

2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	25-B	Intake Date	November 13, 2024
Application Name	Park West Commerce North	Revised Date	N/A
Acres	49.707 Net Acres 51.00 Gross Acres	Control Number	1985-50131
		Text Amend?	No
PCNs	00-42-46-17-01-000-1020, 00-42-46-17-02-000-0370, & 00-42-46-17-01-000-0690		
Location	Northeast corner of Atlantic Avenue and Starkey Road		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Agriculture (17,800 SF one-story warehouse/office)	Light Industrial Uses	
Zoning	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Commerce (CMR) with underlying Agricultural Reserve (AGR)	
Conditions	None	To be determined	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet	0.15 FAR x 50.99 ac. = 333,169 square feet of agriculture uses	0.35 FAR x 50.99 ac. = 777,394 square feet of light industrial uses
Maximum Units	1 du/5 acres x 50.99 ac. = 10 units	1 du/5 acres x 50.99 ac. = 10 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	10 max du x 2.39 = 23.9 or 24 people	10 max du x 2.39 = 23.9 or 24 people
Maximum Square Feet^{2, 4} (non-residential designations)	0.15 FAR x 50.99 ac. = 333,169 square feet of agriculture uses	0.35 FAR x 50.99 ac. = 777,394 square feet of light industrial uses
Proposed or Conditioned Potential^{3, 4}	----	To be determined

Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone / Fax Number	(561) 721-4463 & (561) 500-5060
Email Address	lmcclellan@jmortola.com / jmorton@jmortonla.com

B. Applicant Information

Name	Paul Okean, President
Company Name	Morningstar Nursery, Inc.
Address	505 South Flagler Drive, Suite 1100
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	
Email Address	pzo@okeanholdings.com
Interest	Owner

Part 3. Site Data

A. Site Data

Built Features	There is a 17,800 SF one-story warehouse/office
PCN	00-42-46-17-01-000-0690, 00-42-46-17-01-000-1020, 00-42-46-17-02-000-0370
Street Address	14600 Starkey Road & 8225 Atlantic Avenue
Frontage	Approximately 670 feet on Atlantic Avenue, approximately 2,600 feet on Starkey Road & approximately 2,770 feet on Florida's Turnpike
Legal Access	Atlantic Avenue & Starkey Road
Contiguous under same ownership	None
Acquisition details	<p>Tracts 101 through 104 and 121 through 124, as identified on the Survey, were purchased for a sum of \$10 on November 2, 1984 from Cavanaugh Gardens Inc. (See Warranty Deed ORB 4388, pg. 23) +/- 35 acres.</p> <p>Tracts 69 through 72; 89 through 92; and 101 through 104, as identified on the Survey, were purchased for a sum of \$10 on May 17, 1995 from Jack M. Okean & Paul Z. Okean. (See Special Warranty Deed ORB 8782, pg. 141) +/- 15 acres.</p>
Size purchased	51.00 acres

B. Development History

Previous FLUA Amendments	<p>Morningstar MLU (LGA 2017-008) submitted during amendment round 17-B requesting a future land use amendment to Multiple Land Use was previously withdrawn by the applicant on December 20, 2017.</p> <p>Star Key Industrial (LGA 2021-015) submitted during amendment round 21-B requesting a future land use amendment to Industrial was previously withdrawn by the applicant on September 30, 2021.</p>
Concurrency	None
Plat, Subdivision	Palm Beach Farms Co. Plat No. 1, Plat Book 2, Pages 26 to 28

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
None					

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Agriculture use, 17,800 SF	Agricultural Reserve (AGR)	Agricultural Reserve – Planned Unit Development / Preserve (AGR-PUD/P)
South	SE - Single Family Homes, 0.74 DU/AC, 96 DU total – Delray Lake Estates SW – Nursery, 545 SF	Agricultural Reserve (AGR)	SE – Residential Estate (RE) SW - Agricultural Reserve (AGR)
East	Florida Turnpike	Utilities and Transportation (UT) & Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
West	Agriculture use	Agricultural Reserve	Agricultural Reserve – Planned Unit Development / Preserve (AGR-PUD/P)

