

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

*Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.*

### A. Amendment Data

Round	24-A	Intake Date	May 10, 2023
Application Name	Gold Coast Logistics	Control No.	2007-00003
Acres	6.33± acres	Concurrent Zoning application?	Yes, it will be submitted in June
		Text Amend?	Yes
PCNs	00-42-43-27-05-067-0281 and 00-42-43-27-05-067-0283		
Location	Located on the northwest corner of the intersection of State Road 7/US 441 and La Reina Road.		
	Current	Proposed	
Tier	AG Reserve Tier	AG Reserve Tier	
Use	Vacant	Light industrial uses	
Zoning	Agricultural Reserve (AGR)	MUPD – Multiple Use Planned Development with underlying IL – Light Industrial District.	
Future Land Use Designation	Agricultural Reserve (AGR)	Commerce Land Use	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None.	None	
Density Bonus	No Density Bonus – not a residential use	not a residential use	
Total Number of Units	None	None	

### B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 5 acres or .15 FAR of agricultural uses	No residential is proposed
Maximum Dwelling Units <sup>1</sup> (residential designations)	1 du/acre x 6.33 acres = 1 unit	No residential is proposed

<b>Maximum Beds (for CLF proposals)</b>	No CLF is proposed	No CLF is proposed
<b>Population Estimate</b>	<u>1</u> max du x 2.39 = <u>2</u> people	<u>1</u> max du x 2.39 = <u>2</u> people
<b>Maximum Square Feet</b> 2, 4 (non-residential designations)	.15 FAR x 6.33 ac. = 41,480 S.F. (276,534.83 s.f.)	.45 FAR x 6.33 ac. = 124,080.66 s.f. (BCC is considering .35 FAR - .35 FAR x 6.33 ac. = 96,507.18 S.F.) <b>ORDINANCE NO. 2022-024 for Commerce Land Use</b> <i>Ag Reserve Tier Note 9 – 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 designs in the Agricultural Reserve Tier on sites that meet the Major Intersection Criteria in the ULDC (see also FLUE Policy 1.5-p).</i>
<b>Proposed or Conditioned Potential</b> 3, 4	----	<i>The proposed square footage will be approximately 96,000 s.f.</i>
<b>Max Trip Generator</b>	<i>Provide the ITE Use Name &amp; the trip generation rate</i>  <i>LU 817 Nursery (Garden Center)</i>	<i>Provide the ITE Use Name &amp; the trip generation rate for maximum and proposed potential</i>  <i>Max – LU 110 General Light Industrial Proposed – LU 150 Warehouse and LU 710 General Office</i>
<b>Maximum Trip Generation</b>	<i>Provide the trip generation for the maximum potential</i> <i>Daily – 103; AM – 3; PM - 8</i>	<i>Provide the trip generation for the maximum potential AND the proposed potential</i> <i>Max: Daily – 544; AM – 83; PM – 73 Proposed: Daily-591; AM-80; PM-76</i>
<b>Net Daily Trips:</b>	441 (maximum minus current) 488 (proposed minus current)	
<b>Net PH Trips:</b>	80 AM, 65 PM (maximum) 77 AM, 68 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.

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## Part 2. Applicant Data

### A. Agent Information

*Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.*

<b>Name</b>	George G. Gentile
<b>Company Name</b>	2GHO, Inc.
<b>Address</b>	1907 Commerce Lane Suite 101
<b>City, State, Zip</b>	Jupiter FL 33458
<b>Phone / Fax Number</b>	561-575-9557/561-575-5260
<b>Email Address</b>	george@2gho.com

### B. Applicant Information

*Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.*

<b>Name</b>	Dragos Sprinceana, Manager
<b>Company Name</b>	15445 US 441 LLC
<b>Address</b>	17686 Circle Pond Court
<b>City, State, Zip</b>	Boca Raton FL 33496
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	15445 US 441 LLC is owned 100% by Dragos Sprinceana

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## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	There are no built structures on the property. See Attachment F.
<b>PCN</b>	00-42-43-27-05-067-0281 and 00-42-43-27-05-067--0283
<b>Street Address</b>	15445 State Road 7
<b>Frontage</b>	The project is on the west side of State Road 7 and the north side of La Reina Road. The project has approximately 658.72 feet along State Road 7 and approximately 419 feet of depth.
<b>Legal Access</b>	The access to the site will be from State Road 7.
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-43-27-05-067-0281 was purchased by 15445 US 441, LLC on March 24, 2022; and 00-42-43-27-05-0670283 was purchased by 15448 US 441, LLC on March 24, 2022. See Attached A
<b>Size purchased</b>	6.31 Acres total

### B. Development History

<b>Control Number</b>	2007-00003 (00-42-43-27-05-067-0281 only)				
<b>Previous FLUA Amendments</b>	No previous FLU Amendments				
<b>Concurrency</b>	None				
<b>Plat, Subdivision</b>	The property is part of the Palm Beach Farms Company Plat 5				
<b>Zoning Approvals &amp; Requests</b>	2007-00003 was originally approved in 2007 for a Conditional Use B for Agricultural Sales and service on 00-42-43-27-05-067-0281				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
<b>ZR2008-066 Petition No. 2007-00003</b>	<b>CB2008-01181</b>	<i>Approved</i>	<i>AG sales and service</i>	<i>Conditional Use B to allow Agriculture, Sales and Service in the AGR</i>	
<b>Petition No. 2007-00003</b>	<b>DRO 2009-04534</b>	<i>Approval</i>	<i>Final site plan</i>	<i>Final Site Plan for Conditional Use B for agricultural facility for ag</i>	



				<i>sales and service</i>	
<b>ZR 201-023 Petition No. 2007-00003</b>	<i>STR 2007- 0003-1</i>	<i>Revoke Conditional Use B</i>			

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## Part 4. Consistency

**A. Consistency** – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

<b>Justification</b> Provide as G.1.	See Attachment G. Section G.1
<b>Residential Density Increases</b> Provide as G.2.	<i>Not Applicable</i>
<b>Compatibility</b> Provide as G.3.	See Attachment G. Section G.3
<b>Comprehensive Plan</b> Provide as G.4.	See Attachment G. Section G.4
<b>Florida Statutes</b> Provide as G.5.	See Attachment G. Section G.5 <b>Optional:</b> <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</i>

**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	AGRICULTURAL USE	IND/AGR	IL
South	HORSE TRAINING	AGR	AGR
East	RESIDENTIAL	AGR	AGR-PUD
West	PUD	AGR	AGR

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## Part 5. Public Facilities Information

### A. Traffic Information

*In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.*

	Current	Proposed
<b>Max Trip Generator</b>	Provide the ITE Use Name & the trip generation rate  LU 817 Nursery (Garden Center)	Provide the ITE Use Name & the trip generation rate for maximum and proposed potential  Max – LU 110 General Light Industrial Proposed – LU 150 Warehouse and LU 710 General Office
<b>Maximum Trip Generation</b>	Provide the trip generation for the maximum potential Daily – 103; AM – 3; PM - 8	Provide the trip generation for the maximum potential AND the proposed potential Max: Daily – 544; AM – 83; PM – 73 Proposed: Daily-591; AM-80; PM-76
<b>Net Daily Trips:</b>	441 (maximum minus current) 488 (proposed minus current)	
<b>Net PH Trips:</b>	80 AM, 65 PM (maximum) 77 AM, 68 PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	McMahon, a Bowman Company 561-840-8650	

