the Northlake Blvd. corridor consistent with the guiding documents, makes the subject site appropriate for commercial development and inappropriate for industrial development.

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

The adoption of the NBOZ design guidelines in 2002 demonstrates that the local municipalities, Palm Beach County, Palm Beach Gardens, Lake Park, and North Palm Beach intend to redevelop the corridor for more commercial development. The NBOZ Design Guidelines states the objective for the "redevelopment of the Corridor in order to build community pride, retain and attract commercial activity and improve the area's economic condition." This objective indicates that there is consistent desire from multiple municipalities to redevelop Northlake Blvd with more commercial activity and to improve the area's economic condition. The uses proposed are likely to bring in economic activity and jobs, consistent with the NBOZ objective. Redevelopment of the subject site will bring the site into compliance with the design guidelines and consistent with new development to the north of the subject site.

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

The subject site is adjacent to two IND parcels that are each less than one acre. This limited acreage makes the parcels very unlikely candidates for industrial development as industrial uses typically require greater acreage. The IND category appears an inappropriate category for the subject site, and the two adjacent IND parcels. The existing uses on the site and zoning districts of these parcels are not consistent with the IND FLU designation. The parcel to the west of the subject site (parcel 00-43-42-19-00-000-3160) is a Type 1 restaurant and has a zoning designation of Light Industrial (IL), which is one of the only two consistent zoning districts for a parcel with an IND FLU designation according to Table 2.2-f.1 in the Future Land Use Element (FLUE). According to Table 4.B.2.A – Commercial Use Matrix, the Type 1 restaurant is a prohibited use in the IL zoning district, and currently exists as a legally non-conforming use. The subject site (which also has an IND FLU and an IL zoning designation) has a retail sales use on site, which is a prohibited use according to Table 4.B.2.A and exists as a legally non-conforming use. The parcel to the south of the subject site (parcel 00-43-42-19-00-000-3020) is a multifamily residential building, with a Multifamily Residential (RM) zoning designation. According to FLUE Table 2.2-f.1, RM is not a consistent zoning district for a parcel with an IND FLU designation.

The non-conforming uses and inconsistent zoning districts that exist for the identified parcels in **Figure 6**, demonstrate the inappropriateness of the IND FLU designation for land located in this segment of Northlake Blvd. The proposed FLUA amendment to CL will bring the property into compliance and is more consistent with the development pattern of this corridor, demonstrated by the recent redevelopment along on this segment of Northlake Blvd. This new redevelopment directly across Northlake Blvd. included a multitenant commercial structure in Palm Beach Gardens (parcel 52-43-42-18-22-000-0020) and the Type 1 and Type 2 restaurants in unincorporated PBC (parcel 00-43-42-18-00-000-7040).

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

It does not appear that the FLU Designation was assigned in error, however, IND has not been compatible with the zoning designation and use classifications for the existing site and the two adjacent parcels.

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

Not applicable.

## **G.3. Compatibility**

The proposed retail store and Type 1 restaurant are consistent with the development pattern surrounding and along the Northlake Blvd. corridor. **Figure 8** lists the surrounding uses and the existing intensity for the uses located in unincorporated Palm Beach County. As demonstrated in **Figure 8**, multiple commercial uses exist near the subject site, such as retail and both Type 1 and Type 2 restaurants. Similar uses and intensities surrounding the subject site indicate that the proposed



FLUA Amendment and proposed development is compatible to the uses along the corridor. Improvements consistent with the NBOZ design guidelines will be performed to enhance the subject site to be compatible with recent redevelopment along the corridor.

Figure 8: Surrounding Uses



Further, at the time when the proposed Rezoning and Class A Conditional Use applications are reviewed by the Zoning Division and other County Agencies, a Preliminary Site Plan and other regulating plans for this development will clearly identify the site layout, placement of buildings, height of buildings and the location of the required landscape buffers. The ULDC addresses compatibility issues through spatial separation such as setbacks, and the provision of buffers, all these required elements enhance compatibility and reduce any potential negative effects of functionally different land uses (despite that the proposed use is functionally similar to the surrounding uses).

#### G.4. Comprehensive Plan

The FLUA Amendment request to modify the FLU designation from IND to CL is consistent with and furthers the applicable Goals, Objectives, and Policies of the PBC Comprehensive Plan, as outlined below.

**Future Land Use Element - County Directions I.C.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.

According to aerial imagery, see **Figure 3**, the site has been developed with the existing structures as early as 1970. As the Northlake Blvd. urban minor arterial evolves, more small-scale commercial uses have been developed on this corridor, such as the restaurants on the north side of Northlake Blvd. The expansion of commercial uses is consistent with the purpose and intent of the NBOZ Design Guidelines, for the “Redevelopment of the Corridor in order to build community pride, retain and attract commercial activity, and improve the area's economic condition.” A FLUA Amendment to reassign the 2.02-acre parcel from IND to CL supports infill development that is consistent with recent development and provides commercial activity to improve the area's economic condition. In addition, the proposed development intends to adaptively reuse the existing retail building for a more modern use, while bringing the site into current development standards.