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center) - ITE 817: T = 108.10x; Nursery (Wholesale) - ITE 818: T = 19.5x	Light Industrial – ITE 110: T = 4.87x; Flex Space IND FLU – PBC Rate: T= 7.86x; Landscape Services – PBC Rate: T = 121.70x
Maximum Trip Generation	1,438 Daily Trips	6,205 Daily Trips (Maximum)
Net Daily Trips:	4,767 (maximum minus current) 3,974 (restricted minus current)	
Net PH Trips:	1,754 AM, 847 PM (maximum) 1,053 AM, 833 PM (restricted)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons & White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 81 – DLB Crosstown via Atlantic Avenue	
Nearest Palm Tran Stop	Stop No. 6409 – Oriole Plaza, located on the east side of Hagen Ranch Road approximately 0.1 miles north of Atlantic Avenue	
Nearest Tri Rail Connection	Via Route 81 – Delray Tri-Rail Station (345 S. Congress Avenue, Delray Beach)	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department Service capacity is available for the proposed development	
Nearest Water & Wastewater Facility, type/size	The nearest point of connection is a 42” potable water main, a 16” sanitary sewer force main and a 20” reclaimed water main located within Atlantic Avenue adjacent to the properties	
D. Drainage Information		

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-15 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-33 Canal along the north side of the subject parcel.

E. Fire Rescue

Nearest Station	Palm Beach County Fire-Rescue Station # 49, located at 12555 Lyons Road
Distance to Site	4.25 miles
Response Time	Average response time is 7:50
Effect on Resp. Time	The proposed amendment will have a significant impact on the response time for Station # 49

F. Environmental

Significant habitats or species	There are no significant habitats or species on the Property. The property is currently used as a nursery
Flood Zone*	The Property is located in Zone X, which is not a flood zone
Wellfield Zone*	The Property is not located within a Wellfield Protect Zone

G. Historic Resources

There are no significant historic resources present on the Property

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	<i>Indicate the name and location of the park.</i>	0.00339		
Beach	<i>Indicate the name and location of the park.</i>	0.00035		
District	<i>Indicate the name and location of the park.</i>	0.00138		

I. Libraries - Residential Only (Including CLF)

Library Name	<i>Indicate the name and location of the closest County Library</i>
Address	
City, State, Zip	
Distance	<i>Indicate the distance from the site to the nearest library.</i>

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		
J. Public Schools - Residential Only (Not Including CLF)			
	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

Part 6. Attachments

- A. PCN List, Legal Description and Warranty Deed**
- B. Consent Form**
- C. Affidavit of Completeness and Accuracy**
- 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**
- 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**
- P. Survey**

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

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

T:\Planning\AMEND\00Administration\Application-FLUA\2022 Application\2022-FLUA-App-Form-Feb2022.docx

Attachment F Built Feature Inventory & Map



Site

+/- 17,800 SF one-story
warehouse/office

Lyons Road

Starkey Road

SB to Atlantic

Atlantic Avenue

Florida's Turnpike



Attachment G Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment for a 50.995 gross acre property located at the northwest corner of the intersection of Atlantic Avenue and the Florida Turnpike (“Property”).

I. PROPOSED FLUA MAP AMENDMENT

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

Description of Site Vicinity

The Property is located on the northwest corner of Atlantic Avenue and the Florida Turnpike. The Property has a Future Land Use designation of Agricultural Reserve. Within the vicinity of the Property are multiple agricultural uses including row crops and a nursery. To the east of the Property and the Florida Turnpike is the Urban/Suburban Tier. To the west of the Property is agriculture land that is partially encumbered as a preserve parcel. Further to the West along the Atlantic Avenue corridor are several commercial and industrial uses including a self storage facility, Plaza Delray, Delray MarketPlace, Legent of Delray Medical, West Atlantic Business Plaza, and Mountain Business Plaza. Other significant projects along the Atlantic Avenue corridor include the multi-family residential project known as Reserve at Atlantic.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	Agricultural Reserve (AGR)	AGR-Planned Unit Development (Preserve) & Agricultural Reserve (AGR)	AGR Planned Unit Development – Preserve Parcel - Agriculture Uses	2004-369 & 2005-323
South	Agricultural Reserve (AGR) (Proposed Commerce) & Agricultural Reserve (AGR)	Agricultural Reserve (AGR) (Proposed MUPD) & Residential Estate (RE)	Nursery (Proposed warehouse with accessory office) & single family residential (Delray Lakes Estates)	1997-120 & 1979-031
East	Agricultural Reserve (AGR), Utilities & Transportation (U/T), & Commercial Low, with an underlying 5 units per acre (CL/5)	Agricultural Reserve (AGR), Multiple Use Planned Development (MUPD), & Planned Unit Development (PUD)	Boynton Beach Turnpike Interchange Corridor, Boynton Commons Medical Offices - 115,000 SF of Medical Office & Indian Hills PUD (128 multi-family units – 7.55 du/acre)	2004-525
West	Agricultural Reserve (AGR)	AGR-Planned Unit Development (Preserve) & Agricultural Reserve (AGR)	Agriculture Uses & AGR Planned Unit Development – Preserve Parcel - Agriculture Uses	2004-369, 2012-147, & 2023-016

