

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	21-A	<b>Intake Date</b>	6/10/2020
<b>Application Name</b>	Plaza Delray	<b>Control No.</b>	2016-00078
<b>Acres</b>	0.71	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-46-20-01-000-0141		
<b>Location</b>	South side of Atlantic Avenue, approximately 725 feet east of Lyons Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Agricultural Reserve Tier	No Tier change is requested	
<b>Use</b>	Vacant	Surface parking	
<b>Zoning</b>	Agricultural Reserve (AGR)	Multiple Use Planned Unit Development (MUPD) – 0.33 AC northern portion	
<b>Future Land Use Designation</b>	Agricultural Reserve (AGR)	Northern 0.33 AC to CL/AGR Southern 0.38 AC remaining AGR	
<b>Underlying Future Land Use Designation</b>	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	
<b>Conditions</b>	None	Development of the site under the Commercial Low designation shall have no intensity or square footage.	
<b>Density Bonus</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	0.15 FAR under AGR	0.15 FAR under AGR; no FAR with CL
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	None	None
<b>Maximum Beds (for CLF proposals)</b>	None	None
<b>Population Estimate</b>	None	None
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.15 FAR x 0.71 AC = 4,639 SF w/ AGR	0.15 FAR x 0.71 AC (30,927 SF) = 4,639 SF w/AGR No SF with CL

<b>Proposed or Conditioned Potential</b> 3, 4	None	None
<b>Max Trip Generator</b>	Per Pre-application meeting with county planning staff it was determined that a traffic study was not required for this request due to nature of Conditions.	
<b>Maximum Trip Generation</b>		
<b>Net Daily Trips:</b>		
<b>Net PH Trips:</b>		

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Edwin Muller
<b>Company Name</b>	WGI, Inc.
<b>Address</b>	2035 Vista Parkway
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	(561) 687-2220 / (561) 687-1110
<b>Email Address</b>	Edwin.Muller@wginc.com

### B. Applicant Information

<b>Name</b>	Ian Weiner
<b>Company Name</b>	PEBB Atlantic, LLC
<b>Address</b>	7900 Glades Road, Suite 600
<b>City, State, Zip</b>	Boca Raton, FL 33434
<b>Phone / Fax Number</b>	(561)713-1705 (Agent)
<b>Email Address</b>	iweiner@pebbent.com (Applicant), Edwin.Muller@wginc.com (Agent)
<b>Interest</b>	Property Owner

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	There are presently no built features on the subject property.
<b>PCN</b>	00-42-46-20-01-000-0141
<b>Street Address</b>	None Assigned
<b>Frontage</b>	Approx. 23.14 feet of frontage along Atlantic Avenue and 634.81 feet of depth
<b>Legal Access</b>	Access to the site is provided along Atlantic Avenue. Future legal access is similarly contemplated along Atlantic Avenue as well through a shared access easement between the western Seneca MUPD Parcels (#00-42-46-20-19-001-0000, # 00-42-46-20-19-023-0000) and an adjacent parcel to the west (#00-42-46-20-01-000-0150).
<b>Contiguous under same ownership</b>	<p>The northern 0.33 acres of the parcel requested to change to CL/AGR is not a legal lot of record and will be replatted with the Seneca MUPD. This area is part of the parcel identified by PCN #00-42-46-20-01-000-0141 which spans approximately 0.71 acres, and was purchased on April 30, 2020 by PEBB Atlantic, LLC. The northern portion of the parcel is described as follows:</p> <p>The Easterly 23.40 feet of Tract 14, Less and except the Northerly 52.48 feet conveyed to the Lake Worth Drainage district by Chancery Case No. 407 recorded in O.R. Book 6495, Page 761 , the Easterly 23.40 feet of Tract 19, the Easterly 23.40 feet of Tract 46 and the Easterly 23.40 feet of Tract 51, Section 20, Township 46 South, Range 42 East, The Palm Beach Farms Co. Plat No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 26, Public Records of Palm Beach County, Florida.</p> <p>In addition to the foregoing, the adjacent properties to the west associated with PCNs # 00-42-46-20-19-001-0000 and # 00-42-46-20-19-023-0000 and the Seneca MUPD are also owned by PEBB Atlantic, LLC. The acreage of the MUPD after the Lake Worth Drainage District (LWDD) Right-of-Way dedication is 4.05.</p>
<b>Acquisition details</b>	The parcel containing the subject property (# 00-42-46-20-01-000-0141) was purchased by PEBB Atlantic, LLC in consideration of \$191,000 from S.A. Tarr on April 30, 2020.
<b>Size purchased</b>	The parcel on which the subject property is situated was purchased at a size of approximately 0.71 acres.