**Future Land Use Element - County Directions I.C.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.**

The subject site is located along Northlake Blvd. between I-95 and Canal C-17, which consists of land in unincorporated Palm Beach County and in the City of Palm Beach Gardens. Land to the north, south, and west of the subject site is in unincorporated Palm Beach County and land to the east is in the City of Palm Beach Gardens. This segment of the Northlake Blvd corridor consists of land with FLU designations of Commercial High (some parcels with an underlying High Residential-8 FLU) and Industrial from the land in unincorporated Palm Beach County. Land to the east in Palm Beach Gardens has a FLU designation of Commercial and Mixed Use. Therefore, most land in this segment along Northlake is commercial, and the existing IND FLU is inconsistent with the surrounding parcels.

The subject site currently has an FAR of 0.12 (not including the existing accessory structures) with the two existing structures. The proposed development is less intense than the existing development, with an FAR of 0.10, with the existing retail store and the proposed Type 1 restaurant. The Type 1 and Type 2 restaurant (Control No. 1986-0070) developed in 2020, to the north of the subject site has an FAR of 0.08. The proposed development reduces the existing intensity on the site and is more consistent with the intensity of recent redevelopments along Northlake Blvd, such as the restaurants previously mentioned.

**Future Land Use Element - County Directions I.C.6: Economic Diversity and Prosperity. Promote the growth of industries that have relatively high wages and that can diversify the economic base.**

The cannabis industry has seen significant growth since states began legalizing medical cannabis sales. According to the [2022 annual jobs report from Leafly](#), the industry has over 428,059 full-time jobs nationwide and has grown at an annual rate of 27% or higher over the past five years. These statistics demonstrate how a medical cannabis dispensary can diversify the economic base along Northlake Blvd, and provide stable, full-time jobs for those living nearby in Palm Beach Gardens, Lake Park, and North Palm Beach.

***Policy 1.2-a: Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:***

- 1. Allowing services and facilities consistent with the needs of urban and suburban development;***
- 2. Providing for affordable housing and employment opportunities;***
- 3. Providing for open space and recreational opportunities;***
- 4. Protecting historic, and cultural resources;***
- 5. Preserving and enhancing natural resources and environmental systems; and,***
- 6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.***

The proposed FLUA Amendment is consistent with Policy 1.2-a, by encouraging infill redevelopment within the Urban Suburban Tier, and by using existing infrastructure, public facilities, and services. The proposed FLU designation of CL is a more appropriate FLU than the existing IND designation on the Northlake Blvd. urban minor arterial because of the development pattern of the area and CL implements the goal of the NBOZ Overlay and the Design Guidelines. Currently, the segment of Northlake Blvd. between I-95 and Canal C-17 has three parcels with an IND FLU designation, see **Figure 6**. The existing land uses and zoning districts of these parcels are not consistent with the IND FLU designation. The parcel to the west (parcel 00-43-42-19-00-000-3160) is a Type 1 restaurant and has a zoning designation of Light Industrial (IL), which is one of the only two consistent zoning districts for a parcel with an IND FLU designation according to Table 2.2-f.1 in the Future Land Use Element (FLUE). According to Table 4.B.2.A – Commercial Use Matrix, the Type 1 Restaurant is a prohibited use in the IL zoning district, and currently exists as a non-conforming use. The subject site (which also has an IND FLU and an IL zoning designation) has a retail sales use on site, which is a prohibited use according to Table 4.B.2.A and exists as a non-conforming use. Parcel to the south (parcel 00-43-42-19-00-000-3020) is a multifamily residential building, with a Multifamily Residential (RM) zoning designation. According to FLUE Table 2.2-f.1, RM is not a consistent zoning district for a parcel with an IND FLU designation.

The non-conforming uses and inconsistent zoning districts that exist for the identified parcels in **Figure 6**, demonstrate the inappropriateness of the IND FLU designation for land located in this segment of Northlake Blvd. The proposed FLUA





amendment to CL is more consistent with the suburban character of this corridor, demonstrated by recent redevelopment on this segment of Northlake Blvd, such as the multitenant commercial in Palm Beach Gardens (parcel 52-43-42-18-22-000-0020) and the Type 1 and Type 2 restaurants in unincorporated PBC (parcel 00-43-42-18-00-000-7040).

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

According to aerial imagery, see **Figure 3**, the site has been developed with the existing structures as early as 1970. As the Northlake Blvd. urban minor arterial evolves, more small-scale commercial uses are developed on this corridor, such as the restaurants on the north side of Northlake Blvd. A FLUA Amendment to reassign the 2.02-acre parcel from IND to CL supports infill development that is consistent with recent redevelopment. In addition, the proposed development intends to adaptively reuse the existing retail building for a more modern use. The proposed project supports sustainable urban development as it adapts a building that is over a half century old and redevelops the other site, while introducing more pervious surface to the site with landscaping.

***Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.***

Aerial imagery of the subject site, see **Figure 3**, demonstrates that the site has been developed with an intensity of 0.12 FAR since at least 1970. The proposed development will reduce the existing intensity from 0.12 FAR to 0.10 FAR. The site has limited pervious surface or vegetation. The redevelopment of this parcel will bring more landscaping and pervious area to the site to improve this section of Northlake Blvd. and stormwater run-off in general.

***Policy 2.1-h: The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.***

There are multiple parcels with a Commercial High (CH) FLU designation on this segment of Northlake Blvd., between I-95 and the C-17 canal. There are only three parcels (for a total of approximately 3.6-acres) with an IND FLU designation that front Northlake Blvd., in this segment. A FLUA Amendment to CL would be more consistent with development trends in the area. The existing uses on the two other IND parcels that border the subject site are not consistent with their FLU designation. There are no other properties under the same or related ownership that create residual parcels.