History

The Agricultural Reserve Master Plan was originally developed and adopted to preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve. Since the adoption of the Ag Reserve Master Plan, numerous residential developments have been built and the number of residents living within the boundaries of the Ag Reserve has significantly increased. The needs of those residents as well as good planning practices, have spurred additional changes in the Ag Reserve. These changes included increasing the commercial square footage cap to allow for additional smaller commercial projects, allowing 5-acre standalone preserve parcels, allowing smaller commercial projects to develop without the need to provide preserve acreage, approval of small industrial properties on the west side of State Road 7, allowing the development of self-storage facilities by exempting those uses from the commercial square footage cap, allowing Congregate Living Facilities within the Agricultural Reserve, the creation of the Commerce Future Land Use designation for light industrial uses, and the creation of a new Essential Housing Residential Future Land Use category for multi-family 60/40 development. Most recently comprehensive plan map amendments have been approved to allow for the development of a commerce development, multi-family residential development, and continuing care facility for 3 properties located on the north and south sides of Boynton Beach Boulevard, immediately west of the Florida Turnpike.

G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

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

***Response:** The proposed future land use designation of Commerce (CMR) is suitable and appropriate for the Property. The Property is located on Atlantic Avenue which is a major east-west thoroughfare that provides easy access to the Florida's Turnpike as well as State Road 7 and I-95. The consultants that originally prepared the Agricultural Reserve Master Plan recommended that up to 330,000 square feet of industrial uses be allowed in the Tier. Specifically, new industrial was recommended to be located at the intersections of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike.*

An Industrial future land use corridor currently exists along Atlantic Avenue between State Road 7 and Half Mile Road/Smith Sundry Road. Much of that property within the industrial corridor has received approvals for industrial uses. There are a couple properties that are developed with non-industrial uses such as the Lady Queen of Peace Church on the south side of Atlantic and the tree nursery on the north side of Atlantic Avenue. The Board of County Commissioners has previously stated that there is a shortfall of industrially viable property within Palm Beach County. According to a report prepared by Marcus & Millchap, "Palm Beach County is among the tightest industrial markets in the country. A bevy of demographic trends come together to support the local industrial market. First, the county boasts the fastest rate of population growth among the South Florida markets, which is supporting household growth that nearly triples the national average. Many of these households are formed by retirees moving from colder climates or acquiring a winter retreat. Retirees also have a disproportionate level of discretionary income, which encourages spending and ultimately demand for industrial space. The local workforce also continues to grow, including the construction sector, which is building homes in the market to keep pace with household growth. Construction companies use a significant amount of industrial space and play a key role in generating the low vacancy Palm Beach County enjoys. New development of industrial space will accelerate this year, though sufficient pent-up demand will keep vacancy trending lower."

The Property's location at a major transportation node is an important factor for support of the proposed industrial designation. In accordance with general good planning practice as further described by Alexander

Dukes in “A Town Well Planned: Hierarchical Zoning” published in *Strong Towns*, “Industrial land uses are the most flexible because people are generally unconcerned with the activities that occur in industrial areas as long as they’re not interfering with the rest of the city or harming the environment. Because residential districts are so inflexible, industrial land uses should not be placed within them. The noise, shipping traffic, and odor of many industries will harm homeowners’ enjoyment of their residential land.” The Property is not located adjacent to any residential development, rather it is surrounded by existing agriculture with frontage along two major transportation corridors (Atlantic Avenue & Florida Turnpike).

As previously discussed, the Atlantic Avenue corridor has changed significantly over that last 20 years. A Traditional MarketPlace (Delray MarketPlace) was approved and developed at the northwest corner of Atlantic Avenue and Lyons Road. Additional commercial projects were approved at the southeast corner of Atlantic Avenue and Lyons Road, medical and professional offices were approved on the north side of Atlantic Avenue west of the Delray MarketPlace. and most recent, a multi-family residential development was approved at the southeast corner of Atlantic Avenue and Smith Sundry Road/Half Mile Road. All of these changes have been made to address the shifting demographics and the continued influx of residents into the Agricultural Reserve.

This Property is the ideal location for a light industrial use as it is located at an important transportation node and a major intersection. The proposed industrial project will provide for needed industrial development along a corridor that has developed in a piecemeal pattern which includes institutional, commercial, agricultural, and other industrial development. Access to major rights-of-way as well as major transportation corridors ensures that the services and employment opportunities are easily available to future users, tenants, employees, etc.