### B. Mass Transit Information

<b>Nearest Palm Tran Route (s)</b>	No Palm-Tran Stops in this area.
<b>Nearest Palm Tran Stop</b>	No Palm-Tran Stops in this area.
<b>Nearest Tri Rail Connection</b>	No Palm-Tran Stops in this area.
<b>C. Potable Water &amp; Wastewater Information</b>	
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department. Service capacity is available for the proposed development. See Attachment I for letter from Palm Beach County Utilities Department.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	A 42" potable water main is located adjacent to the Property within State Road 7 right of way. A 8" water main along the south side of La Reina Road adjacent to the Property.
<b>D. Drainage Information</b>	
<ol style="list-style-type: none"> <li>1. Drainage Providers: SFWMD, LWDD, FDOT, PBCLD</li> <li>2. Hillsboro Canal Drainage Basin</li> <li>3. The drainage facilities will include swales and storm sewers with a control structure with discharge to US441</li> <li>4. Minimum Road Crown = peak stage of the 5-yr, 1-day storm event  Perimeter Berm = Peak Stage of 25-yr, 3-day storm event  Finished Floor = Peak Stage of 100-yr, 3-day storm event with zero discharge  See Attachment J for Drainage Statement</li> </ol>	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	the property is served currently by Palm Beach County Fire-Rescue station No. 54 located at 18501 S. State Road 7
<b>Distance to Site</b>	the station is approximately 3.50 miles south of the subject site.
<b>Response Time</b>	Average response time 7:33
<b>Effect on Resp. Time</b>	The response time is 9 minutes 30 seconds, which is greater than the standard of 7 minutes 30 seconds.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	<i>Summarize here and provide as Application Attachment L an inventory and map any listed animal and/or plant species and habitats of significant value that utilize the property. Significant habitats may include coastal habitats or surface waters and resources including vegetation or vegetated community, quality, and location of the resource. Listed species include endangered, threatened, and species of concern. If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to their habitat. If there are no known occurrences, indicate whether listed species could reasonably be expected to be present based on the site-specific habitat characteristics and provide a brief discussion.</i>

<b>Flood Zone*</b>	Zone X – The property is not located within a Flood Zone			
<b>Wellfield Zone*</b>	The property is not located within a Wellfield Protections Zone. See Attachment M.			
<b>G. Historic Resources</b>				
There is no significant historic resources present on the property. See Attachment N for the letter.				
<b>H. Parks and Recreation - Residential Only (Including CLF)</b>				
<i>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.</i>				
<b>Park Type</b>	<b>Name &amp; Location</b>	<b>Level of Svc. (ac. per person)</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Regional</b>		0.00339		
<b>Beach</b>		0.00035		
<b>District</b>		0.00138		
<b>I. Libraries - Residential Only (Including CLF)</b>				
<i>Indicate the name and location of the closest County Library. Information is available from the PBC Library System at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.</i>				
<b>Library Name</b>				
<b>Address</b>				
<b>City, State, Zip</b>				
<b>Distance</b>	<i>Indicate the distance from the site to the nearest library.</i>			
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>	
<b>Collection</b>	2 holdings per person			
<b>All staff</b>	0.6 FTE per 1,000 persons			
<b>Library facilities</b>	0.6 square feet per person			
<b>J. Public Schools - Residential Only (Not Including CLF)</b>				
<i>Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries</i>				

*and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.*

	Elementary	Middle	High
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			

# 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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*Gold Coast Logistics*  
*Large Scale Comprehensive Plan Amendment*  
*Round – 24A*  
**Attachment G**

**Introduction:**

On behalf of the Applicant, 15445 US 441 LLC, 2GHO, Inc., acting as agent, respectfully request approval of a Large-Scale Comprehensive Plan Amendment for the subject site located in unincorporated Palm Beach County (PBC), situated in the Agricultural Reserve Tier with a Future Land Use Atlas (FLUA) designation of Agricultural Reserve with a Zoning Designation of AR – Agricultural Reserve District. The specific request is to amend the land use from the existing Agricultural Reserve, to Industrial – Commerce with an underlying Agricultural Reserve (AGR) The subject property is located on the northwest corner of the intersection of State Road 7 and La Reina Road on 6.33 acres of land.

The property control numbers are:

Property Control No.: 00-42-43-27-05-067-0281 and 00-42-43-27-05-067-0283

**Surrounding Property Information:**

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	AGR	AGR	00-42-43-27-05-067-0281 00-42-43-27-05-067-0283	Vacant	
North	IND/AGR	IL	00-42-43-27-05-067-0150	AGRICULTURAL USE	2021-00166 R2021-1169
South	AGR	AGR	00-42-43-27-05-067-0290	HORSE TRAINING	N/A
East	AGR	AGR-PUD	VARIOUS PCN	RESIDENTIAL	2000-0032 R2016-1235
West	AGR	AGR	00-42-43-27-05-067-0272	PUD	N/A

**Development Program:****Justification, Consistency, and Compatibility****G.1 – Justification to Comprehensive Plan:**

Per Policy 2.1 – f of the Future Land Use Element (FLUE) of Palm Beach County's Comprehensive Plan, the Applicant must provide adequate justification for the proposed future land use. For the land use amendment to be considered sufficient, the justification must demonstrate consistency with the following factors, items one and two below.



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

**Response:** The subject site is along a major road corridor, SR7, south of W. Atlantic Avenue where, the use of light industrial exists on another property, directly to the north of the subject property. The owner intends to develop this 6.33± acre parcel with an office/warehouse including agricultural/food cold storage and non-refrigerated warehouse. This use is consistent with the property to its north which has an IND/AGR Land Use designation and has an AGR/IND (Agricultural/Industrial) zoning designation. Palm Beach County Board of County Commissioners recognized the need to provide for certain industrial uses within the Agricultural Reserve area. This is based on the need for support services to the agricultural businesses and to provide jobs to the residents living in the Agricultural Reserve. Since the Commerce (CMR) land use designation allows for both light industrial uses and other compatible uses, our Client requests the CMR designation that was created which focuses on light industrial uses on properties with this designation.

Given this property's location, and its proximity to other properties that possess this ability to develop in the manner that the Owner wishes to develop. It is logical to move the Commerce Land Use Designation south to La Reina Road to provide opportunities for the smaller properties that have the ability to support the adjacent communities with the proposed operation. The fact that the adjacent parcel of land to the north already has an IND/AGR land use and is zoned for Light Industrial makes the relocation of the CMR Land Use to La Rina Road appropriate.

**2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:**

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

**Response:** The County recognized the need to establish a new FLU (Commerce CMR) category for light industrial uses, as well as establishing consistent zoning districts including methods to review these light industrial projects and insure their compatibility to the surrounding uses. The Master Plan included the CMR designation in the Agricultural Reserve Tier to promote light industrial uses for economic development and job creation. The change in FLU designation in the area north of Rio Grande Avenue has prompted this property owner with property approximately 653 feet south of the current limitation and immediately adjacent to a landscape services business to have the same opportunities to provide a service to the Agricultural Community and be consistent with neighbors to the north. The property adjacent to the north of the subject site is 8.19 acres and recently received a FLU amendment to Industrial with an underlying Agricultural Reserve (IND/AGR) with condition (LGA 2021-016/Ordinance 2021-021); this property has a potential for industrial uses of up to 160,540 s.f. (.45 FAR, unless modified by the County Commission to .35 FAR).

