

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	27-B	Intake Date	August 5, 2026
Application Name	Palm Gardens	Revised Date	September 1, 2026
Acres	0.53	Control Number	2025-00109
		FLUA Page	71
		Text Amend?	Yes
PCNs	00-42-44-12-09-002-0050		
Location	South side of Palm Avenue, approximately 250 feet east of South Military Trail.		
BCC District	3		
	Current	Proposed	
Tier	Urban/Suburban (U/S)	U/S	
Use	Single Family Residential (1 unit)	Multi-family 18 units	
Zoning	Multifamily Residential (RM)	Urban Infill (UI)	
Future Land Use Designation	Medium Residential, 5 units per acre (MR-5)	Urban Infill (UI)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	0.45 FAR x 0.53 ac. = 10,389.06 sf	Not Applicable (See TE-7A through TE-7E)
Maximum Units (for residential)	5 du/acre x 0.53 ac. = 3 units	UI FLU: 18 units (See FLU Policy 1.2.2-c, and TE-policy 1.2-v) WHP Bonus: 0 units TDR Bonus: 0 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable

Part 2. Applicant Data

A. Agent Information

Name	Meredith Leigh
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Company Name	Shutts & Bowen, LLP
Address	525 Okeechobee Boulevard, Suite 1100
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561-835-8500
Email Address	mleigh@shutts.com

B. Applicant Information

Name	Eulises Ibarra
Company Name	4422 Palm Avenue, LLC
Address	9835 Lake Worth Road, Suite 16-161
City, State, Zip	Lake Worth, FL 33467
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

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Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Plan Map LU 9.1 and TE 15.5
Purpose	<i>The purpose of the amendment is to address affordable housing needs in the County by adding land area into the Priority Redevelopment Area ("PRA"). The property proposed to be added to the PRA is one parcel of land located at 4422 Palm Avenue (the "Subject Site").</i>
Justification	<i>Applicant respectfully requests the Subject Site be added to the PRA to create a mechanism for flexibility in the future redevelopment of the site in an urban context. In doing so, the number of potential units that could be built would not be capped at a certain density limit but would be subject to the capacity of the Military Trail Traffic Concurrency Exception Area ("TCEA"). Importantly, the number of affordable and workforce housing units required of a residential project would be more than what is possible under the current zoning and Future Land Use Atlas ("FLUA") designation.</i> <i>Current County policy for developments seeking more density than the existing designation's allows is to do so through the Affordable or Workforce Housing Program and/or Transfer of Development Rights ("TDR") Program density bonus options rather than requesting an increase in the base density by changing the FLUA designation. In reviewing the FLUA designations of the surrounding context, the Subject Site is adjacent to properties in the PRA with Urban Infill ("UI") FLUA designations on the west and south, and the property adjacent to the east and across Palm Avenue to the north have a MR-5 FLUA designation. Given the surrounding context, changing the base FLUA designation to UI would be more compatible with the surrounding context, and consistent with County policy, than increasing the base density by changing the FLUA to High Residential, 12 units per acre.</i> <i>The current FLUA designation of Medium Residential, 5 units per acre would only yield three (3) dwelling units by right, and potentially up to eight (8) units through the available density bonus programs. In accordance with current Housing Element Policy 1.5-g, a residential or mixed-use development with fewer than ten (10) units is not subject to the County's mandatory Workforce Housing Program. Furthermore, the However, pursuant to FLU Policy 1.2.2-b, within the PRA, such projects would be required to provide a minimum of 15% of new housing as very low-, low-, and moderate-income housing units.</i>

	<i>No changes to the in-line text of the Comprehensive Plan Elements would be required in conjunction with the proposed map amendment.</i>
Consistency	Identify how the proposed amendment furthers other Goals, Objectives or Policies within the Comprehensive Plan. The supporting data and analysis must provide an analysis of the implications of the amendment and demonstrate consistency with other aspects of the Plan.
Text Changes	<i>No changes to the Comprehensive Plan element text are proposed. The proposed amendment is to amend the Comprehensive Plan Maps LU 9.1 and TE 15.5 add the subject site into the PRA and URA Military Trail TCEA.</i>
ULDC Changes	<i>No ULDC changes are required or proposed as a result of this amendment.</i>



Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Future Land Use Atlas Amendment
Comprehensive Plan Text/Map Series Amendment
Round 27-B
Text Amendment Initiation (Phase 1)
Submittal: August 5, 2026
Resubmittal: September 1, 2026

Request

The 0.53-acre subject property is located at 4422 Palm Avenue, on the south side of Palm Avenue, approximately 250 east of South Military Trail (“Site”, or “Property”). Currently, the subject property has a Future Land Use Atlas (“FLUA”) designation of Medium Residential, 5 units per acre (“MR-5”) and is in the Multifamily Residential (RM) Zoning District.

4422 Palm Avenue, LLC (“Applicant”) requests a Comprehensive Plan Text Amendment (“Text Amendment”) and a Large-Scale FLUA amendment to change the FLUA designation from MR-5 to Urban Infill (“UI”) for the purposes of constructing an 18-unit multifamily residential building (“Project”). The proposed Text Amendment will facilitate the development of the Project by adding the Property into the Priority Redevelopment Area (“PRA”) as indicated in Land Use (“LU”) Map 9.1, and to the Urban Redevelopment Area (“URA”) Military Trail PRA Traffic Concurrency Exception Area (“TCEA”) Traffic Element (“TE”) Map 15.5. The Property is currently located in the URA, the Revitalization and Redevelopment Infill Overlay (“RRIO”) and the Melaleuca Avenue – Pine Air West Countywide Community Revitalization Team (“CCRT”) Area.

A concurrent application to the Zoning Division will be submitted for a rezoning to Urban Infill (“UI”) and site plan review with potential waivers from certain land development regulations yet to be determined within the required ninety (90) days from this submission.

Table 1 - Property Information

Control No./Name	2025-00109 / 4422 Palm Gardens
Situs Address	4422 Palm Avenue
Property Control Number	00-42-44-12-09-002-0050
Property Owners	4422 Palm Avenue, LLC
Land Area	0.53 acres
Existing FLU	MR-5
Proposed FLU	UI
Existing Zoning	RM
Proposed Zoning	UI
Existing Use	Single Family
Proposed Use	Multifamily