### B. Development History

<b>Control Number</b>	2016-00078
<b>Previous FLUA Amendments</b>	There have been no previous FLUA amendments to the subject property
<b>Concurrency</b>	The subject property has not obtained any concurrency reservation.

<b>Plat, Subdivision</b>		The subject property will undergo replatting as part of the Seneca MUPD DOA process and has not been previously platted in its' current configuration.			
<b>Zoning Approvals &amp; Requests</b>		There have been no previous approvals on the subject property. However, a zoning application has submitted on July 7, 2020 to facilitate the assimilation of the subject property into the Seneca MUPD where it will meet the MUPD's parking needs.			
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency

<b>Justification</b> Provide as G.1.	See Attachment G
<b>Residential Density Increases</b> Provide as G.2.	See Attachment G
<b>Compatibility</b> Provide as G.3.	See Attachment G

### • B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Agricultural	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development-Preserve (AGR-PUD)  Control No. 2004-00366; 2012-00147
<b>South</b>	Vacant, Palm Beach Farms Co. Plat 1 Sub in PB 2 PGS	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
<b>East</b>	Vacant	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development-Preserve (AGR-PUD)  Control No. 2000-00032; 2015-00101
<b>West</b>	Vacant, Seneca Property MUPD Retail – 16,975 SF Type 1 Rest.- 2,000 SF Type 2 Rest. – 11,718 SF	Commercial Low / Agricultural Reserve (CL/AGR)	Multiple Use Planned Development (MUPD)  Control No. 2016-00078

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Per the pre-application meeting with county planning staff, it was determined that a traffic study was not required for this request	
Maximum Trip Generation		
Net Daily Trips:		
Net PH Trips:		
Significantly impacted roadway segments that fail Long Range		
Significantly impacted roadway segments for Test 2		
Traffic Consultant		
B. Mass Transit Information		
Nearest Palm Tran Route (s)	# 81 - Via Atlantic Ave - Delray Beach Crosstown (1.3 miles)	
Nearest Palm Tran Stop	# 6409 Oriole Plaza (1.4 miles)	
Nearest Tri Rail Connection	Tri-Rail Commuter Connector: BR-1 (6 miles)	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	The subject property is located within Palm Beach County Utility department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service for the existing land use of AGR and the proposed change to CL/AGR for PCN 00-42-46-20-01-000-0141.	
Nearest Water & Wastewater Facility, type/size	The nearest potable water is a 12" watermain located west of the subject property and a 42" watermain located within Atlantic Avenue adjacent to the subject property. The nearest sanitary sewer connection is a 4" force main located west of the subject property	

## D. Drainage Information

The Plaza Delray site is located along the south side of Atlantic Avenue, and approximately 600-ft east of Lyons Road in unincorporated Palm Beach County, Florida. The site area is 0.34 acres but will be added to a previously approved adjacent development (Seneca MUPD) for a total project area of approximately 4.4 acres. The project is located in South Florida Water Management District's (SFWMD) C-15 Canal Basin. The proposed stormwater management system for the site includes inlets and culverts which will collect and convey runoff into exfiltration trenches as well as a dry detention swale to be located at the south end of the site. The project will have legal positive outfall to the LWDD L-34 Canal which runs along the north side of the property between the site and Atlantic Avenue.

The SFWMD criteria for this project will be a water control elevation of El. 14.50' NAVD. The minimum pavement is proposed at Elevation 18.90 feet NAVD, and the minimum finished floor is proposed at Elevation 21.20 feet NAVD. The proposed minimum pavement, and finished floor criteria will exceed the calculated 5-year and 100-year design storms, respectively, as required by code. A control structure will be installed to regulate the discharge into the LWDD L-34 Canal, in compliance with the allowable discharge of 70 CSM for the C-15 Basin.

The Seneca MUPD Project has been divided into two phases with the Plaza Delray area being added to Phase 2. Phase 1 includes a 2,000 sf building and parking lot making up the northwest portion of the site. Phase 2 includes two larger buildings and parking areas encompassing the remainder of the site. The entire project (Phases 1 and 2) will be permitted with SFWMD and LWDD concurrently rather than obtaining separate permits for each phase. The dry detention area, the majority of the exfiltration trenches, the control structure, and outfall to the LWDD L-34 Canal will all be constructed with Phase 1. The remaining stormwater facilities will be constructed with Phase 2 which includes the exfiltration trenches in the central portion of the site and the collection and conveyance facilities along the eastern property line.