2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

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

Response As previously mentioned, significant changes to the original Ag Reserve Master Plan have been approved within the Agricultural Reserve Tier. Changes approved at the Boynton Beach Boulevard and Turnpike interchange which include a Commerce MUPD with a mix of light industrial and recreational uses, a congregate living facility (continuing care residential campus), and multi-family residential development further indicate that the arterial roadway interchanges with the Florida Turnpike within the Agricultural Reserve are important and appropriate for higher intensity development. Finally, residential development continues to grow within the Tier along the Lyons Road corridor north and south of Atlantic Avenue. This rapid rate of growth has created a need for additional services within the Agricultural Reserve Tier.

While the Boynton Beach Boulevard corridor has been the subject of several recent future land use amendment and rezoning applications, the Atlantic Avenue and Florida Turnpike node has remained unchanged to date. With planned improvements to the road infrastructure in the area, the proposed Commerce project will bring additional services to the residents of the Agricultural Tier without negatively impacting traffic. The residential developments within the vicinity of Atlantic Avenue do not travel to Boynton Beach Boulevard for services and vice versa. In order to meet the current and future demand for various services by those residents within the Atlantic Avenue corridor, it is anticipated that new development similar to that approved at the Boynton Beach Boulevard and Turnpike will be developed within the next several years as the need continues to increase.

Previously, the Board of County Commissioners has approved the adoption of multiple Future Land Use Amendments for light industrial uses along the State Road 7 corridor including: Homrich Nursery, LAS Farms, Sunflower Industrial, Connolly Commerce, EJKJ Industrial, BBX Park, Bedner Oaks Commerce,

and Bedner-Lee Industrial. All of these changes, and the recent direction from the Board of County Commissioners regarding additional light industrial uses in the Agricultural Reserve signify that additional land and opportunities for light industrial projects are needed and appropriate for properties fronting on State Road 7, Atlantic Avenue and Boynton Beach Boulevard.

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

Response: *The characteristics of the area have changed significantly since the 1989 Comprehensive Plan was adopted. The Agricultural Reserve Master Plan originally intended that more intense uses and development would occur at nodes within the Tier. The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the Agricultural Preserve parcels. This development pattern has not occurred, rather development is disconnected as residential and non-residential development leapfrog with preserve parcels throughout the entire Agricultural Reserve.*

As discussed above, the characteristics of the Atlantic Avenue corridor have changed. A Traditional MarketPlace (Delray MarketPlace) was approved and developed at the northwest corner of Atlantic Avenue and Lyons Road. Additional smaller commercial uses were approved at the southeast corner of this intersection and radiating to the west of the Delray MarketPlace along the north side of Atlantic Avenue to accommodate the increasing number of families with children moving into the Agricultural Reserve. The County has recognized the pre-existing industrial corridor on Atlantic Avenue between Smith Sundry Road/Half Mile Road and State Road 7 with approval of multiple rezoning applications and site plan approvals. Most recently, a multi-family residential project was approved to accommodate the growing need for workforce and more attainable housing for the residents of Palm Beach County and those working within the Agricultural Reserve. All of these changes have been made to address the increasing demands of the residents who continue to move into the Agricultural Reserve.

The residential, industrial, and commercial development that has been constructed within the central part of the Tier along Boynton Beach Boulevard, Atlantic Avenue, and Lyons Road has forced several agricultural operations to relocate. The Alderman Farms Packing Plant relocated from the northeast corner of Boynton Beach Boulevard and Lyons Road to the west side of State Road 7 after approval of the CobbleStone Commons retail plaza. The Thomas Packing Plant, located at the northeast corner of Clint Moore Road and State Road 7, closed and relocated out of the area after approval of the comprehensive plan amendment removing that property from the Agricultural Reserve Tier and designating it as Commercial Low, with an underlying 2 units per acre (CL/2). Mazzoni Farms was sold last year for the development of a continuing care facility on the south side of Boynton Beach Boulevard west of the Turnpike. Most recently, Whitworth Farms was sold to GL Homes and is now being developed with another single family community.

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

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

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

The consultants that developed the Agricultural Reserve Master Plan anticipated that the Agricultural Reserve would be a place where people can live, work and play without having to travel to the Urban/Suburban Tier. Contrary to the intent of the Master Plan, the Agricultural Reserve has become an exclusive community comprised mainly of expensive single family homes. Based upon Comprehensive Plan directives, industrial FLU designations and uses should occur at appropriate locations with intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development. The proposed Future Land Use amendment to Industrial will create another opportunity for a service not currently located in the Tier. This opportunity would ultimately meet the intent of the Master Plan that has yet to be realized by the current limited development pattern.

d. Inappropriateness of the adopted FLU designation.