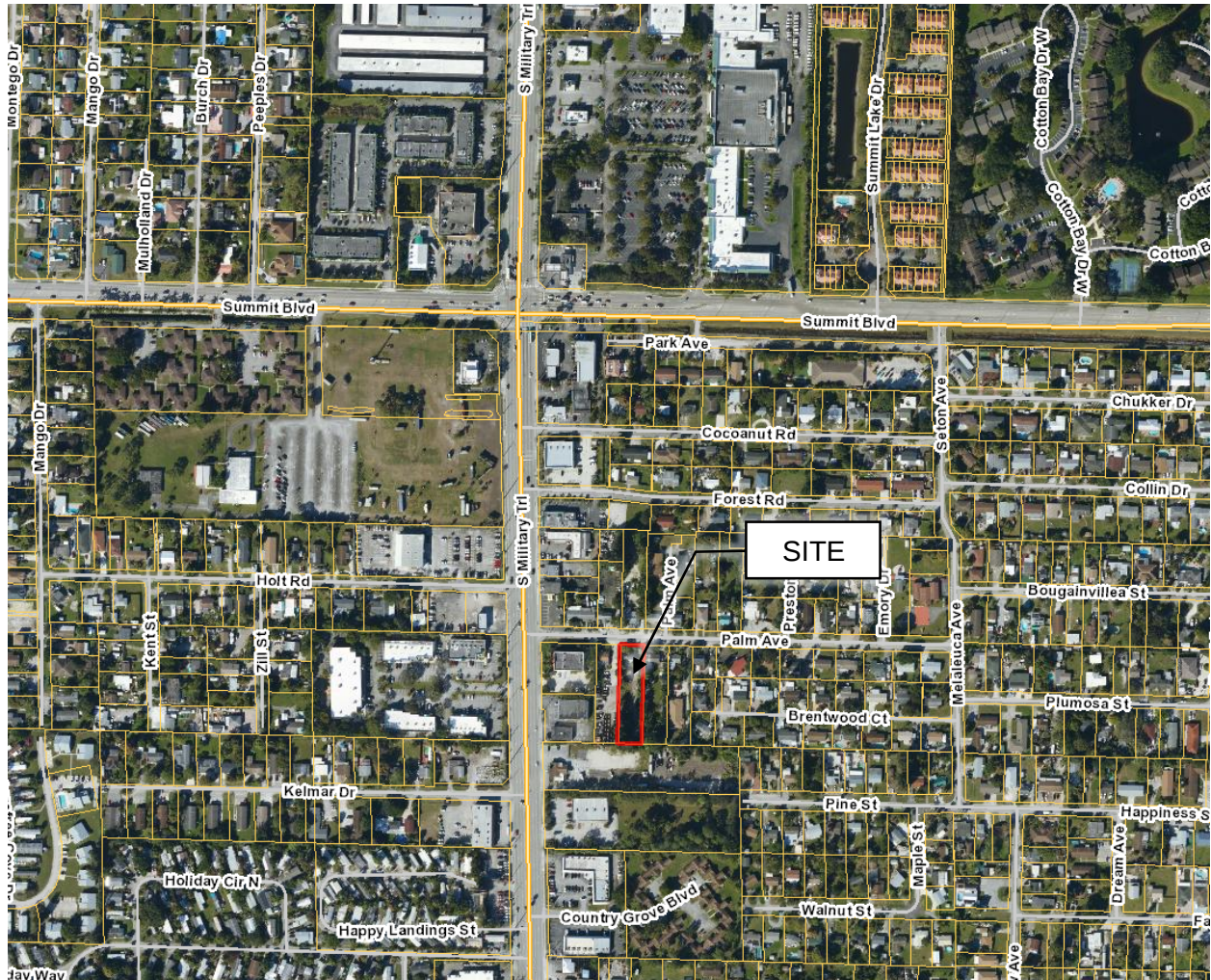


Figure 1 - Location Map

Below is a summary of surrounding properties:

Table 2 - Surrounding Properties

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Single Family (Existing) Multifamily (Proposed)	MR-5 (Existing) UI (Proposed)	RM (Existing) UI (Proposed)
North	Single Family Residential	MR-5	RM
South	Commercial – Medical Office	UI	UI
East	Single Family Residential	MR-5	RM
West	Commercial - Office	UI	UI

Site History

The Subject Property was developed with a single-family dwelling unit in 1946, according to the Property Appraiser. Upon adoption of the 1989 Comprehensive Plan and Future Land Use Atlas, the Property, along with the properties adjacent to the east and north were assigned an MR-5 FLUA designation based on the existing densities in the vicinity at the time. In 2008, Palm Beach County adopted Ordinance No. 2008-056 to change the FLUA designation of the properties to the west (4448 Palm Avenue and 1180 South Military Trail) and northwest (4449-4459 Palm Avenue and 1156 South Military Trail) from Commercial High with an underlying 8 units per acre ("CH/8") to UI. In 2023, the County adopted Ordinance No. 2023-040 (Control No. 1999-30103, Cacigas Medical Center) to change the FLU of the property adjacent to the south (1248 South Military Trail) from CH/8 and MR-5 to UI. The subject Site is within in the future annexation area of the Town of Palm Springs.

Justification, Consistency & Compatibility:

G.1- Justification: Applicant is requesting to amend the FLUA designation of the Subject Property from MR-5 to UI. Per Policy 2.1-f of the Future Land Use Element ("FLUE") of the Comprehensive Plan ("Comp Plan" or the "Plan") an applicant must provide adequate justification for the proposed FLU.