***Policy 2.2-d: The County shall encourage the elimination or reduction of existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are prohibited, regulated or restricted under the terms of this Plan. This shall be accomplished by limiting the enlargement, expansion, or extension of non-conforming future land use activity unless the action decreases the nonconformity. Non-conforming uses shall only be permitted to expand under limited circumstances, specified in the Palm Beach County Unified Development Code, which are designated to curtail any substantial investment in non-conforming uses to preserve the integrity of the Comprehensive Plan.***

The existing retail use is considered a legally non-conforming use in the IL zoning district. The proposed FLUA from IND to CL and Rezoning from IL to CG will eliminate the non-conforming future land use activity. A retail store is a permitted use in the CG zoning district (which is compatible with the CL FLU) and will no longer exist as a non-conformity. A FLUA Amendment and rezoning will ensure that the property is redeveloped in a manner consistent with the County's plans. If this change were not made the property could not expand, enlarge, or redevelop for consistency with the surrounding community.

***Policy 2.2-e: Intensity. The County shall establish and maintain maximum floor area ratios (FAR) specific to each future land use designation in order to establish the maximum non-residential intensity of development, as specified in Table 2.2-e.1. The allowable intensity on a specific parcel may be reduced through the development review process in order to account for the attributes of the subject site, the scale of adjoining properties, and the character of the area. The maximum FAR applies to non-residential uses within these designations; for underlying residential designations and density governed by density in Table 2.2.1-g.1, the maximum FAR does not apply.***



The subject site has a 0.12 FAR, which is under the maximum intensity for a parcel with an IND FLU designation. The proposed development will accommodate a lower intensity than the existing 0.12 FAR and will have an FAR of 0.10. The proposed FAR is less intense than the maximum FAR for the CL FLU designation of 0.50 (in the Urban/Suburban tier), according to Table 2.2-e.1 of the FLU Element of the County's Comprehensive Plan. Therefore, the intensity of the proposed development is less than the existing development and below the maximum for the CL FLU Category.

**2.2.2 Commercial Policy 2.2.2-a: *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed-use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:***

- ***Intersection Location:***
  - ***Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.***
  - ***Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.***
- ***Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.***
- ***Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.***

***Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.***

The proposed land use designation can be interpreted as consistent with the *Contiguous Location* criteria, as Parcel 00-43-42-19-00-000-3160 directly to the west of the subject site has a commercial use on the 0.9-acre parcel. According to Resolution No. R-93-334, the Type 1 Restaurants (Checkers) was approved as a special exception in the IL zoning district and has an IND FLU. If this parcel was to be developed as a Type 1 Restaurant today, the applicant would be required to do a Small-Scale Comprehensive Plan Amendment to change the FLU from IND to a Commercial FLU. Therefore, the subject site should be contiguous to a Commercial land use to the west if the Checkers parcel was developed recently.

The proposed land use designation also can be interpreted to comply with the commercial location requirement as the proposed FLU designation change from IND to CL is consistent with the *Intersection Location* criteria. The subject site is located on the southwest corner of Northlake Blvd. and Burma Rd. The subject site has 301.69 feet of frontage on the urban minor arterial road, Northlake Blvd., and has 292.00 feet of frontage along Burma Rd. Burma Rd., is a collector road for the single-family residential homes to the south of the subject site that are located from Constellation Blvd. and William St. The subject site therefore has frontage on a road that serves the purpose of an arterial road (Northlake Blvd.) and frontage on a road that serves the purpose of a collector road (Burma Rd.) as it serves to move traffic from the residential streets of Constellation Blvd. and William St. to Northlake Blvd.

***Policy 2.2.2-d: The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.***

The subject site is 2.02-acres and is proposed to have two separate structures and tenants on the parcel. The two proposed detached structures indicated do not result in strip commercial development. In addition, a CL FLU designation would not likely lead to a strip commercial development on a parcel as small as 2.02-acres because it is a part of the incremental implementation of the NBOZ corridor.

#### **G.5. Florida Statutes – Consistency with Chapter 163.3177, F.S.**

All mandatory elements for a FLUA amendment have been provided within this application and include, but are not limited to surveys, studies, community goals and vision, and all other pertinent data as required by Ch. 163.3177 of the Florida Statutes. The proposed amendment allows for the development of an infill commercial project that will maximize the utility



of existing network of roadways and other infrastructural improvements that will better serve the Northlake Blvd. corridor. This amendment complies with Chapter 163.3177 of the Florida Statutes.

**On behalf of the Applicant, we respectfully request and present the aforementioned justification for the FLUA amendment from IND to CL for the subject site.**



## SEACOAST UTILITY AUTHORITY

October 6, 2022

Samantha Kanach  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Availability for 3540 Northlake Blvd., PBG, FL 33403**  
**PCN: 00-43-42-19-00-000-3024**

To Whom it May Concern:

As requested this letter is to inform you of the availability for water and sewer services provided by Seacoast Utility Authority. Be advised the property listed above is presently connected with water service from a 10" (ten) watermain on the south side of Northlake Blvd. Be advised the nearest connection for sewer service is a manhole near the southwest corner of the property. As there are multiple buildings on the property, the distance to the manhole from each building varies, the furthest being  $\pm$  215 feet.