Response: *AGR is not the most appropriate FLUA designation for the Property to create an appropriate balance of land uses within the Agricultural Reserve Tier. Based upon projected demand/need for additional industrial space and the location and size of the property in relation to Comprehensive Plan directives, Commerce is a more appropriate FLUA designation. The Commerce FLU designation is also consistent with neighboring agriculture and non-residential uses. The original master plan prepared by the professional consultants recommended that Atlantic Avenue and Turnpike as an appropriate location for industrial. As previously mentioned, approval of this FLU amendment would create an employment node at the intersection of Atlantic Avenue and Florida Turnpike, similar to the one that was recently approved at the intersection of Boynton Beach Boulevard and Florida Turnpike.*

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

Response: *N/A*

G.2 Residential Density Increases

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

G.3 Compatibility

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses

whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

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

- Primary access is available from Atlantic Avenue, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located at a major transportation node (Atlantic Avenue & Florida Turnpike). Atlantic Avenue is currently developed with a mix of industrial, commercial, residential and agricultural uses. The proposed industrial use will provide for additional services along this important east-west corridor of the Agricultural Reserve and Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Atlantic Avenue corridor.

As mentioned, many uses that are permitted and currently exist on the agriculture land within the Agricultural Reserve have similar impacts on adjacent properties. Farming activities often include: pesticide and herbicide spraying, heavy equipment storage and operation, produce packing activities, truck deliveries and loading including refrigeration trucks, 24-hour operations, noise, dust, and outdoor storage of materials and dead plants/vegetation. Agriculture activities are often not buffered from adjacent properties and uses. Additionally, the County code requires setbacks, buffers and landscaping for all on-site structures to ensure compatibility.

G.4 Comprehensive Plan

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

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

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

Response: Approval of this proposed FLU amendment will allow for the development of a light industrial project. Industrial designations are typically employment generators and encourage economic development opportunities. Residential development in the Agricultural Reserve has been growing substantially without the service and job opportunities needed to protect livable communities and contribute to an overall balanced growth trend. Residents of the Agricultural Reserve continue to travel outside of the Tier for necessary services such as employment, shopping, medical needs, restaurants, etc. The proposed FLU amendment will bring additional job opportunities to the Agricultural Reserve Tier catering to the residents of the Tier thus enhancing the quality of life for those that have chosen to live within the western Delray Beach area.

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

Response: The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major transportation node with access/frontage on Atlantic Avenue and Starkey Road contribute to timely, cost effective service provision. The proposed industrial project will better serve the immediate and future needs

of the community as it will provide employment opportunities west of the Florida Turnpike. As noted in the justification section, the professional planners, hired by Palm Beach County, also recommended industrial at this location to provide a balance of land uses within the Agricultural Reserve Tier. Traffic on the east-west roadways in the Agricultural Reserve Tier is caused by the number of residents leaving the Tier in the mornings for work and other necessary services. This proposed amendment to Commerce will allow for the creation of employment and service opportunities thus keeping residents west of the Florida Turnpike and off the major east-west roadways.

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

- **FLUE Objective 1.5 Agricultural Reserve Tier** – “Development areas should be concentrated east of SR7 (in the vicinity of Boynton Beach Boulevard and in the vicinity and south of Atlantic Avenue) in order to protect the environmentally sensitive lands within and surrounding the Loxahatchee National Wildlife Refuge, foster the preservation of agriculture in the center of the Tier, and to reduce infrastructure costs and impacts on tax payers.”

Response: The Property is located at the intersection of Atlantic Avenue and Starkey Road/Persimmon Avenue. The Property also abuts the Florida Turnpike a state-wide north-south corridor. The Atlantic Avenue corridor was identified by the professional consultant of the Agricultural Reserve Master Plan as the location for non-residential land uses including light industrial uses to serve the neighboring residential communities. This proposed amendment will keep development close to transportation nodes and major intersections as described by FLUE Policy 1.5-p. The Agricultural Reserve Master Plan originally intended that more intense uses and development would occur at nodes within the Tier. The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the environmentally sensitive parcels. This development pattern has not occurred, rather residential development occurs throughout the tier leapingfrogging preservation parcels and other existing commercial and industrial type uses. Approval of this FLU amendment would provide for an additional development opportunity close to the Florida Turnpike and away from environmentally sensitive lands.