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

**Response:** The County, when working on the Agricultural Reserve Master plan, received a recommendation from their consultants to include industrial uses to balance the economics of the area, support the agricultural community and create jobs. The subject site's request to move the Commerce Land Use limits one more road south of its current location and including only two more properties is consistent with the non-residential uses on the west side of SR7 to La Reina Road. In fact, the property just north of the subject site currently has an IND/AGR Land Use designation and has an AGR/IND (Agricultural/Industrial) zoning designation and should have been included in the original limits. The subject site's immediate access to the SR7 roadway creates a better opportunity to develop a low impact light industrial use, in the Atlantic Avenue area as well as providing needed services to the Agricultural Community and jobs to this area of the County. This is consistent with the intent of Policy 1.5-v.

The State Road 7/US 441 corridor is already an established essential north-south route for agricultural products and other goods. This corridor serves key points throughout the region and provides an important alternative local route west of the Florida Turnpike, which will have the potential to create less traffic on Boynton Beach Blvd. and Atlantic Avenue. State Road 7/US 441, which provides direct access to the subject site is a logical location for the Commerce Future Land Use designation to be assigned.

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

**Response:** Since the adoption of the CMR FLU, the property owner sees an opportunity to appropriately grow his business by providing his corporate office and warehouse, providing agricultural/food grade refrigerated storage and non-refrigerated storage while creating jobs to the nearby areas of his property's location. Additionally, there is a current application north of La Reina Road (EJKJ), which just received a FLU amendment to CMR and is now seeking a concurrent rezoning application to an MUPD designation for light industrial

There is a recognition for the need for light industrial/commerce uses in the Agricultural Reserve. This is supported by data, particularly as logistics and community needs have changed, post Covid. With this shift, and the draw to e-commerce, the type of use that the Owner is proposing is needed in order to keep localized inventories of products available to the surrounding areas. Also, the fact that the only cold storage facility existing in this area has closed makes this request more viable. Additionally, to effectively support and maintain the agricultural base in the County, there is a need for modern, last mile distribution and short-term storage facilities (inclusive of cold storage) to be located near the current agriculture production facilities. Given the lack of such

inventory, growers have to send their produce to distant facilities which substantially increases costs, making continued operations in the Agricultural Reserve less viable.

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

**Response:** While the adopted FLU designation is not inappropriate for the subject property, it is not the most appropriate FLU designation for limiting this SR7 property from developing in a consistent method with other adjacent properties (to the north) by providing light industrial uses supporting the agricultural community, providing jobs, and being more consistent with a property fronting on a county collector road.

The CMR FLU will ensure the development of this 6.33± acre property will be reviewed consistent to the goals of the comprehensive plan and concurrent zoning.

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

**Response:** The current adopted FLU designation was not assigned in error. The County's AGR (Agricultural Reserve) allowed for a range of agricultural business and residential uses. However, the current FLU designation no longer meets the highest and best use of the property which fronts SR 7 and where the character of the area immediately north of the property is changing to meet the development pressures and development patterns established by current actions of the County.

***Residential Density Increase – Attached G.2 Not Applicable***

***Compatibility – Attached G.3***

Compatibility is defined in the County's Unified Land Development Code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions."

**Response:** The intent of Policy 1.5-v.2 is to foster employment opportunities in the Agricultural Reserve Tier through the use of light industrial uses. The uses currently existing from the W. Atlantic Avenue to La Reina Road are non-residential uses including landscape business, EJKJ Industrial located .15 miles south of W. Atlantic Avenue on the west side of State Road 7 which has received approval for a FLU change from AGR to CMR/AGR and has a concurrent Rezoning application being processed from AGR to MUPD to allow a warehouse/office project. Moving the location to north of La Reina Road and changing the FLU designation of the subject site to CMR/AGR will be compatible with a continued progression of the same land use and zoning regulations for the properties to the north up to the W. Atlantic Avenue intersection on the west side of SR7. The proposed use of the property will include office/warehouse including

agricultural/food cold storage and non-refrigerated warehouse. This use will be compatible with the intent of the Comprehensive Plan and will ensure through the future concurrent zoning application to be reviewed to meet the design, scale and character of the Tier.

#### **G.4 Comprehensive Plan**

The proposed future land use amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below:

#### **Goals – The Proposed future land use amendment furthers the County’s goals as described below:**

##### **Goal 1 – Strategic Planning**

It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.

**Response: Approval of this proposed FLU Amendment will allow for the development of a Commerce use. The proposed location will prove to be beneficial to the residents in the area as it will provide a logistical space that will house products giving nearby access to the local community. The future development of the property will meet the requirements of the CMR Land Use and concurrent zoning.**

##### **Goal 2 – Land Planning**

It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

**Response: The property is located in the Agricultural Reserve Tier where existing services and facilities are available. The property’s location along a major highway, State Road 7 affords the proposed development with proper access and frontage, which contributes to the cost-effective provision of public facilities and services. The proposed project will better serve the immediate and future needs of the community as it will provide additional employment opportunities, and a logical use that has been recently recognized as valuable by Palm Beach County’s Board of County Commissioners.**

**Policies – The proposed future land use amendment is consistent with the policies as described below.**

Policy 1.5-v: Industrial. The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations to provide a balance of land uses for current and new residents of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements:

1. Limited to the Commerce (CMR) future land use designation;
2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use;
3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way); and
5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following:
  - a. The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process.

**Response: The proposed land use is directly consistent with this policy as the proposed use will seek to bring employment opportunities to this area of Palm Beach County. While the access is not north of Rio Grande Avenue, a companion text amendment application to revise this boundary has also been submitted to Palm Beach County's Planning Department. If this proposed boundary is adopted, then the Owner's proposal will be consistent with criterion #2 above. Further, the Owner is currently in process of filing a pre-application meet with Planning to discuss a concurrent rezoning application with conceptual site plan.**

**G.5 Florida Statutes**

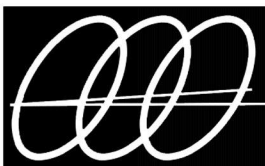
The proposed amendment is consistent with Florida Statutes. Chapter 163, FS was substantially revised. Rule 9J-5 was repealed and removed from the Florida Administrative Code. (§ 72, HB 7207). The statutes, however, continue to require that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data

and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. The proposed amendment is supported by the data and analysis provided in the application and justification above.