**3540 Northlake Blvd., PBG, FL 33403** is currently supplied with **water only** by Seacoast Utility Authority.

Sincerely,

SEACOAST UTILITY AUTHORITY  
Laura H. Niemann  
Engineering Technician II



## **ENGINEER'S DRAINAGE STATEMENT Northlake Commercial**

**November 11, 2022**

The subject project includes one (1) parcel of land located in Section 19, Township 42 South, and Range 43 East (Parcel 00-43-42-19-00-000-3024) with a total of 2.02-acres. The site has been previously developed and contains two (2) buildings and an accessory structure with associated paved parking areas in unincorporated Palm Beach County. The existing site has one retail building, one repair and maintenance building, and one steel covered shed structure and is almost entirely impervious. The site is bordered by Northlake Boulevard to the North, Burma Road to the East, residential units to the South, and a commercial property to the West.

This project lies within the South Florida Water Management District (SFWMD) C-17 drainage basin and has an ultimate outfall to the C-17 canal. The site also is within the Northern Palm Beach County Improvement District (NPBCID) and there are no existing SFWMD Environmental Resource Permits for the project site. The site is also partially within the Zone AE Elevation 11 per FEMA FIRM Map Number 12099C0387F, effective October 5, 2017.

The proposed improvements include a 3,181 SF Type 1 restaurant with a drive through which will be constructed on the western part of the parcel. The improvements will also include new associated surface parking for the restaurant, as well as reconfiguration of the parking area on the South side of the parcel which is behind the existing retail building which is to remain. Additional pavement/asphalt reconstruction will be completed as required to remediate the existing parking areas and internal drive aisles as well as establish site access on the eastern property boundary from Burma Road. The improvements will also include the creation of buffer areas and landscaped islands which will decrease the overall impervious area from the existing development.

The proposed drainage improvements will include a system of interconnected inlets, pipes, swales, and retention with a control structure. The on-site stormwater discharge will be attenuated as required and will follow the historical drainage pattern of the subject site. The site will maintain its legal positive outfall and water quality and attenuation criteria will be met in the on-site swales and basin prior to discharge.

Surface water management levels of service:

|                        |                                  |
|------------------------|----------------------------------|
| Minimum Crown of Road: | 3-year, 24-hour event            |
| Control Structures:    | 25-year, 72-hour event           |
| Perimeter Berm:        | 25-year, 72-hour event           |
| Finished Floors:       | 100-year, 72-hour zero-discharge |

The proposed drainage improvements will be designed and permitted in accordance with SFWMD, NPBCID, and Palm Beach County requirements.

Respectfully submitted,  
**WGI, Inc.**

Stephen C. Cherry, P.E.  
Florida License # 83268  
WGI, Inc. Cert. No. 6091

STEPHEN C. CHERRY P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 83268  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEPHEN C. CHERRY, P.E. ON NOVEMBER 11, 2022  
USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





**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**

Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

October 7, 2022

WGI

Attn: Samantha Kanach  
2035 Vista Parkway  
West Palm Beach, FL 33411

Re: Northlake Commercial

Dear Samantha Kanach:

Per your request for response time information to the subject property located at 3540 Northlake Blvd. This property is served currently by Palm Beach County Fire-Rescue station #68, which is located at 1000 Park Avenue. The maximum distance traveled to subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 5:46.

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 blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue



**NORTHLAKE COMMERCIAL  
FLUA ENVIRONMENTAL REPORT  
October 28<sup>th</sup>, 2022**

**INTRODUCTION**

The subject property is located on the southwest corner of the intersection at Northlake Boulevard and Burma Road approximately 0.5 miles from the I-95 Northbound and Southbound ramps in Palm Beach Gardens, Palm Beach County, Florida (Palm Beach County Parcel Control Number 00-43-42-19-00-000-3024.). The subject property is approximately 2.02 acres in size. See Exhibit A, Location Map.

**METHODOLOGY**

WGI environmental staff visited the subject site on October 28<sup>th</sup>, 2022. An on-site review of the subject site's conditions was performed by walking transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

**SITE CONDITIONS**

The subject property is in an urban area with commercial and industrial uses along Northlake Blvd (closed thrift shop and active auto repair shop). Please see Exhibit B, FLUCCS Map. The site is entirely impervious made up of an asphalt parking lot and two buildings used as offices and warehouses. There are numerous vehicles in the lot.

The site is bound to the north, east, and west by commercial and service properties and to the south by residential properties.

**COASTAL RESOURCES**

The subject property is not located within an area that contains coastal resources.

**HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA**

The subject property is not located in a Coastal High Hazard Zone. Some portions of the property lie in Special Flood Hazard Area Zone: AE. AE indicates a 1-percent-annual-chance flood event.





## **VEGETATION INVENTORY**

There is no vegetation located within the boundary of the subject property.

## **SOILS**

The following are the soils and their descriptions found throughout the project site according to the Soil Survey of Palm Beach County published by the US Department of Agriculture Soil Conservation Service (1979). See Exhibit C, Soil Survey Map.

### **18 – Immokalee fine sand, 0 to 2 percent slopes:**

This is a nearly level, poorly drained, deep, sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. This soil is in broad flatwood areas in the eastern part of the survey area. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but it is below 40 inches in dry periods. The natural vegetation is slash pine, saw palmetto, inkberry, fetterbush, pineland three awn, and many other grasses.

## **SIGNIFICANT HABITATS/SPECIES**

There is no significant habitat at the subject property.