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major transportation node with access/frontage on Atlantic Avenue and Starkey Road contribute to timely, cost effective service provision. The proposed industrial project will better serve the immediate and future needs of the community as it will provide industrial space for the service providers to serve their customers in the immediate area. Traffic on the east-west roadways in the Agricultural Reserve Tier is caused by the number of residents leaving the Tier in the mornings for work and service providers traveling into the area. This proposed amendment to Commerce will allow for the creation of employment and service opportunities thus keeping residents west of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.

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

- **FLUE Policy 1.5-v: “Industrial.** The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations adjacent to specified roadways 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 along the Boynton Beach Boulevard (100th Street South) and Atlantic Avenue corridors 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 exceptions:
 - 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 FLU amendment to Commerce will meet the requirements of the above referenced policy. The Property’s location at Atlantic Avenue and the Florida Turnpike make it an ideal property for light industrial uses. The proposed project would follow the original intent of the consultants for the Agriculture Master Plan as well as be similar to the project already approved and under construction at the intersection of Boynton Beach Boulevard and the Turnpike. The Property’s net acreage is under the 50 acre maximum threshold per policy. Additionally, the Property will include the required preserve area on-site.*

- **FLUE Policy 2.2.4-a: “Industrial.** The County shall apply Industrial Future Land Use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.”

Response: *The proposed FLU amendment to Commerce will allow for the development of employment generating uses. The Property’s location at a major transportation node is appropriate for a Commerce designation.*

G.5 Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter. Data and analysis discussing environmental and historical resources impacts are presented in Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter. No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
 - **Response:** *The applicant is requesting to change the FLU of the Property from AGR to CMR/AGR which will provide additional services along the Atlantic Avenue corridor of the Agricultural Reserve Tier. The Agricultural Reserve is an existing area of low intensity/density and single-use development, however, the proposed amendment will provide uses which will allow for job employment opportunities and provide*

additional services within the Atlantic Avenue corridor of the Agricultural Reserve Tier similar to what was approved for the intersection of Boynton Beach Boulevard and the Florida Turnpike.

- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - **Response:** *The Property is located in the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) and within the Atlantic Avenue corridor which is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The development is not isolated in nature as development surrounds the Property along the Atlantic Avenue corridor. Specifically, commercial uses have been approved and developed at the intersection of Atlantic Avenue and Lyons Road just to the west of the Property. The existing industrial corridor west of Smith Sundry/Half Mile Road is quickly being developed. The proposed development would be considered infill development at a major intersection and transportation node between the intense commercial projects and the Urban/Suburban Tier boundary line along a rapidly changing roadway corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is located within the Agricultural Reserve Tier. Although it is currently utilized as a nursery, the Property is not designated as a preserve parcel. The Property's location on a major right-of-way, bordered by development to the east is not an optimal location for agricultural uses. The overall development pattern for this corridor has been determined by the recent County approvals and existing uses (commercial, industrial, and residential).*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.*
- Fails to maximize use of future public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA). The Property is not adjacent to the Rural Tier therefore, the proposal discourages the*

proliferation of Urban Sprawl by locating goods, services and employment in close proximity to where people live.

- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** *This amendment will allow for infill development as development exists both east and west of the Property. The proposed project will serve the current and future needs of the surrounding communities.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of this proposed amendment will allow the development of an industrial use within an area of the County that has historically only been developed with low intensity/density residential development. This industrial project will contribute to a functional mix of uses within the Atlantic Avenue corridor which has been relatively homogeneous in the past.*
- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space.
 - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is undeveloped and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** *The development will be designed meeting the requirements for a Multiple Use Planned Development (MUPD) project which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of a light industrial use at an important transportation node previously recognized for such a development. This industrial project will contribute to a functional mix of uses within the Atlantic Avenue corridor which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding residential community and Agricultural Reserve as it will provide for additional services and employment opportunities.*

Conclusion

As described above, the proposed FLU amendment from Agricultural Reserve (AGR) to Commerce, with an underlying Agricultural Reserve (CMR/AGR) is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment and will not does not contribute to urban sprawl. The amendment is

consistent with the Agricultural Reserve Master Plan will provide a much needed service to the area residents and will not negatively impact service provision.

II. ULDC CHANGES

No ULDC changes are needed in response to this proposed Comprehensive Plan Future Land Use Atlas Amendment.