# Gold Coast Logistics

Palm Beach County, Florida



Existing Land Use Map  
AGR-Agricultural Reserve

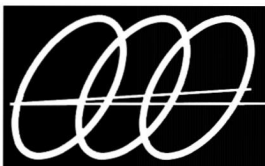


2.24.23



# Gold Coast Logistics

Palm Beach County, Florida



Aerial Location Map

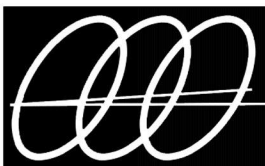
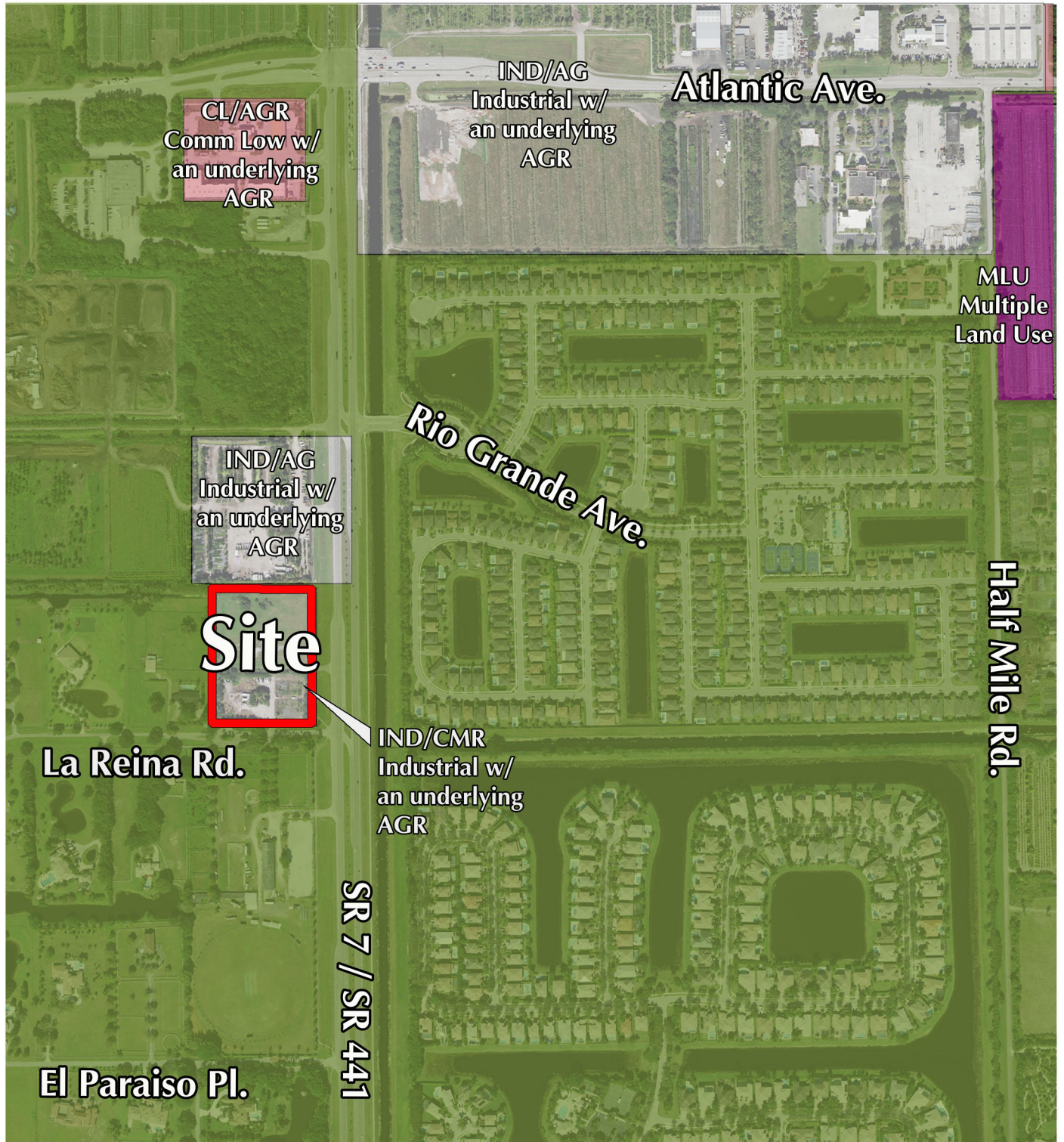


2.24.23



# Gold Coast Logistics

Palm Beach County, Florida



## Proposed Land Use Map

IND/CMR w/ AGR

Industrial - Commerce/Underlying AGR



2.24.23





**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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

May 16, 2023

2GHO Inc.  
1907 Commerce Lane Suite 101  
Jupiter, FL 33458

Project: Gold Coast Logistics  
PCN-00-42-43-27-05-067-0283 & 00-42-43-27-05-067-0281  
Service Availability Letter

Dear Ms. Lentini,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to serve the proposed land use amendment for a 6.31-acre parcel from (AGR) Agricultural Reserve Land Use to (IND) Industrial (CMR) Commerce with an underlying AGR Land Use Designation.

The nearest connections are a 42" water main and a 10" sanitary sewer force main located within SR7 adjacent to the subject property. Offsite improvements may be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E,  
Project Manager



## ELECTRONIC SIGNATURE REPORT

Project Name: Gold Coast Logistics

Job Number: Control No. 2007-00003

1. Drainage Statement 1  
DOCUMENT NAME SHEET #

5E B7 63 0E 56 3A 1A AF EB 73 28 A0 85 3B 2E 48 01 2B FA EE

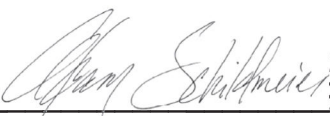
SHA CODE

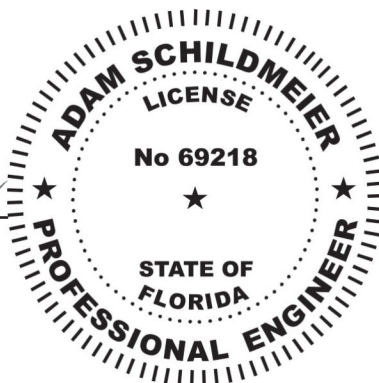
2. \_\_\_\_\_  
DOCUMENT NAME SHEET #

SHA CODE

3. \_\_\_\_\_  
DOCUMENT NAME SHEET #

SHA CODE

  
SIGNATURE/SEAL



Adam Schildmeier, P.E.  
NAME

69218  
LICENSE NUMBER

May 10, 2023  
DATE

### WGI Offices:

2035 Vista Parkway, West Palm Beach, FL 33411

WGInc.com





**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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

May 3, 2023

2GHO Inc.  
1907 Commerce Lane  
Suite 101  
Jupiter, FL 33458

Re: Gold Coast Logistics

Dear Pat Lentini:

Per your request for response time information to the subject property located on the southwest corner of SR7 and LaReina Rd., south of Atlantic Avenue in Unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue station #54, which is located at 18501 S. State Rd. 7. The maximum distance traveled to subject property is approximately 3.50 miles from the station. The estimated response time to the subject property is 9 minutes 30 seconds, which is greater than our standard of 7 minutes 30 seconds. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 7:33.

Changing the land use of this property will have some impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