To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2:

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

Response: The Subject Property is in the Urban/Suburban Tier with frontage along Palm Avenue, approximately 250 feet east of Military Trail and directly adjacent to the UI designation on two sides. The proposed use is multifamily residential. The property is currently zoned for multifamily residential uses and several properties on the vicinity support multifamily residential uses. Though the property does not front on a major arterial road, the property's proximity to Military Trail make it an appropriate use for the site. The Subject Property is within walking distance of an Aldi, a Publix Supermarket, a child day care center, shopping centers, numerous restaurants, medical and dental offices. It is a fifteen (15) minute walk from Berkshire Elementary School, and less than one (1) mile away from Palm Springs Middle School. As previously discussed, the properties to the south and west are presently designated UI.

The Subject Property is ideal for a high-density multifamily residential development due to its location as follows:

- o The Subject Property is located on just east of Military Trail and is only approximately 1.3 miles from the Southern Boulevard entrance providing convenient access for commuters.
- o The Subject Property is situated within 250 feet of a major road that is targeted for redevelopment according to the Comp Plan. Much of the existing development pattern along Palm Avenue can be described as aging multi- and single-family residential that would be suitable for higher density developments given the area's proximity to public transit routes, public libraries, employment centers, grocery stores, public parks, and schools.
- o Higher density residential should be located near employment centers and have efficient access to the road network. The Property is located within two miles of multiple employment centers such as the airport, government offices and multiple shopping plazas. There is a Palm Tran bus stop at the corner of Military Trail and Palm Avenue.

Per FLUE Policy 1.2-a of the Comp Plan, the Urban/Suburban Tier shall protect the character of its urban and suburban communities by providing for affordable housing and employment opportunities, and Objective 1.2 of the Comp Plan FLUE states: "this tier [Urban/Suburban] is expected to accommodate the bulk of the population and its need for...goods and services..." This policy advocates for the construction of multifamily residential housing to meet the needs of residents looking for places to live. The proposed use is suitable and appropriate for the Subject Site because it will be consistent with Comp Plan policies and will provide a logical transition for the corridor and neighboring high-density.

- 2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:
 - *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;*

Response: The proposed UI FLU is more appropriate for the Subject Site given the FLUA designation for the property to the south was recently changed from MR-5 to UI to allow for the development of a 2-story, 22,000 square feet medical office (Control No. 1999-30103, Cacigas Medical Center). According to the approved site plan, the drop-off and parking lot are directly behind the Subject Site (see Figure 2, below). The change in the FLUA of the property to the south to UI and the approved site plan make the proposed amendment appropriate for the Subject Site.