## E. Fire Rescue

<b>Nearest Station</b>	The property is currently served by Palm Beach County Fire-Rescue station #42 located at 14276 Hagen Ranch Road (See <b>Attachment K</b> )
<b>Distance to Site</b>	The subject property is approximately 2.5 miles from the station
<b>Response Time</b>	The estimated response time to the subject property is 7 minutes, 30 seconds. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 7:03.
<b>Effect on Resp. Time</b>	Changing the land use of this property will have little impact on Fire Rescue as no density or intensity is being proposed by this request.

## F. Environmental

<b>Significant habitats or species</b>	The subject property does not contain any significant habitats or species (see <b>Attachment L</b> )
<b>Flood Zone*</b>	The subject property is located within an Area of Minimal Flood Hazard (Zone X)
<b>Wellfield Zone*</b>	The subject property is not within a wellfield protection area (see <b>Attachment M</b> ).



## G. Historic Resources

Staff reviewed the subject property to identify any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

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

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

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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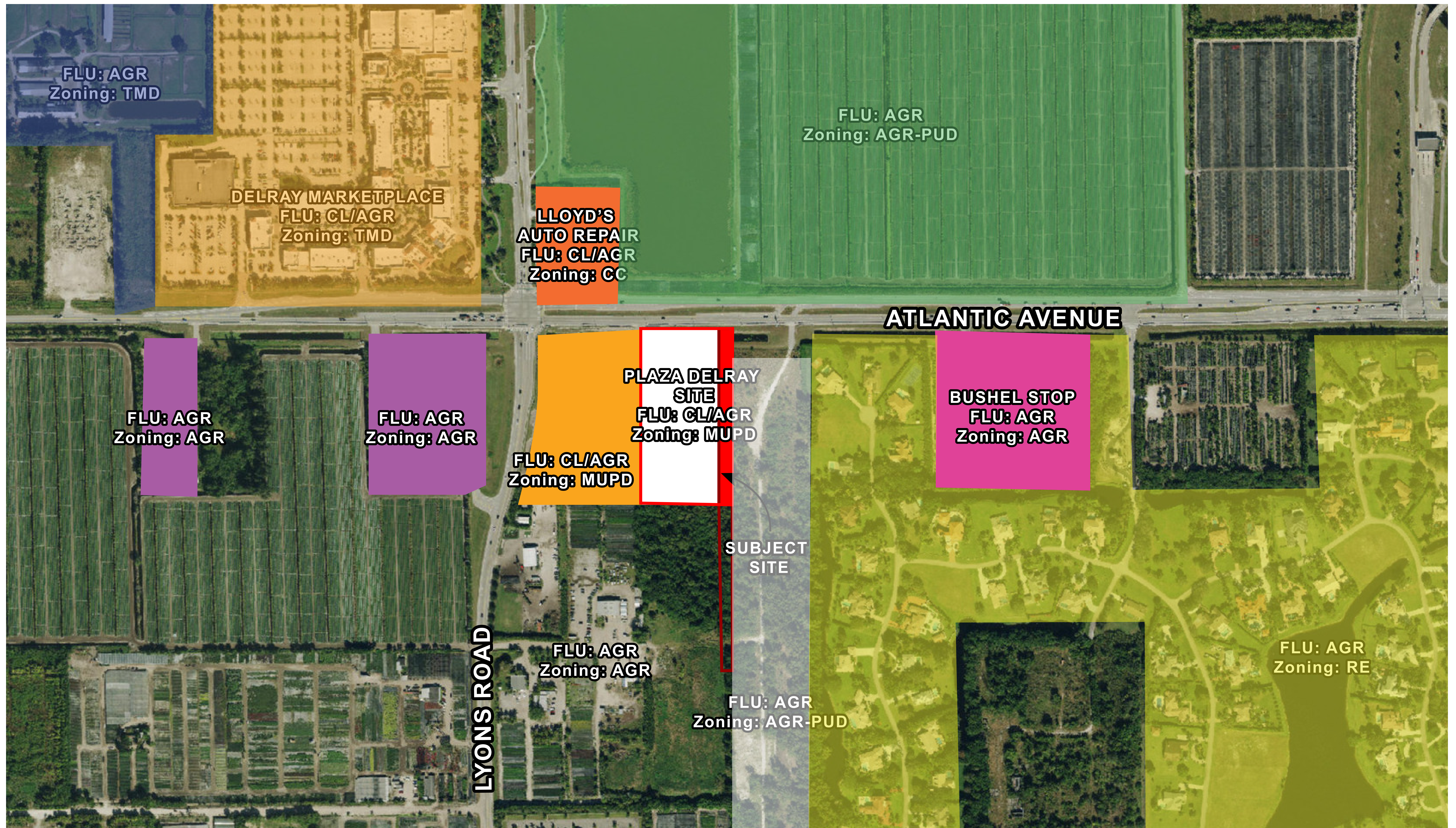
- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & 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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**JUSTIFICATION STATEMENT  
LARGE SCALE FUTURE LAND USE ATLAS AMENDMENT  
CONTROL NO. 2016-00078**

**PLAZA DELRAY  
PROPOSED FLUA MAP AMENDMENT**

**Attachment G**

*Prepared by:*

WGI, INC.