## **WELLFIELD PROTECTION ZONE**

The subject property is located in wellfield zone 4 in Palm Beach County. Please see Exhibit D, Wellfield Protection Zone Map by Palm Beach County.

## **POLLUTION SOURCES**

No visible pollution sources were observed during the site visit. This does not eliminate the possibility of pollution sources without conducting a Phase I Environmental Site Assessment. The site does contain industrial uses (auto repair shop) but there were no obvious discharges of hazardous materials observed while conducting the site inspection.



### **HISTORIC AND ARCHAEOLOGICAL RESOURCES**

According to the obtained Historic Resource Evaluation Letter, there are no significant historical or archaeological resources located at or within 500 feet of the subject property. See Exhibit E, Historical and Archaeological Resource Review.

### **SURFACE WATERS AND WETLANDS**

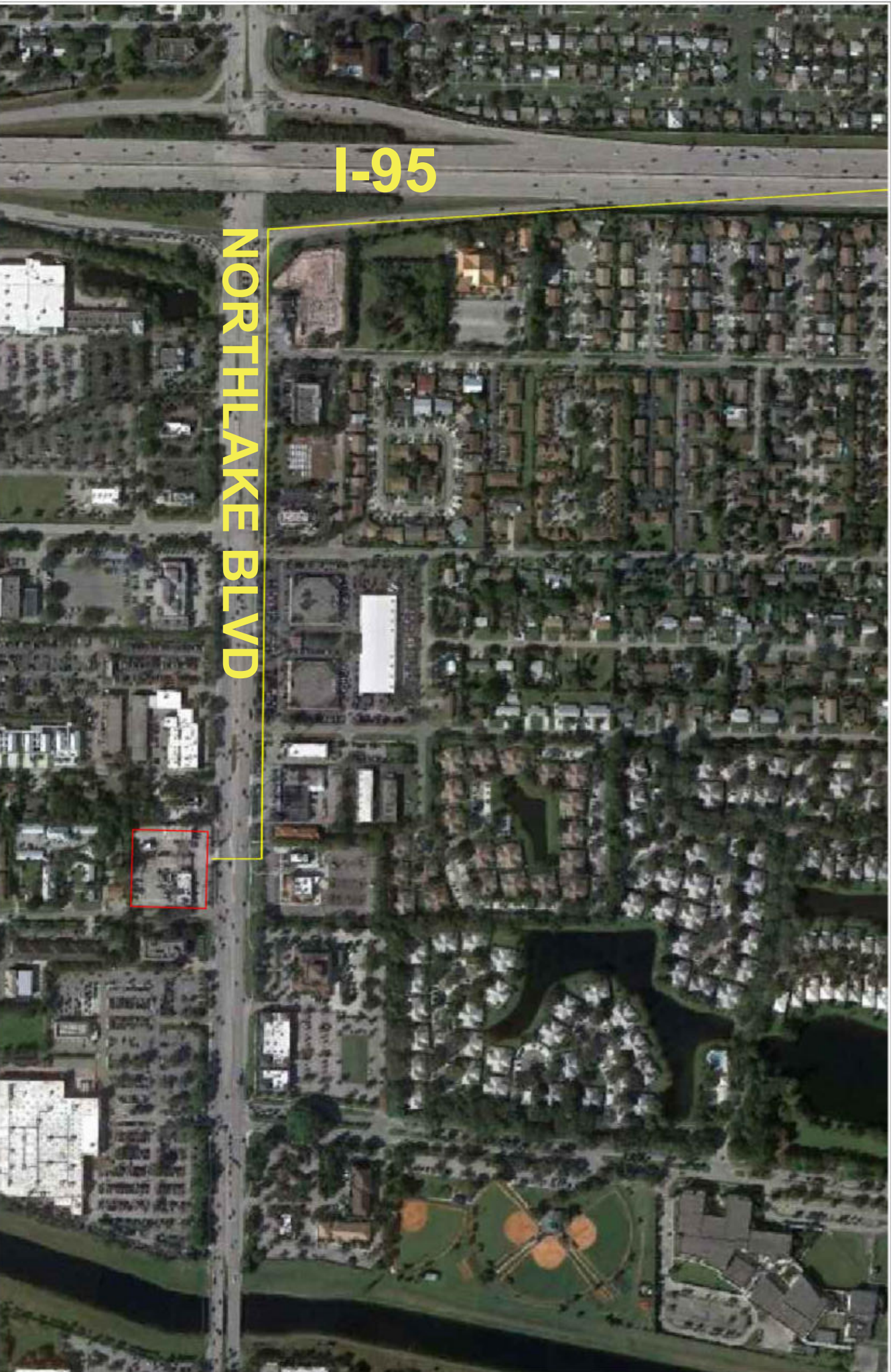
It is WGI's opinion that wetlands are not located on the subject property. The excessively drained soil composition and urban landscape of the site does not promote surface water or wetland permanence.

### **TRASH AND DEBRIS**

No significant trash or debris were found on the subject property.