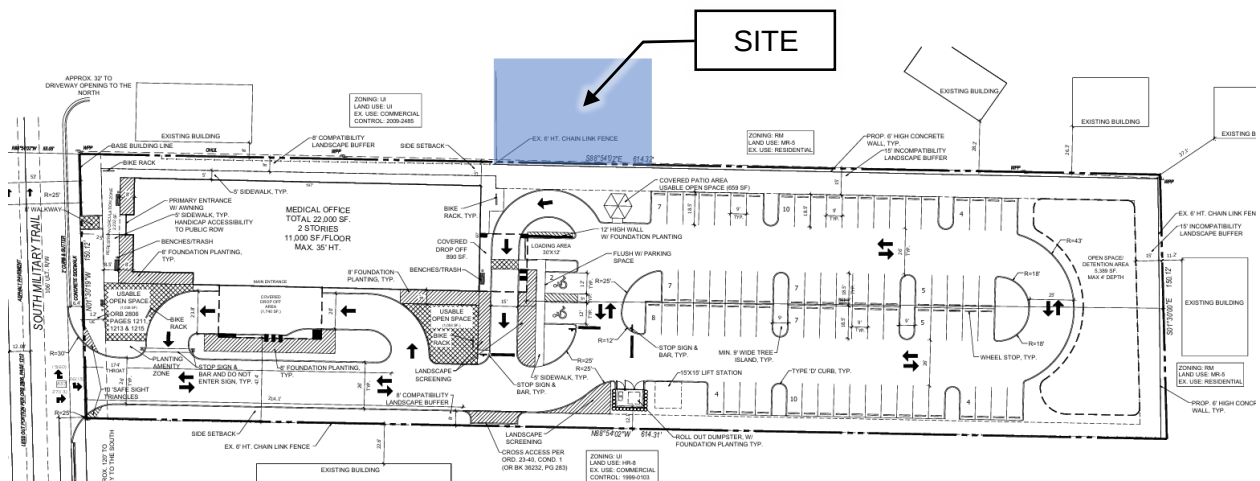


Figure 2 - Approved Site Plan for Cacigas Medical (1248 S. Military Trail)

In addition, the FLUA designation of the property to the west, 4448 Palm Avenue, was changed to UI in 2008. At the time, the property supported a house that has since been converted into an office (see Figure 3). Aerial imagery indicates that sometime between 2017 and 2019, the vegetation on the property was cleared, paved and has since been used as a storage yard for trailers, trucks, boats, and assorted materials. The use of the adjacent property now has a greater impact on the Subject Site making the proposed amendment more appropriate for compatibility purposes.

Further away, but in the vicinity of the Subject Site, an application for the redevelopment of the former Boat Mart property at 1575 South Military Trail (Control No. 1986-00139) is in process to allow for 200 multifamily units. Both properties are less than a 15-minute walk from the Subject Property. The recent redevelopment activity in the area is an indication that the circumstances have changed such that the addition of the Property in the PRA UI land use is now more appropriate.

Since the 2008 adoption of the PRA until 2020, very little redevelopment under the UI and Urban Center ("UC") development regulations occurred. Since 2020, in response to the migration that occurred in the subsequent years, the demand for additional housing in the County has increased to a level that the development industry has been falling short of meeting. To meet the demand, higher densities must be permitted in areas that can support the growth, such as the Military Trail corridor. The proposed amendment will facilitate the development of additional housing to help meet the demand.

G.2- Residential Density Increases: Per Future Land Use Element Policy 2.4-b, a written analysis of the following criteria is provided below:

As two of the three abutting properties are designated UI and support non-residential uses, and that the property is only 250 feet from Military Trail, circumstances have changed such that a property with higher density residential is a more compatible use than single-family or medium density residential. As Palm Beach County continues to grow, with thousands of people moving into the area each year, it has become apparent that there is a need for more affordable multifamily developments to accommodate this influx of residents. The Property's current MR-5 designation allows for multifamily development, but the density allowed is insufficient to make multifamily projects financially feasible to construct. The property is not suitable for commercial use, but given the character of the surrounding developments, allowing and incentivizing residential redevelopment through the allowance of higher densities to solve for the County's affordable housing problem is an appropriate solution.

G.3 - Compatibility with Surrounding and Adjacent Uses: The Property is currently surrounded by medium-density residential and urban infill non-residential development. There are two grocery stores, four (4) day cares, and an elementary school within 0.5 mile of the subject site. Military Trail is a major commercial corridor with a diversity of uses that would be able to support the development of the proposed Project.

G.4 - Consistency with the Comprehensive Plan: The proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan and furthers the County's goals as described below, as follows:

Strategic Planning: Recognizing the diverse communities within the County, through implementing strategies to create, protect and maintain quality livable communities that respect the lifestyle choices for current residents, future generations, and visitors.

Response: The proposed map series and FLUA amendments will allow for the development of a livable multifamily development within walking distance of transit, goods and services and employment opportunities for future residents.

Balanced Growth and Land Planning: Balanced Growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of a community within the constraints of environmental conditions and resources.

Response: Approval of the proposed map series and FLUA amendments will allow the development of affordable housing development in the Urban/Suburban Tier where there are already public facilities to service new development to reduce the constraint on the natural environment.