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

Initial Submittal: June 10, 2020



**Palm Beach County - Planning Division**

*2300 North Jog Road, WPB, FL 33411, (561) 233-5300*

## **Introduction**

The subject property, associated with the project known as “Plaza Delray”, is located on the south side of Atlantic Avenue, approximately 725 feet east of Lyons Road. Situated within the Agricultural Reserve Tier (AG) of Palm Beach County, the subject 0.71 acre parcel is identified by Parcel Control Number 00-42-46-20-01-000-0141. The parcel currently holds a Future Land Use (FLU) designation of Agricultural Reserve (AGR) and a Zoning designation of Agricultural Reserve (AGR).

## **Request**

On behalf of the Applicant, WGI is requesting a Future Land Use Atlas (FLUA) amendment to modify the current FLUA designation of the subject parcel. This request entails a change in Future Land Use to the northern 0.33 acres of the subject parcel from the AGR (Agricultural Reserve) to CL/AGR (Commercial Low with an underlying AGR) designation with the remaining 0.38 acres to the south retaining an AGR designation. This will allow the sliver of land associated with PCN 00-42-46-20-01-000-0141 to be used for surface parking as part of the “Plaza Delray” project on the abutting Seneca Property MUPD.

### **G.1 Justification for Future Land Use Atlas Amendment**

In 2017 the FLUA application for parcels (# 00-42-46-20-19-001-0000, # 00-42-46-20-19-023-0000) associated with the Seneca Property MUPD were approved by the Board of County Commissioners of Palm Beach County (BCC). Justification for the amendment was founded on the BCC’s decision to revise the County’s Comprehensive Plan which had the effect of allowing for the County’s consideration of smaller commercial sites.

The Seneca Property MUPD, located on a 4.69-acre site, was identified as being better suited for such a small commercial use as opposed to an Agricultural use. Among the reasons for this determination was the proximity of the parcels to the intersection of Lyons Road and Atlantic Avenue as well as the presence of several large residential communities in the area. The subject parcel, once replatted with the Seneca MUPD, will add an additional 0.33 acres to the MUPD and supply space needed to accommodate surface parking for the development.

### **Compliance with Comprehensive Plan FLUE Policy 2.1-F**

The proposed FLUA Amendment must be consistent with the Goals Objectives and policies of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed Future Land Use be provided. The proposed FLUA Amendment is in compliance with the requirements of the County’s Comprehensive Plan, as outlined below.

#### **1. The proposed use is suitable for the subject site; and**

Over time, the need for neighborhood serving commercial uses has increased as a result of an influx of residents within the Agricultural Reserve Tier. Although there are existing commercial uses situated within the Delray Marketplace TMD, such uses are not neighborhood serving in nature. Neighborhood serving uses that are needed in the area include a pharmacy, gas station, offices and general retail uses. Due to its irregular shape and small size, it is not practical to convert the parcel to an agricultural operation, nor is it suitable to develop the site for residential use. As such, it would be most advantageous to incorporate the subject property into the abutting properties, including the Seneca Property MUPD to the west, where it will contribute to the neighborhood-serving uses.

Additionally, the proposed amendment will ensure completion of the existing and future commercial development pattern, as additional properties in the immediate area and at the intersection of Atlantic Avenue and Lyons Road are anticipated to accommodate neighborhood serving commercial uses. Finally, due to the fact that several large residential communities are situated within the general area, development of the subject property would ensure that there are neighborhood serving commercial uses within the area, helping to keep traffic trips localized and reducing impacts on the Countywide roadway network.

2. There is a basis for the proposed FLU change 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;
- Changes in the access or characteristics of the general area and associated impacts on the subject site;
- New information or change in circumstances which affect the subject site;
- Inappropriateness of the adopted FLU designation; or,
- Whether the adopted FLU designation was assigned in error.