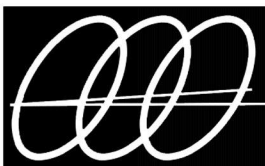
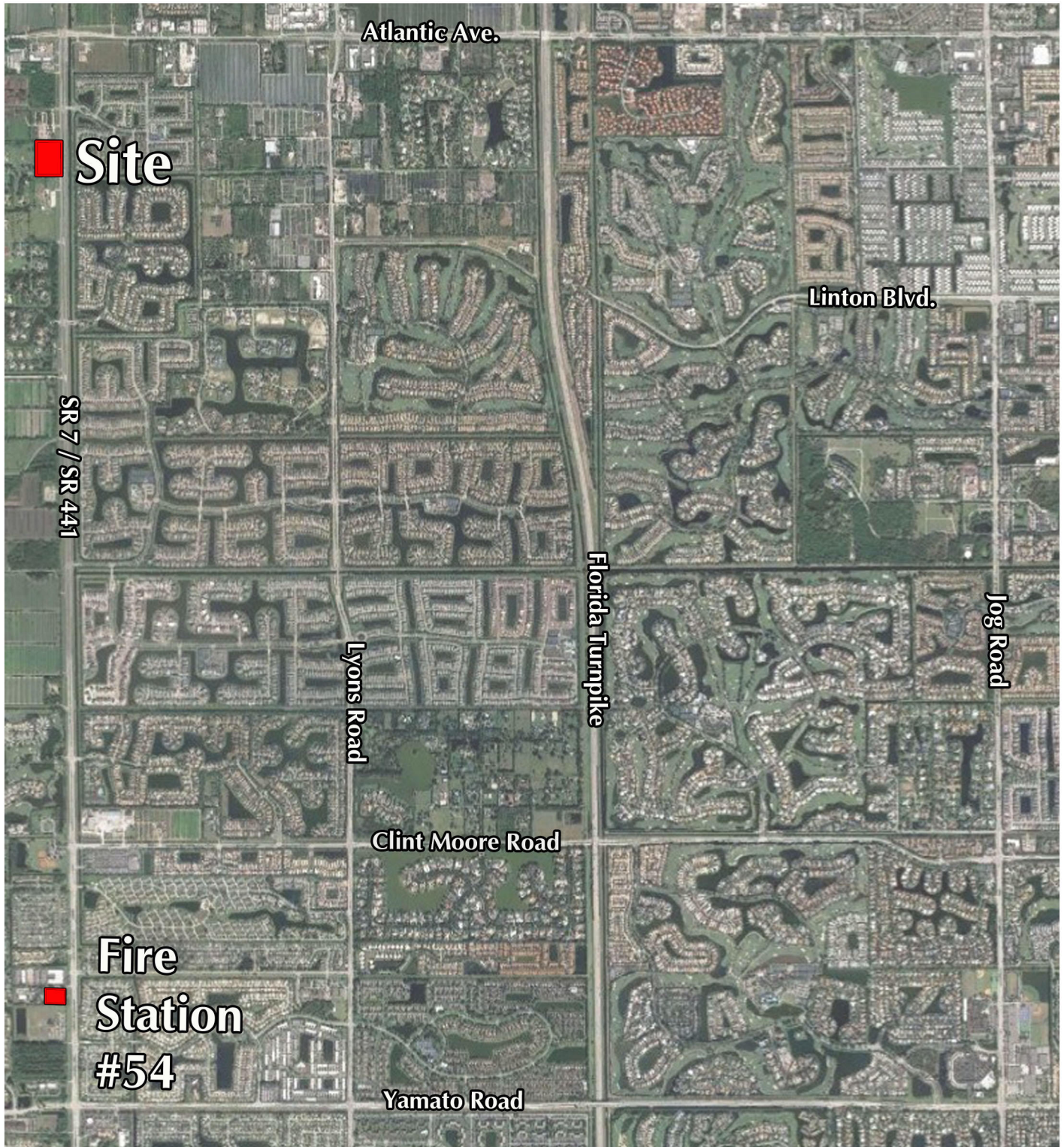
A handwritten signature in black ink that reads "Cheryl Allan".

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue



# Gold Coast Logistics

Palm Beach County, Florida



**Fire Rescue Location Map**  
Exhibit K



5.5.23



*Gold Coast Logistics  
Palm Beach County  
Preliminary Environmental Analysis  
May 9, 2023*

The environmental assessment report below has been compiled in accordance with the Palm Beach County Development Review Division and provisions set forth by the state of Florida. The project area consists of two parcels that are listed by the Palm Beach County Property Appraiser as Parcel ID numbers 00-42-43-27-05-067-0281 & 00-42-43-27-05-067-0283 and is a total of 6.33 acres. The properties are located at northwest corner of State Road 7 and La Reina Rd. in Delray Beach, Florida. See attached location map. The following letter describes the findings of our recent on-site analysis and database research as it pertains to Palm Beach County and the State of Florida.

**LAND USE**

The Palm Beach County Property Appraiser's Report lists these properties as 0000 – Vacant. Previous uses of the parcels include:

**Parcel number 00-42-43-27-05-067-0281** was a commercial plant nursery up until mid to late 2022. As a result, the site consists of either developed paved areas or compacted nursery stock areas.

**Parcel number 00-42-43-27-05-067-0283** has been occupied by a number of uses, primarily consisting of roadway construction material staging for projects in the area. As a result much of the ground surface is disturbed compacted soil, pavement millings and/or asphalt with berms around the perimeters.

**SOIL COMPOSITION**

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

**21 – Myakka Fine Sand** The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. Near the type location, the average annual temperature is about 72 degrees F., and the average annual precipitation is about 55 inches. Slopes range from 0 to 8 percent. Myakka soils are dominantly on flatwoods. Other phases have been mapped on high tidal areas, flood plains, depressional areas and barrier islands. The climate is humid subtropical. They

formed in sandy marine deposits. The mean annual rainfall ranges from 50 to 60 inches and the mean annual air temperature ranges from 70 to 74 degrees F. Slopes range from 0 to 8 percent. Most areas of Myakka soils are used for commercial forest production or native range. Large areas with adequate water control measures are used for citrus, improved pasture, and truck crops. Native vegetation includes longleaf and slash pine with an undergrowth of saw palmetto, running oak, inkberry, wax myrtle, huckleberry, chalky bluestem, pineland threeawn, and scattered fetterbush. The water table is at depths of less than 18 inches for 1 to 4 months duration in most years and recedes to depths of more than 40 inches during very dry seasons. Depressional areas are covered with standing water for periods of 6 to 9 months or more in most years. (See attached USDA Soil Map)

### **WILDLIFE EVALUATION**

On May 8<sup>th</sup>, 2023, 2GHO, Inc. traversed pedestrian transects through both properties looking for local, state and federally listed or endangered species that may be on site. These transects ran east to west across both properties. This survey primarily focused on the presence of gopher tortoise burrows or evidence of recent activity. There were no observations of gopher tortoises nor evidence of their use. The site was devoid of typical habitat suitable for Gopher Tortoise survival. This is further supported by the USDA soil rating system analysis (See attached) where Myakka Fine Sand is rated “less suitable soil type for the establishment, maintenance, or use by gopher tortoise”. No other listed plant or animal species were observed on site during the site visit.

### **NATIVE HABITAT**

The site analysis did not native upland habitat on the site. The site has been previously cleared and/or developed and is mostly open soil or pavement with a few trees remaining and grassed areas. Species observed during the site reconnaissance included the following:

Bahia Grass ( <i>Paspalum notatum</i> )	Coconut Palm ( <i>Cocos nucifera</i> )
Napier Grass ( <i>Cenchrus purpureus</i> )	Hairy Beggarticks ( <i>Bidens Pilosa L.</i> )
Royal Poinciana ( <i>Delonis regia</i> )	Date Palm ( <i>Phoenix dactylifera</i> )
Live Oak ( <i>Quercus virginiana</i> )	Foxtail Palm ( <i>Wodyetia bifurcate</i> )
Small Leaf Clusia ( <i>Clusia guttifera</i> )	Areca Palm ( <i>Dypsis lutescens</i> )

### **WETLAND INDICATIONS**

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. It would appear unlikely that the parcels currently contain state or federally jurisdictional wetlands.

### **COUNTY CLEARING REQUIREMENTS**

The County may require proof of a more comprehensive gopher tortoise survey by a licensed agent/biologist. Per Florida Fish and Wildlife Conservation Commission (FWC) regulations, any clearing must have a valid survey within 90 days prior to commencement of mechanical clearing activities. The County will not authorize/issue any permitting without a current gopher tortoise survey.

### **CONCLUSION**

As required by the Palm Beach County Planning Division 2022 Future Lands Use Atlas Amendment Application Part 5., Item F. Environmental; an analysis of "Significant Habitats or Species" was conducted on the subject parcels by 2GHO, Inc. on May 8, 2023. The results of that analysis are expressed herein. Due to the previous uses and existing conditions, no significant habitats or species were observed to be present at the time of 2GHO's site observations. With that, and on behalf of the Owner, 2GHO, Inc. respectfully request review and approval of the submitted request. The project team at 2GHO, Inc. is George G. Gentile, FASLA, Dan Siemsen, PLA, and Patricia Lentini.