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

August 23, 2024

Morton
3910 RCA Boulevard
Palm Beach Gardens, Fl. 33410

RE: Park West (North)

PCN 00-42-46-17-01-000-0690, 00-42-46-17-01-000-1020, 00-42-46-17-02-000-0370
Service Availability Letter

Dear Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the land use amendment from Agricultural Reserve (AGR) to Commerce (CMR) on approximately 50.99 acres.

The nearest point of connection is a 42" potable water main, a 16" sanitary sewer force main and a 20" reclaimed water main located within Atlantic Avenue adjacent to the subject properties.

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

"An Equal Opportunity
Affirmative Action Employer"

November 12, 2024
Job No. 22-196B

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Park West Commerce North
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the northeast corner of Atlantic Avenue and Starkey Road in Palm Beach County, Florida and contains approximately 50.99 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-46-17-01-000-1020
00-42-46-17-01-000-0690

00-42-46-17-02-000-0370

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Commercial (CMR).

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-15 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-33 Canal along the north side of the subject parcel. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year 3 day rainfall event.

DRAINAGE (CONTINUED)

- 4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.
- 5. Allowable discharge to be in accordance with South Florida Water Management District Basin criteria.
- 6. Compliance with the South Florida Water Management District C-15 Drainage Basin criteria with required to compensating storage.
- 7. Due to consideration to water quality.

<p>Robert F. Rennebaum, Professional Engineer, State of Florida, License No. 41168</p> <p>This item has been electronically signed and sealed by Robert F. Rennebaum, P.E., on 11/12/2024 using a SHA-1 Authentication Code.</p> <p>Printed copies of this document are not considered signed and sealed and the SHA-1 Authentication Code must be verified on any electronic copies.</p>	
---	--





Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

December 3, 2024

JMorton
Planning Landscape Architecture
Attention: Maryori Velasco
3910 RCA Boulevard
Suite 1015
Palm Beach Gardens, FL 33410

Re: Park West (North)

Dear Maryori Velasco:

Per your request for response time information to the subject property located on the northeast corner of Atlantic Avenue and Starkey Road. This property is served currently by Palm Beach County Fire-Rescue Station #49, which is located at 12555 Lyons Road. The maximum distance traveled to subject property is approximately 4.25 miles from the station. For fiscal year 2024, the average response time (call received to on scene) for this station zone is 7:50.

Property owners need to be aware of the extended response times of 11 minutes to the subject property, which is much greater than our standard of 7 minutes 30 seconds. Changing the land use of this property will have a significant impact on Fire Rescue, generating an estimated 216 calls annually.

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

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Allan".

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

Attachment L Natural Feature Inventory & Map



Site

Area containing Nursery trees (Pine Trees and Palm Trees). Trees will be addressed during the Site Plan approval process. Exotic plant material to be removed.

Lyons Road

Starkey Road

SB to Atlantic

Atlantic Avenue

Florida's Turnpike



Attachment L
Natural Feature Inventory

The Property is currently utilized entirely for an ornamental landscape nursery. There are no natural habitats to support significant populations of any listed species. The central portion of the Property has been planted with many native oaks and palms. No listed plant species have been identified within this area. The site trees have the potential of supporting bird nests for listed species, though none have been documented. Many of the native trees on the Property's perimeter will remain with future development and if nests are discovered, proper mitigation strategies will be implemented to ensure the species survival.

November 12, 2024
Job No. 22-196B

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Park West Commerce North
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the northeast corner of Atlantic Avenue and Starkey Road in Palm Beach County, Florida and contains approximately 50.99 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-46-17-01-000-1020
00-42-46-17-01-000-0690

00-42-46-17-02-000-0370

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Commercial (CMR).