The request to amend the FLUA designation from AGR to CL is supported as follows:

1. Approval of the Delray Marketplace TMD at the northwest corner of Atlantic Avenue and Lyons Road has created a commercial node at the intersection; establishing new development patterns by amending the FLU designation of properties in the immediate area. There are existing commercial uses situated within the Delray Marketplace TMD; however, such uses are not neighborhood serving in nature. Furthermore, approval of the Seneca Property MUPD has added to the pattern of commercial development in the area surrounding the subject property. To support this new development, additional space is required for surface parking. Given the irregular shape of the subject property, expansion of the MUPD to include a portion of the parcel is most appropriate as the site cannot be easily adapted for residential or agricultural uses.
2. Approval/development of the Seneca MUPD alongside residential communities and the Delray Marketplace TMD has changed the characteristics of the general area. The need for neighborhood serving commercial uses has increased as a result of the influx of residents within the Tier. Although there are existing commercial uses situated within the Delray Marketplace TMD, such uses are not neighborhood in nature and represent more of an entertainment destination. Needed neighborhood-based uses include a pharmacy, gas station, offices and general retail uses all of which would better serve the surrounding area. Furthermore, establishment of such uses in the area would also reduce the number of roadway trips to such uses located farther away in the eastern part of the County while also supporting the existing commercial uses within the nearby Delray Marketplace TMD.
3. Recent approval of the Seneca Property MUPD, in tandem with the growing share of commercial and residential development in the area surrounding the subject site affect viability of future development on yet undeveloped parcels—including that of the subject site. As such, a change in circumstances that affects the subject property has caused the appropriate use on the property (which is irregularly shaped and relatively small) to shift from the original Agricultural designation.
4. AGR is not the most appropriate FLUA designation for the subject property as it would not be able to function effectively as Agricultural given its small size and irregular shape. The BCC recently approved amendments to the FLUA to recognize existing commercial uses within the Tier. Based upon additional demand and need for neighborhood serving commercial retail uses and the location and size of the property in relation to Comprehensive Plan directives, CL is a more appropriate FLUA designation for the subject property.
5. The adopted AGR FLUA designation was NOT assigned in error.

## G.2 Residential Density Increases

No residential density increases are requested as part of this application.

## G.3 Compatibility and Surrounding Uses

Of note are the two parcels to the west of the subject property associated with the Seneca Property MUPD. The Final Site Plan for this development, approved March 22, 2019, specifies 30,693 square feet of commercial area. The development proposal is facilitated by recent amendments to Future Land Use and Zoning to permit commercial development within the Agricultural Reserve Tier on the Seneca Property MUPD parcels (Ordinance No. 2017-006). The northern 0.33 acres of the subject property is intended to accommodate surface parking for the Seneca Property MUPD necessitating its designation as Commercial Low with an underlying Agricultural Reserve designation (CL/AGR) in addition to its being rezoned from Agricultural Reserve to Multiple Use Planned Unit Development (MUPD).

Uses surrounding the subject property vary and are found to be compatible with the proposed commercial use. The table below describes the uses found on the subject site as well as their corresponding FLU and Zoning.

	FLU Designation	Zoning District	Existing Use
<b>North</b>	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development (AGR-PUD)	Agricultural
<b>South</b>	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	Vacant
<b>East</b>	Agricultural Reserve (AGR)	Agricultural Planned Unit Development-Preserve (AGR-PUD)	Vacant
<b>West</b>	Commercial Low / Agricultural Reserve (CL/AGR)	Multiple Use Planned Development (MUPD)	Vacant Commercial

**North:** Immediately north of the subject property is the Atlantic Avenue right-of-way. Just north of Atlantic Avenue is Agricultural Reserve property zoned Agricultural Reserve/Planned Unit Development District (AGR-PUD). Northwest of the subject property is Lloyd's Auto Repair, which has a FLU designation of Commercial Low with underlying Agricultural Reserve (CL/AGR) and zoning of Community Commercial (CC). Farther to the northwest, at the intersection of Atlantic Avenue and Lyons Road, is a shopping center known as "Delray Market Place". This site retains a FLU designation of Commercial Low, with underlying Agricultural Reserve (CL/AGR) and zoning of Traditional Marketplace Development (TMD).

**South:** Immediately to the south of the subject property is vacant/undeveloped land that has a FLU designation of AGR (Agricultural Reserve) and zoning of AGR (Agricultural Reserve). In addition, T J Turf Farm and Storage/Agriculture, which has a FLU designation of AGR (Agricultural Reserve) and zoning of AGR (Agricultural Reserve), is located southwest of the subject property.

**East:** To the east of the subject property is vacant/undeveloped property, which has a FLU designation of AGR (Agricultural Reserve) and zoning of Agricultural Planned Unit Development-Preserve (AGR-PUD).