### **CONCLUSION**

Due to the nature of the property being entirely paved, there are no natural resources present on the site. It is WGI's opinion that suitable habitat for listed species is not present and there are no jurisdictional wetlands located on the property.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME: NORTHLAKE COMMERCIAL  
PROJECT #: XXXXXX  
DATE: 10/27/2022  
CREATED BY: A.O  
CHECKED BY: R.M.H

## LOCATION MAP EXHIBIT A



PHONE NO. 561.587.2220

CEN. NO. 53324

LD. NO. 7055

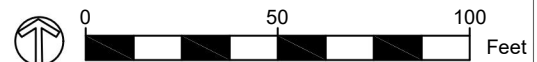
2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411





LEGEND  
1800 - URBAN

SOURCE: FDOT AERIALS GIS



PROJECT NAME: NORTHLAKE  
COMMERCIAL  
PROJECT #: XXXXXX  
DATE: 10/27/2022  
CREATED BY: A.O  
CHECKED BY: R..M.H

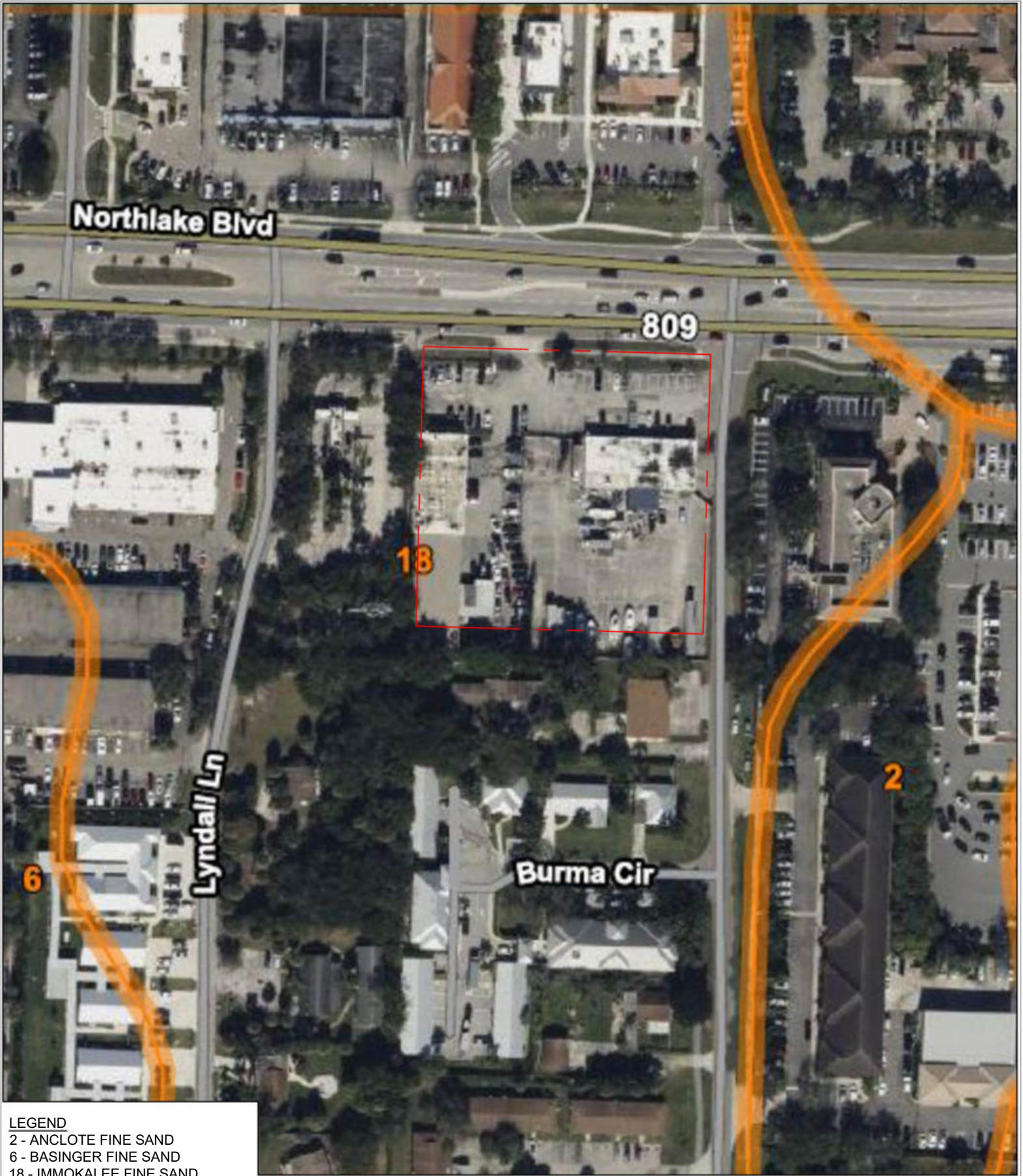
# LAND USE MAP EXHIBIT B



PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055

2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411





**LEGEND**  
 2 - ANCLOTE FINE SAND  
 6 - BASINGER FINE SAND  
 18 - IMMOKALEE FINE SAND

SOURCE: USDA WEB SOIL SURVEY

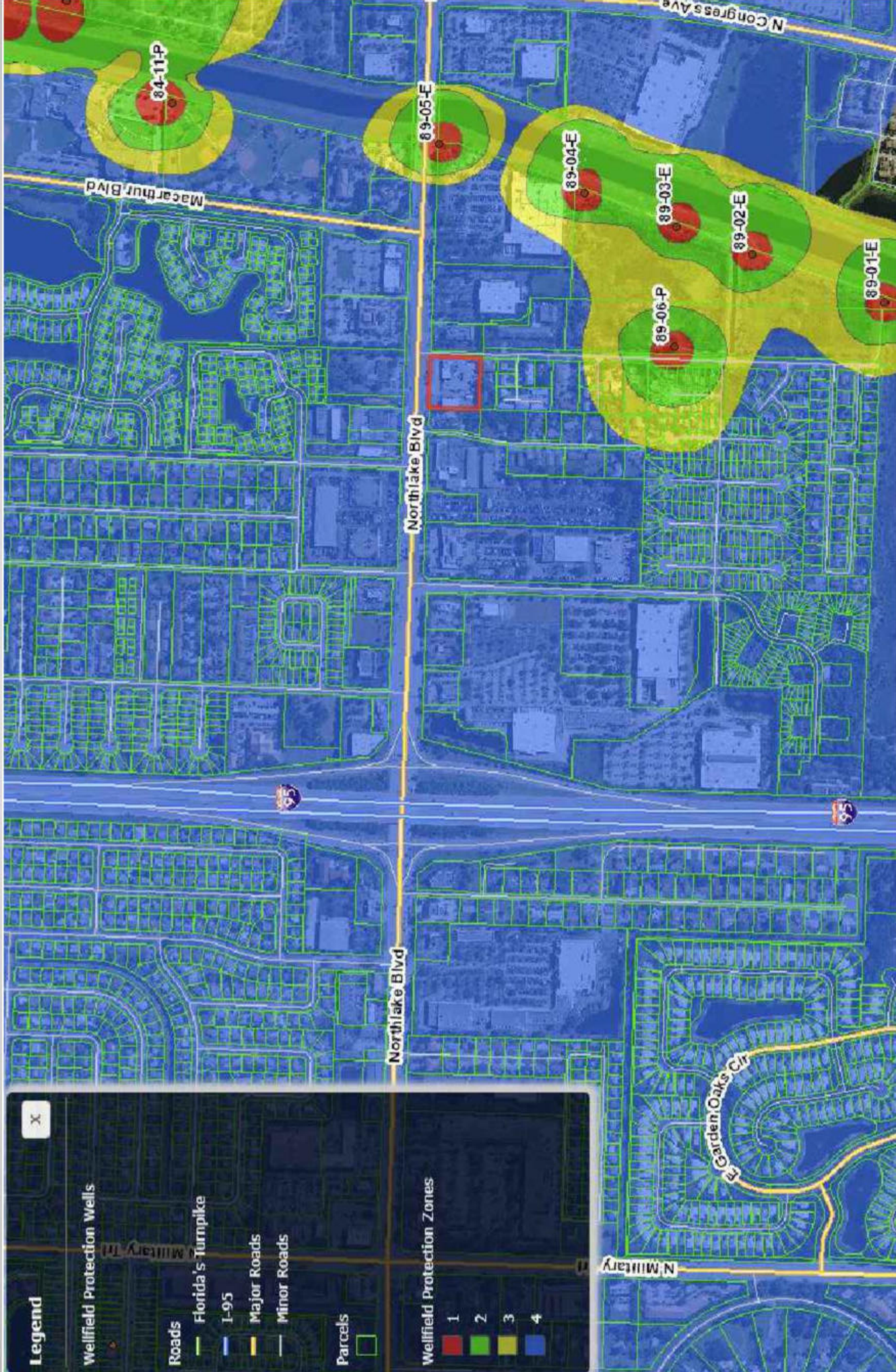
PROJECT NAME: NORTHLAKE  
 COMMERCIAL  
 PROJECT #: XXXXXX  
 DATE: 10/27/2022  
 CREATED BY: A.O  
 CHECKED BY: R..M.H


# SOIL SURVEY MAP EXHIBIT C




PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411







PHONE NO. 561.687.2320  
CERT. NO. 3354  
LB NO. 7055



2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411

SOURCE: myGeoNav Palm Beach County

PROJECT NAME: NORTHLAKE COMMERCIAL  
PROJECT #: XXXXXX  
DATE: 10/27/2022  
CREATED BY: A.O  
CHECKED BY: R.M.H

WELLFIELD MAP  
EXHIBIT D





**Department of Planning,  
Zoning & Building**

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

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228

[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

October 6, 2022

Samantha Kanach, AICP-C  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for the following  
project named: Northlake Commercial-Control# 1973-00237, under  
PCN#: 00-43-42-19-00-000-3024.**

Dear Ms. Kanach:

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

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

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

However, should any artifacts or skeletal remains be encountered during construction, per Florida 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/ Archaeologist

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division



**Exhibit F**  
**Site Photographs**



**Photo 1:** Typical view of the subject property parking lot. View is facing west.





**Photo 2:** View of the dumpster on the west side of the subject property in front of the closed thrift store. View is facing northeast.



**Photo 3:** View of the inside of the dumpster of debris. View is facing northeast.



**Photo 4:** Typical view of the closed thrift store on the western portion of the subject property. View is south.



**Photo 5:** Typical view from the center of the property of the closed thrift store on the western side of the subject property. View is east.





**Photo 6:** Typical view of the open lot of the subject property in between the closed thrift store and auto shop. View is southwest.