WELLFIELD PROTECTION ZONE

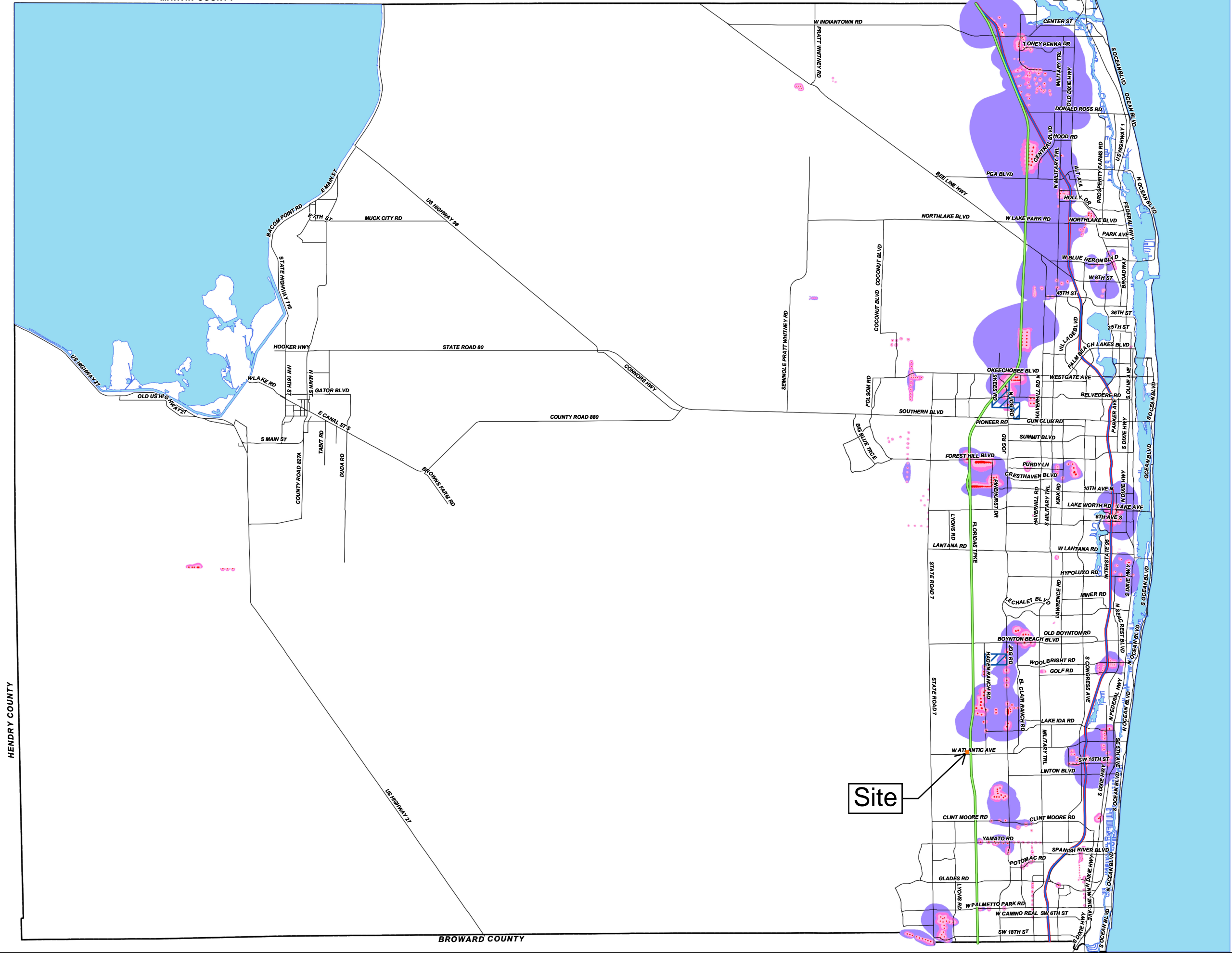
The above referenced project is not located within any Wellfield Protection Zones as shown on the "Wellfield Protection Zones of Influence in Palm Beach County, Florida," exhibit, adopted June 12, 2015.

Robert F. Rennebaum, Professional Engineer, State of Florida, License No. 41168






This item has been electronically signed and sealed by Robert F. Rennebaum, P.E., on 11/12/2024 using a SHA-1 Authentication Code.

Printed copies of this document are not considered signed and sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

MARTIN COUNTY



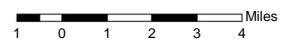
MAP LU 4.1
WELLFIELD PROTECTION
ZONES IN PALM BEACH
COUNTY, FLORIDA

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

9J-5.006(4)(B)1
 SOURCES:
 PBC Dept. of Environmental Resources Management
 Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.
 The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



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

HENDRY COUNTY

BROWARD COUNTY

Site



**Department of Planning,
Zoning & Building**

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

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

**Palm Beach County
Board of County
Commissioners**

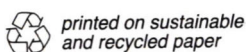
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor

Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



August 21, 2024

Maryori Velasco
J. Morton, Planning & Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, Florida 33410

RE: Historical and Archaeological Resource Review for project name: **Park West (North)**, under PCN's: 00-42-46-17-01-000-0690, 00-42-46-17-01-000-1020 and 00-42-46-17-02-000-0370.

Dear Ms. Velasco:

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 Chapter 827 Florida Statutes, 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: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division
Nydia I. Pontón-Nigaglioni, PhD, RPA, PBC Archaeologist / Planner I

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\ Project: Park West(North)_
PCN_00424617010000690,00424617010001020,00424617020000370_Letter_8-21-2024.doc