FLUE 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.

Response: The proposed amendment will further the goal of providing affordable housing in the U/S Tier at a location that is located near various employment centers. The units proposed will be affordable to households with incomes at or below 60 percent of the AMI.

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

Response: The proposed map series and FLUA amendments will facilitate the development of an infill project on an underutilized parcel of land. The Property is in the Urban Redevelopment Area, wherein the County's focus is on promoting redevelopment and infill efforts, improving present conditions of infrastructure and discouraging urban sprawl.

FLUE Policy 1.2.2-i: The County shall seek and encourage affordable and workforce housing opportunities in the URA.

Response: The proposed amendment will set the groundwork for an 18-unit, Affordable Housing (up to 60% AMI) housing project.

FLUE Policy 2.2.1-d: Density > HR-12 - The County may allow an increase in density greater than the HR-12 Future Land Use category in appropriate areas within the County to direct growth away from natural resources and to use infrastructure more efficiently if the proposed development applies one of the following:

1. The Workforce Housing Program or the Affordable Housing Program, which allow an opportunity to set aside a certain percentage of units for workforce or affordable housing, as described in the policies in Housing Element Objective 1.1 and 1.5 and within the ULDC;
2. The Transfer of Development Rights ("TDR") Program as described in Objective 2.4;
3. The provisions of a Special Overlay; or
4. Traditional Neighborhood Development, Traditional Marketplace Development, Traditional Town Development, Mixed-use Planned Development districts, or Transit Oriented Development option.

Response: Although the applicant seeks a FLUA change that will increase the allowable density to more than 12 units per acre by adding the Property to the PRA, parcels with a PRA FLU are not assigned a maximum density. The amendments are consistent with criterion 1, above, as the project will provide affordable housing units as described in Housing Element Objective 1.1 and 1.5 and Article 5.G of the Unified Land Development Code.

HE Policy 1.1-h: The County shall continue the review and streamlining as needed, of those ordinances, codes and regulations related to the permitting process, in order to continue the reduction of excessive requirements and amend or add other provisions that increase private sector participation in adding to the supply of affordable housing. The County shall designate the Planning, Zoning, and Building Department as the lead agency, with assistance from the Department of Housing and Economic Sustainability, Engineering and other appropriate Departments.

Response: The proposed text amendment is consistent with HE Policy 1.1-h as the language is intended to increase private sector participation in adding to the supply of affordable housing in unincorporated Palm Beach County. In furtherance of this policy, the expansion of the UI in areas focused on economic development and revitalization is an appropriate tool with which to accomplish the County's goal of increasing the affordable housing inventory while protecting natural resources.

G.5 - Consistency with Florida Statutes: Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as the required attachments, the requirements of Chapter 163.3177 are adequately addressed. The required attachments that provide the data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted levels of services standards include a Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter, data and analysis of environmental and historical resources impacts, a Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter will all be submitted in the Phase II text amendment and FLUA application should the request be initiated.

Key provisions of Chapter 163.3177, as is relates to the proposed amendment, include the following:

Chapter 163.3177(2). Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Each map depicting future conditions must reflect the principles, guidelines,

and standards within all elements, and each such map must be contained within the comprehensive plan.

Response: The several elements of the Plan have been reviewed, and it was found that the Transportation Element Map for the TCEA would also need to be amended to be consistent with the amendment to LU Map 9.1. As such the affected map has also been included in this text amendment. No changes are required to any of the other elements or maps of the Plan.

Chapter 163.3177(6)(a)9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

Response: The amendments would apply to a parcel of land in the URA and RRIO. These areas are targets in the County for redevelopment and are recognized by the Plan as preferred locations to encourage redevelopment and allow for higher density development in areas that do not contribute to urban sprawl.

Conclusion

In conclusion the requested FLUA Amendment from MR-5 to UI is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses. Should you have any questions, please do not hesitate to contact us.