**West:** Immediately west of the subject property is the Seneca Property MUPD and farther west is a parcel associated with the Feurring Commercial MUPD and developed with

commercial uses that holds a Future Land Use designation of CL/AGR and zoning of MUPD. West of this parcel is the Lyons Road right-of-way and just west of Lyons Road is a parcel occupied by a Commercial Sales and Service Enterprise use as well as an Agricultural Sales and Services property. The properties have a FLU designation of AGR (Agricultural Reserve) and are zoned AGR (Agricultural Reserve)

The summary of surrounding uses presented above demonstrates that a proposed commercial use on the subject property will be compatible with surrounding uses. The FLUA amendment is necessary in order to change the existing land use designation which is no longer appropriate.

The summary of surrounding uses presented above demonstrates that a proposed commercial use on the subject property will be compatible with surrounding uses. The FLUA amendment is necessary in order to change the existing land use designation which is no longer appropriate.

### **Conclusion**

On the basis of this assessment, it is considered that the proposal to amend the FLU designation, from AGR to CL, is appropriate. The proposal is consistent with the policies of the Palm Beach County Comprehensive Plan and complies with the regulations associated with the for Commercial Low designation. Allowing the site to develop as a commercial use under the CL FLU designation as part of the Seneca Property MUPD will provide for needed neighborhood commercial based uses that will support the residents of the surrounding area while also enhancing the commercial uses situated within the Delray Marketplace TMD. Developing the subject property with neighborhood-based commercial uses will help to keep traffic trips localized and reduce the need for motorists to travel to farther east to access the goods and services provide by such uses. Overall, the change in land use will mitigate impacts on the countywide roadway network. In consideration of the property's limited development options as a small, irregularly-shaped infill parcel located proximal to a major intersection, incorporation into the Seneca Property MUPD is the most effective use of the subject property.





**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

May 28, 2020

WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

RE: Plaza Delray  
PCN 00-42-46-20-19-001-0000, 00-42-46-20-023-0000 & 00-42-46-20-01-000-0141  
Service Availability Letter

Dear Mr. Plass,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service for the existing land use of AGR and the proposed change to CL/AGR for PCN 00-42-46-20-01-000-0141.

The nearest potable water is a 12" watermain located west of the subject property and a 42" watermain located within Atlantic Avenue adjacent to the subject property. The nearest sanitary sewer connection is a 4" forcemain located west of the subject property.

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

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

Sincerely,

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

Jackie Michels, P.E.,  
Plan Review Manager



**CAULFIELD & WHEELER, INC.**

Consulting Engineers • Surveyors & Mappers

Celebrating  
**35**  
years

Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

June 8, 2020

Mrs. Joanne Keller, P.E.  
Palm Beach County Land Development  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, Florida 33411-2745

**Subject: Drainage Statement**  
**Plaza Delray**  
**PCN # - 00-42-46-20-01-000-0141**  
**Palm Beach County, Florida**  
**Our Project #7486**

Dear Mrs. Keller:

The Plaza Delray site is located along the south side of Atlantic Avenue, and approximately 600-ft east of Lyons Road in unincorporated Palm Beach County, Florida. The site area is 0.34 acres but will be added to a previously approved adjacent development (Seneca MUPD) for a total project area of approximately 4.4 acres. The project is located in South Florida Water Management District's (SFWMD) C-15 Canal Basin. The proposed stormwater management system for the site includes inlets and culverts which will collect and convey runoff into exfiltration trenches as well as a dry detention swale to be located at the south end of the site. The project will have legal positive outfall to the LWDD L-34 Canal which runs along the north side of the property between the site and Atlantic Avenue.

The SFWMD criteria for this project will be a water control elevation of El. 14.50' NAVD. The minimum pavement is proposed at Elevation 18.90 feet NAVD, and the minimum finished floor is proposed at Elevation 21.20 feet NAVD. The proposed minimum pavement, and finished floor criteria will exceed the calculated 5-year and 100-year design storms, respectively, as required by code. A control structure will be installed to regulate the discharge into the LWDD L-34 Canal, in compliance with the allowable discharge of 70 CSM for the C-15 Basin.

The Seneca MUPD Project has been divided into two phases with the Plaza Delray area being added to Phase 2. Phase 1 includes a 2,000 sf building and parking lot making up the northwest portion of the site. Phase 2 includes two larger buildings and parking areas encompassing the remainder of the site. The entire project (Phases 1 and 2) will be permitted with SFWMD and LWDD concurrently rather than obtaining separate permits for each phase. The dry detention area, the majority of the exfiltration trenches, the control structure, and outfall to the LWDD L-34 Canal will all be constructed with Phase 1. The remaining stormwater facilities will be constructed with Phase 2 which includes the exfiltration trenches in the central portion of the site and the collection and conveyance facilities along the eastern property line

Page 2 – Seneca Property  
Drainage Statement

Submitted By:  
Caulfield & Wheeler, Inc.