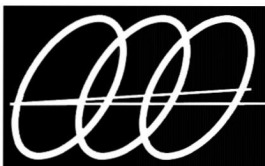
*Gold Coast Logistics  
Palm Beach County  
Preliminary Environmental Analysis  
May 9, 2023*

**ATTACHMENT**

**LOCATION MAP**

# Gold Coast Logistics

Palm Beach County, Florida



Aerial Location Map



2.24.23

*Gold Coast Logistics  
Palm Beach County  
Preliminary Environmental Analysis  
May 9, 2023*

**ATTACHMENT**

**FLUCCS MAP**



# Gold Coast Logistics

## Palm Beach County



FLUCCS Map

5-9-23



n.t.s.

*Gold Coast Logistics  
Palm Beach County  
Preliminary Environmental Analysis  
May 9, 2023*

**ATTACHMENT**

**USDA SOIL MAP**




# Soil Map—Palm Beach County Area, Florida (Gold Coast Site Soil Survey)




Soil Map—Palm Beach County Area, Florida  
(Gold Coast Site Soil Survey)

## MAP LEGEND


### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water


 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features


 Streams and Canals

### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Myakka fine sand, 0 to 2 percent slopes	5.6	100.0%
Totals for Area of Interest		5.6	100.0%



## Palm Beach County Area, Florida

### 21—Myakka fine sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2s3lg

*Elevation:* 0 to 130 feet

*Mean annual precipitation:* 42 to 56 inches

*Mean annual air temperature:* 68 to 77 degrees F

*Frost-free period:* 350 to 365 days

*Farmland classification:* Farmland of unique importance

#### Map Unit Composition

*Myakka and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Myakka

##### Setting

*Landform:* Drainageways on flatwoods on marine terraces

*Landform position (three-dimensional):* Tread, talf, dip

*Down-slope shape:* Linear

*Across-slope shape:* Linear, concave

*Parent material:* Sandy marine deposits

##### Typical profile

*A - 0 to 6 inches:* fine sand

*E - 6 to 20 inches:* fine sand

*Bh - 20 to 36 inches:* fine sand

*C - 36 to 80 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.57 to 5.95 in/hr)

*Depth to water table:* About 6 to 18 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 4.0

*Available water supply, 0 to 60 inches:* Low (about 5.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D

*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Other vegetative classification:* South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Hydric soil rating:* No

## Minor Components

### Basinger

*Percent of map unit:* 5 percent

*Landform:* Depressions on marine terraces

*Landform position (three-dimensional):* Tread, dip

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Hydric soil rating:* Yes

### Wabasso

*Percent of map unit:* 4 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Tread, talf

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear

*Other vegetative classification:* South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Hydric soil rating:* No

### Cassia

*Percent of map unit:* 3 percent

*Landform:* Flatwoods on marine terraces, rises on marine terraces

*Landform position (three-dimensional):* Tread, talf

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)

*Hydric soil rating:* No

### Immokalee

*Percent of map unit:* 2 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Riser, talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Other vegetative classification:* South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Hydric soil rating:* No

### Satellite

*Percent of map unit:* 1 percent

*Landform:* Rises on marine terraces, flatwoods on marine terraces

*Landform position (three-dimensional):* Tread, rise, tal

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sand Pine Scrub (R155XY001FL),  
Sandy soils on rises and knolls of mesic uplands  
(G155XB131FL)

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 19, Sep 1, 2022

*Gold Coast Logistics  
Palm Beach County  
Preliminary Environmental Analysis  
May 9, 2023*

**ATTACHMENT**

**USDA GOPHER TORTOISE SOIL SUITABILITY MAP**


WLF - Gopher Tortoise Burrowing Suitability—Palm Beach County Area, Florida  
(Gold Coast Site Soil Survey)










## MAP LEGEND

### Area of Interest (AOI)






 Area of Interest (AOI)

### Soils






#### Soil Rating Polygons

-  Unsuitable
-  Less suited
-  Moderately suited
-  Highly suited
-  Not rated or not available


#### Soil Rating Lines

-  Unsuitable
-  Less suited
-  Moderately suited
-  Highly suited
-  Not rated or not available

#### Soil Rating Points

-  Unsuitable
-  Less suited
-  Moderately suited
-  Highly suited
-  Not rated or not available

### Water Features


 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways

-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida  
Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
21	Myakka fine sand, 0 to 2 percent slopes	Less suited	Myakka (85%)	Water table (0.22)	5.6	100.0%
			Wabasso (4%)	Water table (0.22)		
			Immokalee (2%)	Water table (0.22)		
Totals for Area of Interest					5.6	100.0%

Rating	Acres in AOI	Percent of AOI
Less suited	5.6	100.0%
<b>Totals for Area of Interest</b>	<b>5.6</b>	<b>100.0%</b>

## Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

**Not Rated:** Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

## Rating Options

*Aggregation Method:* Dominant Condition

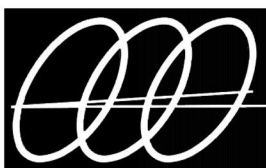
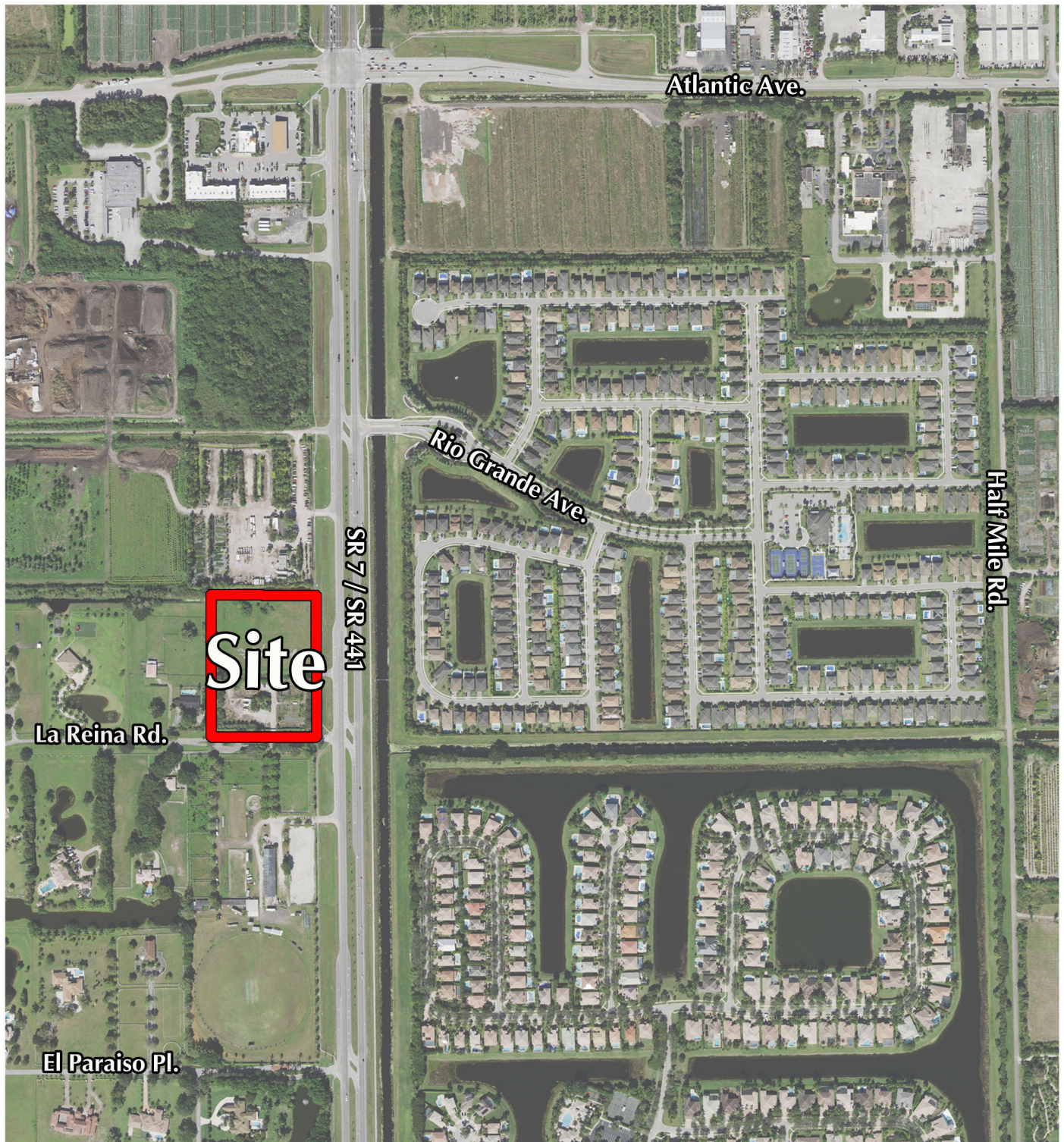
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# Gold Coast Logistics