**Photo 7:** Typical view of the empty lot in the back of the closed thrift store. View is west.





**Photo 8:** Typical view of the awning in the lot at the back of the closed thrift store. View is facing west.



**Photo 9:** Typical view of the west of the closed thrift store. View is facing east.

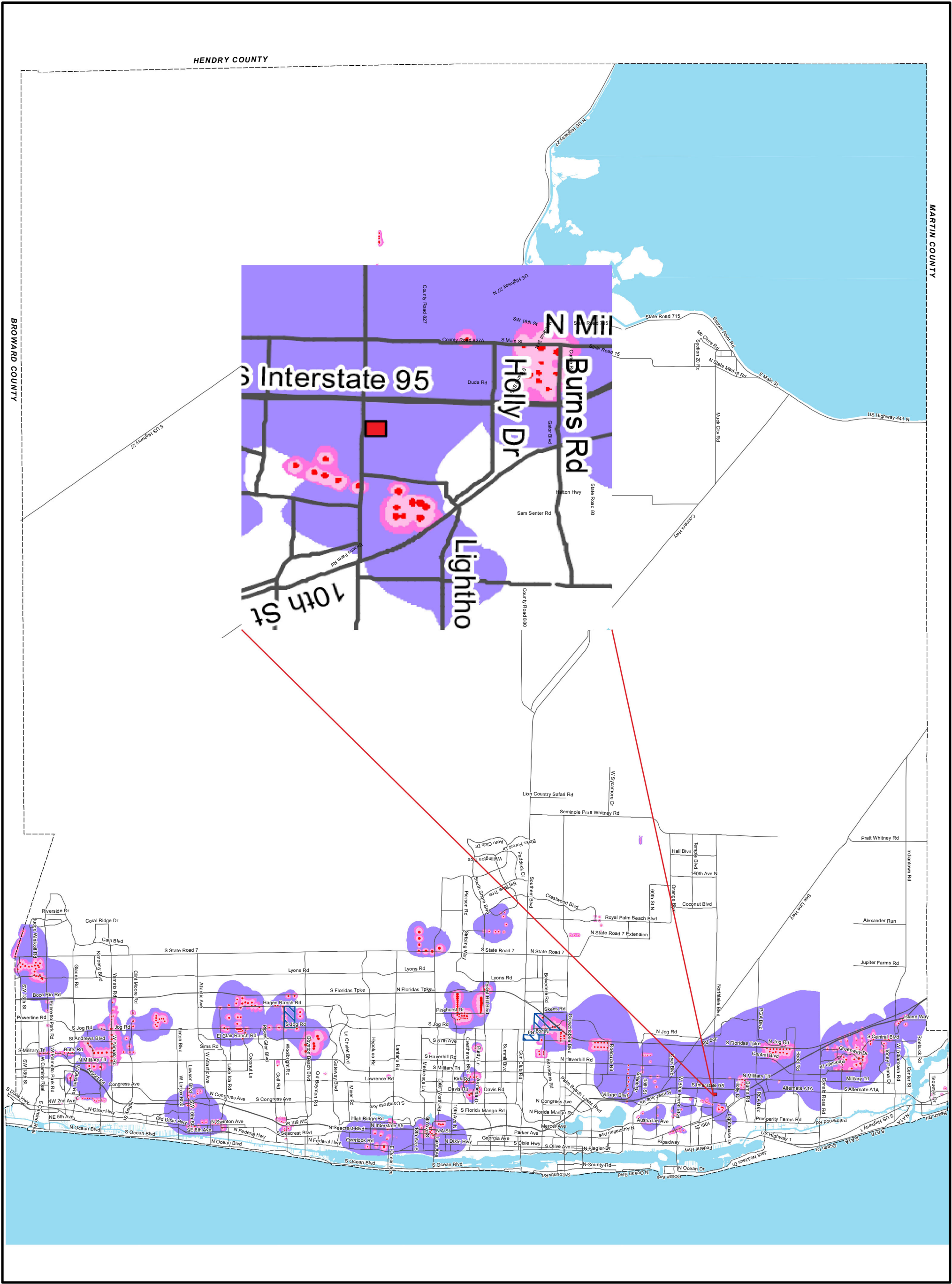




**Photo 10:** Typical view of the parking lot and auto shop on the east side of the subject property. View is facing east.

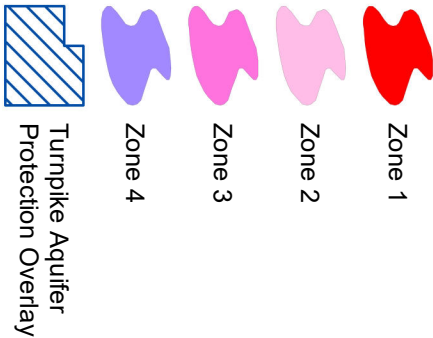


**Photo 11:** Typical view of the entrance to the car storage area of the auto shop yard. View is facing south.



MAP LU 4.1

GENERALIZED  
WELLFIELD MAP



SOURCES:  
PBC Dept. of Environmental Resources Management

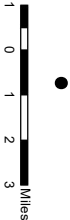
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.

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



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



Effective Date: 6/12/2015  
Filename: N:\Map Series\MXDs\Adopted  
Contact: PBC Planning Dept.





**Department of Planning,  
Zoning & Building**

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

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228

[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

October 6, 2022

Samantha Kanach, AICP-C  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for the following  
project named: Northlake Commercial-Control# 1973-00237, under  
PCN#: 00-43-42-19-00-000-3024.**

Dear Ms. Kanach:

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

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

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

However, should any artifacts or skeletal remains be encountered during construction, per Florida 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/ Archaeologist

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division