**Ryan  
Wheeler**

Digitally signed by Ryan Wheeler  
DN: c=US, st=FL, l=Boca Raton,  
o=Caulfield & Wheeler, Inc.,  
ou=Survey, cn=Ryan Wheeler,  
email=ryan@cwiasoc.com  
Date: 2020.06.08 12:23:14 -04'00'

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Ryan D. Wheeler, P.E.  
Professional Engineer #71477  
State of Florida

RDW:rw

P:\07486-00-00 navd88\eng-docs\permits\2020.06.08\_7486 drain state\_PBCLD.doc



**Fire Rescue**

Chief Reginald K. Duren  
405 Pike Road  
West Palm Beach, FL 33411  
(561) 616-7000  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Mack Bernard, Mayor  
Dave Kerner, Vice Mayor  
Hal R. Valeche  
Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

June 2, 2020

WGI  
Lian Plass  
2035 Vista Parkway  
West Palm Beach, FL 33411

Re: Plaza Delray Parking

Dear Lian Plass

Per your request for response time information to the subject property located on the southeast corner of Lyons Road and Atlantic Avenue, PCN #00-42-46-20-01-000-0141. This property is served currently by Palm Beach County Fire-Rescue station #42, which is located at 14276 Hagen Ranch Road. The subject property is approximately 2.5 miles from the station. The estimated response time to the subject property is 7 minutes 30 seconds. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 7:03.

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

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

Sincerely,

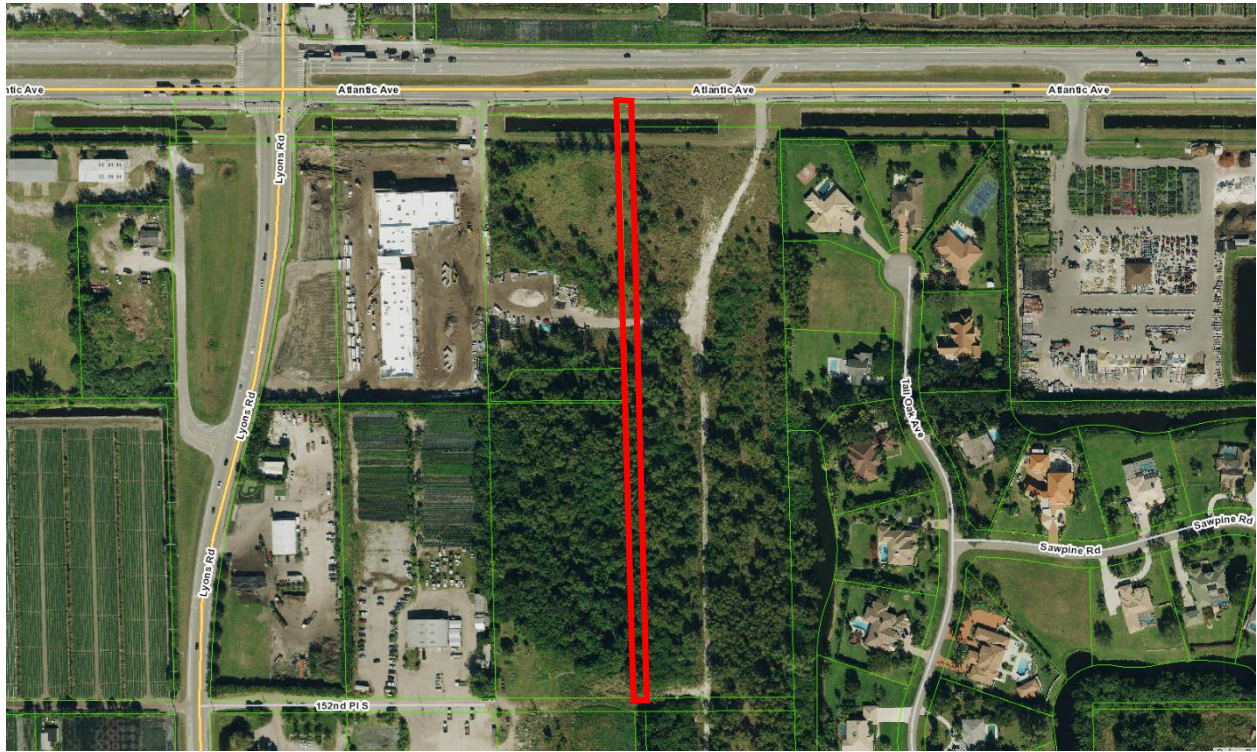
Cheryl Allan, Planner  
Palm Beach County Fire-Rescue