Palm Beach County, Florida



**Well Field Map**  
(No Well Field Zones found)  
**Exhibit M**



5.5.23





**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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
  
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Marci Woodward  
  
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May 1, 2023

Patricia Lentini  
2GHO, Inc.  
Landscape Architects, Planners, Environmental Consultants  
1901 Commerce Lane, Suite 101  
Jupiter, Florida 33458

**RE: Historical and Archaeological Resource Review for project name: Gold Coast Logistics, under PCN's: 00-42-43-27-05-067-0283 & 00-42-43-27-05-067-0281.**

Dear Ms. Lentini:

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

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

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

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

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

Sincerely,

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

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Pónton-Nigaglióni, PhD, RPA, Archaeologist/Planner I, PBC Planning Division

**Attachment G**  
**Consistency with the Comprehensive Plan & Florida Statutes**

On behalf of the property owner/applicant, **15445 US 441 LLC**, 2GHO, Inc., as agent, has prepared and hereby respectfully submits this application for a Privately-Initiated Text Amendment to the Palm Beach County Comprehensive Plan.

The subject site is located in unincorporated Palm Beach County (PBC), situated in the Agricultural Reserve Tier with a Future Land Use Atlas (FLUA) designation of Agricultural Reserve with a Zoning Designation of AR – Agricultural Reserve District. The subject property is located on the northwest corner of the intersection of State Road 7 and La Reina Road on 6.33 acres of land.

Surrounding Property Information:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	AGR	AGR	00-42-43-27-05-067-0281 00-42-43-27-05-067-0283	Vacant	
North	IND/AGR	IL	00-42-43-27-05-067-0150	AGRICULTURAL USE	2021-00166 R2021-1169
South	AGR	AGR	00-42-43-27-05-067-0290	HORSE TRAINING	N/A
East	AGR	AGR-PUD	VARIOUS PCN	RESIDENTIAL	2000-0032 R2016-1235
West	AGR	AGR	00-42-43-27-05-067-0272	PUD	N/A

Project History:

LIST OF PBC APPROVALS		
Petition No.	Application Request	Date of Approval
<b>PLEASE NOTE THE BELOW IS THE LIST OF APPLICATION FOR PCN:00-42-43-27-05-067-0281</b>		
Control No. 2007-00003 CB-2008-01181	Class B Conditional use to allow agriculture, sales and service in the AGR zoning district	RESOLUTION ZR-2008-066 – December 5, 2008
Control No. 2007-00003 DRO 2009-04534	FSP approval for the Class B Conditional use to allow agriculture, sales and service including indoor storage, a wholesale & retail nursery, an accessory use of landscape maintenance and a security caretaker quarter in the AGR zoning district	January 13, 2010
Control No. 2007-00003 CB-2008-01181	Status Report to Revoke the Class B Conditional use to allow agriculture, sales and service in the AGR zoning district	ZR-2017-023 – July 6, 2017
Control No. 2007-00003 ZV/CB 2017-01014	Class B for agricultural sales and service use in a project also containing a retail nursery and landscape service use	Never approved  Feb 12, 2018 – letter of withdrawal was submitted to PBC Zoning
<b>NO APPLICATIONS FOR 00-42-43-27-05-067-0283</b>		

## **G. CONSISTENCY**

### **G.1 – Justification: Text Amendment to Comprehensive Plan:**

Pursuant to Policy 2.1-f of the FLUE of the PBC Comprehensive Plan, before approval of a text amendment to the Comprehensive Plan or a Future Land Use Atlas Amendment, the applicant shall provide an adequate justification for the proposed amendment. The proposed text amendment meets the required standards as follows:

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

**Response:** The subject site is along a major road corridor, SR7, south of W. Atlantic Avenue where, the use of light industrial exists on another parcel. The owner intends to develop on this property 6.33+ acre parcel an office/warehouse including agricultural/food cold storage and non-refrigerated warehouse. This use is consistent with the property to its north which has an IND/AGR Land Use designation and has an AGR/IND (Agricultural/Industrial) zoning designation. It is logical to move the Commerce Land Use Designation south to La Reina Road to provide opportunities for the smaller properties to develop as the owners are not pursuing residential use in the Agricultural Reserve Tier. Providing a text amendment with this application, to modify Policy 1.5-v.2 of the Comprehensive Plan will allow this use to be developed on the subject property.

**2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:**

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

**Response:** The County recognized the need to establish a new FLU (Commerce CMR) category for light industrial uses, as well as establishing consistent zoning districts including methods to review these light industrial projects and insure their compatibility to the surrounding uses. The Master Plan included the CMR designation in the Agricultural Reserve Tier to promote light industrial uses for economic development and job creation. The change in FLU designation in the area north of Rio Grande Avenue has prompted this property owner with property approximately 653 feet south of the current limitation and immediately adjacent to a landscape business to have the same opportunities to provide a service to the Agricultural Community and be consistent with neighbors to the north. The property adjacent to the north of the subject site is 8.19 acres and recently received a FLU amendment to Industrial with an underlying Agricultural Reserve (IND/AGR) with condition (LGA 2021-016/Ordinance 2021-021); this property has a potential for industrial uses of up to 160,540 s.f. (.45 FAR).

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

**Response:** The County, when working on the Agricultural Reserve Master plan, received a recommendation from their consultants to include industrial uses to balance the economics of the area, support the agricultural community and create jobs. The subject site's request to move the Commerce Land Use limits one more road south of its current location and including only two more properties is consistent with the non-residential uses on the west side of SR7 to La Reina Road. In fact, the property just north of the subject site currently has an IND FLU and AGR zoning designation and should have been included in the original limits. The subject site's immediate access to the SR7 roadway provides creates a better opportunity to develop a low impact light

industrial use, in the Atlantic Avenue area as well as providing needed services to the Agricultural Community and jobs to this area of the County. This is consistent with the intent of Policy 1.5-v.

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

**Response:** Since the adoption of the CMR FLU, the property owner sees an opportunity to appropriately grow his business by providing his Company office and providing agricultural/food grade refrigerated storage and non-refrigerated storage while creating jobs to the area of his property's location. Additionally, there is a current application north of La Reina Road for a light industrial designation and the project immediately north of the subject site of the this request currently has a FLU of Industrial and is an existing landscape business.