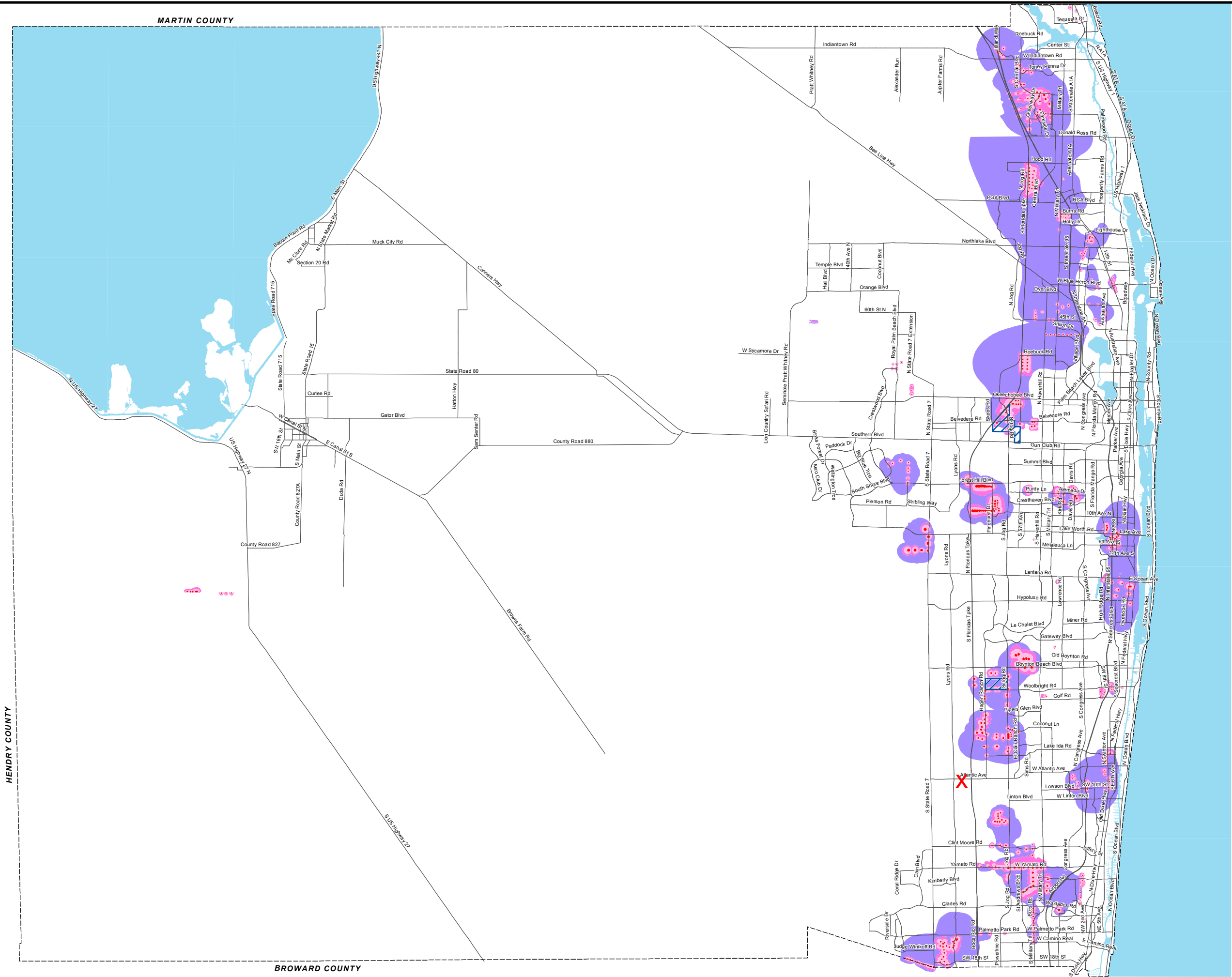
## ATTACHMENT L

### Natural Feature Inventory & Map



**PCN:** 00-42-46-20-01-000-0141

The subject site is undeveloped and covered with vegetation. A dirt pathway (bordered by trees) cuts through this vegetation to the south of the site.



MAP LU 4.1  
GENERALIZED  
WELLFIELD MAP

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay
- Location of Subject Site

SOURCES:  
PBC Dept. of Environmental Resources Management

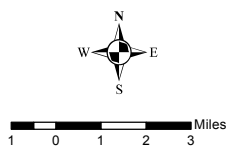
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

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

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



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



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





**Department of Planning,  
Zoning & Building**

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

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



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**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



May 27, 2020

Lian Plass  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for the following  
property Southeast corner of Lyons Road and Atlantic Avenue under  
PCN #: 00-42-46-20-01-000-0141.**

Dear Ms. Plass:

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

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

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

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

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

Sincerely,

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

cc: Patricia Behn, Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division