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

**Response:** The adopted FLU designation is not inappropriate for the subject property. However, it is not the most appropriate FLU designation for limiting this SR7 property for developing in a consistent method providing light industrial uses supporting the agricultural community, providing jobs and being more consistent with a property fronting on this County collector road. The CMR FLU will ensure the development of this 6.33± acre property will be reviewed consistent to the goals of the comprehensive plan and concurrent zoning.

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

**Response:** The current adopted FLU designation was not assigned in error. The County's AGR (Agricultural Reserve) allowed for a range of agricultural business and residential uses. However, the current FLU designation no longer meets the highest and best use of the property which fronts SR 7 and where the character of the area immediately north of the property is changing to meet the development pressures and development patterns established by current actions of the County.

***Residential Density Increase – Attached G.2 Not Applicable***

***Compatibility – Attached G.3***

Compatibility is defined in the County's Unified Land Development Code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions."

**Response:** The request is for a text amendment to change the location, with frontage and access to SR7, to north of La Reina Road and a future application to request a FLU amendment for the property to CMR. The text amendment request is to move the location of the CMR limitation one road south of the current location in the adopted Comprehensive Plan Policy 1.5-v.2. The intent of this policy is to foster employment opportunities in the Agricultural Reserve Tier through the use of light industrial uses. The uses currently existing from the W. Atlantic Avenue to La Renia Road are non-residential uses including landscape business, EJKJ Industrial located .15 miles south of W. Atlantic Avenue on the west side of State Road 7 which is in process currently to change the FLU from AGR to CMR/AGR with a concurrent Rezoning from AGR to MUPD to allow a warehouse/office project with 111, 300 s.f.. Moving the location to north of La Reina Road and changing the FLU designation of the subject site to CMR/AGR will be compatible with a continued



progression of the same land use and zoning regulations to the properties to the north up to the W. Atlantic Avenue intersection with SR7. The proposed use of the property will include office/warehouse including agricultural/food cold storage and non-refrigerated warehouse. This use will be compatible with the intent of the Comprehensive Plan and will ensure through the future concurrent zoning application to be reviewed to meet the design, scale and character of the Tier.

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 7. Text Amendment Application

### A. Proposed Text Amendment Summary

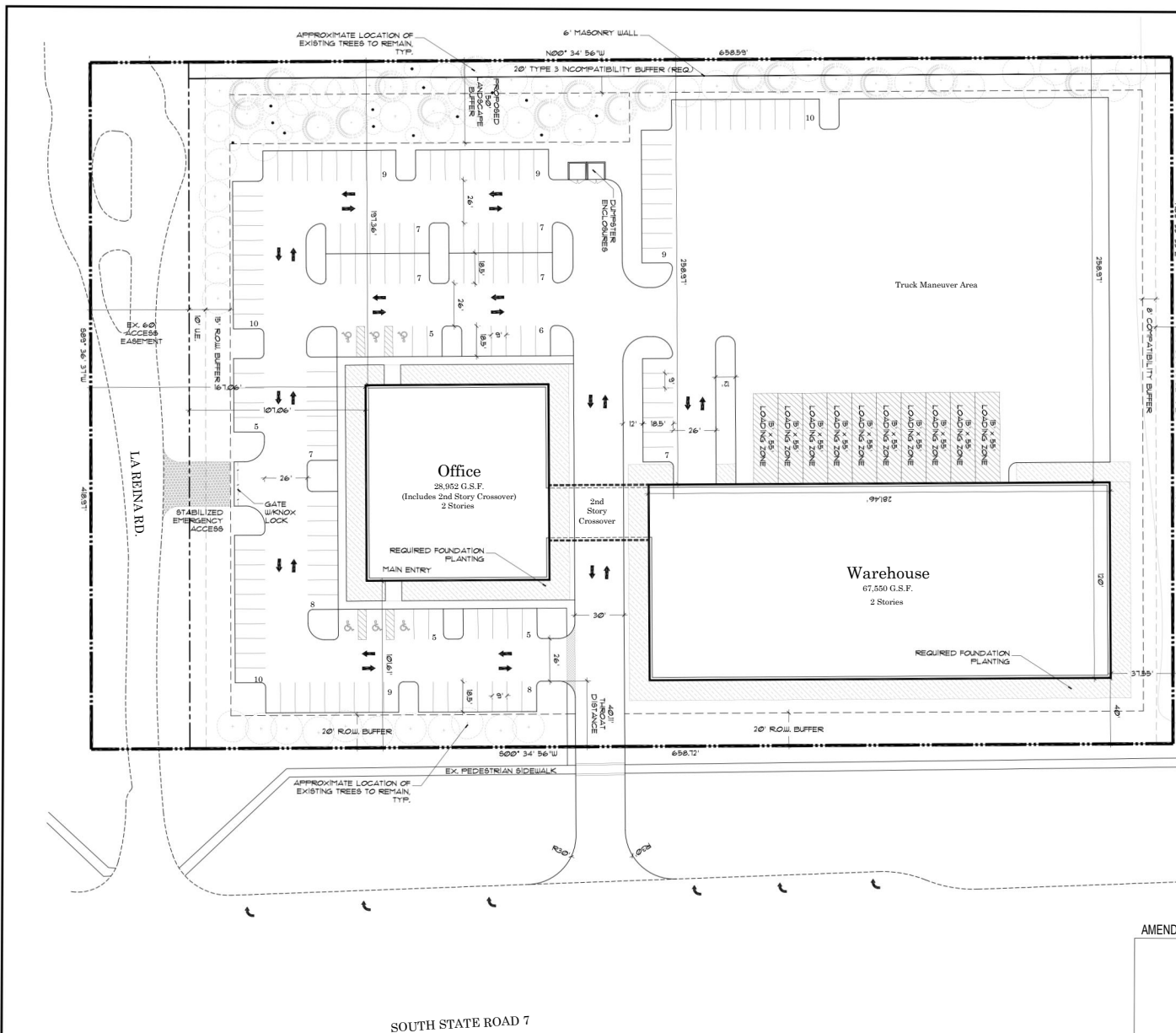
<b>Elements &amp; Policies to be revised</b>	<i>NEW Future Land Use Element Policy 1.5-v</i>
<b>Purpose</b>	<i>PLEASE SEE ATTACHED JUSTIFICATION STATEMENT</i>
<b>Justification</b>	<i>PLEASE SEE ATTACHED JUSTIFICATION STATEMENT</i>
<b>Consistency</b>	<i>PLEASE SEE ATTACHED JUSTIFICATION STATEMENT</i>
<b>Text Changes</b>	<i>PLEASE SEE ATTACHED FOR PROPOSED TEXT CHANGES</i>
<b>ULDC Changes</b>	<i>NO CONCURRENT ULDC TEXT AMENDMENTS ARE PROPOSED AT THIS TIME.</i>

**PRIVATELY INITIATED AMENDMENT TO COMPREHENSIVE PLAN**  
**PROPOSED AMENDMENTS TO COMPREHENSIVE PLAN**

The Text Amendment application is to revise the Industrial policy and provisions. The revisions are shown below with added text underlined and deleted text shown in ~~striketrough~~.

REVISED Policy 1.5-v: Industrial. The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate location to provide a balance of land uses for current and new reside of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements.

1. Limited to Commerce (CMR) future land use designation;
2. Located with frontage and access on State Road 7 (~~north of Rio Grande Avenue~~)(north of La Reina Road). Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use.
3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way); and
5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following:
  - a. The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process.



22-0805