2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-A	Intake Date	June 10, 2020		
Application Name	ation Name Polo Gardens MLU		Parcel A: 2005-422, 2013- 296		
			Parcel B: 2005-594		
Acres	230.38 total acres	Concurrent Zoning	Yes		
	Parcel A - 25.79 Acres ("Property")	application?			
	<u>Parcel B</u> – 207.93 Acres ("Fields at Gulfstream PUD")	Text Amend?	No		
PCNs	Parcel A - 00-42-43-27-05-028-0041, 00-42-0010, 00-42-44-29-05-001-0020, 00-42-44				
	<u>Parcel B</u> – 00-42-44-29-05-014-0000, 00-42-44-29-05-018-0000, 00-42-44-29-05-006-0000, 00-42-44-29-05-018-0000, 00-42-44-29-08-023-0000, 00-42-44-29-11-019-0000, 00-42-43-27-05-028-0372, 00-42-43-27-05-028-0371, and 00-42-44-29-10-019-0000 (Additional PCNs have been subdivided into individual lots previously sold, currently under construction, or to be sold by the current homebuilder.)				
Location	Parcel A: South side of Lake Worth Road, approximately 0.3 miles from Florida Turnpike.				
	Parcel B: East and west sides of Polo Club Road, south of Lake Worth Road.				
	Current	Proposed			
Tier	Urban/Suburban Tier (U/S)	Urban/Suburban Tier (U/S)			
Use	<u>Parcel A</u> - Agricultural, Nursery, Equestrian	Parcel A – Commercial and Residential Parcel B – Residential			
	Parcel B – Residential				
Zoning	Parcel A - 8.83 acres – Residential, Transitional (RT) & 16.97 acres – Planned Unit Development (PUD)	Parcel A - Multiple Use Planned Development (MUPD)			
	Parcel B - Planned Unit Development (PUD)	Parcel B - Planned Unit Development (PUD)			
Future Land Use Designation	Parcel A - 8.83 acres – Commercial High (CH) & 16.97 acres – Medium Residential, 5 units per acre (MR-5)		9 AC Multiple Land Use al High and High LU/CH, HR-8)		
	Parcel B – 70.25 acres - Low Residential, 3 units per acre (LR-3) & 137.68 acres Medium Residential, 5 units per acre (MR-5)	Parcel B – 70.25 acres - Low Residential, 3 units per acre (LR-3) & 137.68 acres Medium Residential, 5 units per acre (MR 5)			

Underlying Future Land Use Designation	Parcel A - Low Residential, 2 units per acre (8.83 acres)	None	
Conditions	Ordinance 2016-025 - Applies to portion of Parcel A and all of Parcel B. 1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units. 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following: a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum). Ordinance 2018-029 — Applies to portion of Parcel A. 1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028. 2. The following design guidelines do not apply to development under the Commercial High designation: • If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space. • Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028. •No single retail tenant shall exceed 65,000 SF.	Ordinance 2016-025 - Applies to portion of Parcel A and all of Parcel B. 1. Development of the site is limited to a maximum of 903 units -5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units. 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following: a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum). Ordinance 2018-029 — Applies to portion of Parcel A. 1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028. 2. The following design guidelines do not apply to development conditions of approval apply to this ordinance area developed utilizing under the Commercial High future land use designation: • If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space. • Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028. •No single retail tenant shall exceed 65,000 SF.	
Density Bonus	Parcel A – None Parcel B - None	Parcel A - 80% Density bonus through Workforce Housing Program (165 Units) and 7 through the Transfer of Development Rights Program	
		Parcel B - Density bonus through Workforce Housing Program (4 Units)	

B. Development Potential

	Current FLU	Proposed FLU	
Density	Parcel A – 8.83 acres - 2 units per acre 16.97 acres – 5 units per acre Parcel B – 70.25 acres - 3 units per acre 137.68 acres - 5 units per acre	Parcel A – 25.79 ac. – 8 units per acre Parcel B – 70.25 acres - 3 units per acre 137.68 acres - 5 units per acre	
Intensity	Parcel A – 8.83 acres - 145,790 s.f. non-res. Uses by condition of approval	Parcel A 25.79 ac. – 145,790 s.f. non-res. uses	
Maximum Dwelling Units ¹ (residential designations)	Parcel A – 8.83 ac. x 2 = 18 units 16.97 ac. x 5 = 85 units Total = 103 units Parcel B – 70.25 ac. x 3 = 211 units 137.68 ac. x 5 = 688 units Total = 899 units	Parcel A – 25.79 ac. x 8 = 206 units +165 units (80% WHP bonus) +7 TDR Units Total = 378 units Parcel B – 70.25 ac. x 3 = 211 units 137.68 ac. x 5 = 688 units FLU = 899 units +4 units (WHP bonus) Total = 903 units	
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable	
Population Estimate	Parcel A – 103 max du x 2.39 = 246 persons Parcel B – 899 max du x 2.39 = 2,149 persons	<u>Parcel A</u> – 378 max du x 2.39 = 903 persons <u>Parcel B</u> – 899 max du x 2.39 = 2,149 persons	
Maximum Square Feet ^{2,4} (non-residential designations)		Parcel A – 25.79 acres - 145,790 s.f. non-res. Uses by condition of approval Parcel B - Not Applicable	
Proposed or Conditioned Potential 3, 4	Parcel A – Total = 103 units 8.83 acres - 145,790 s.f. non-res. Uses by condition of approval Parcel B – Total = 899 units Total: 145,790 s.f. non-residential uses & 1,002 units	Parcel A – 25.79 ac. 145,790 s.f. non-res. Uses 378 units (with density bonuses) Parcel B – 903 dwelling units (with density bonus) Total: 145,790 s.f. non-residential uses & 1,281 units	

Max Trip Generator Parcel B no FLU changes	Parcel A Multi-Family #221, 5.44 trips/DU Single Family #210, 10 trips/DU (Commercial No Change)	Parcel A Multi-Family #221, 5.44 trips/DU (Commercial No Change)
Maximum Trip Generation Parcel B no FLU changes	Parcel A 8.83 ac. x 2 = 18 units Single Family 16.97 x 5 = 85 units Multifamily Total = 103 units 5548 daily trips (Includes 145,790 s.f. Commercial)	Parcel A 25.79 ac. Multifamily 206 units maximum (FLU at 8 du acre) 378 units proposed (with density bonus) Maximum = 6027 daily trips Proposed = 6962 daily trips (Includes 145,790 s.f. Commercial)
Net Daily Trips: Parcel B no FLU changes	Parcel A 479 (maximum minus current) 1414 (proposed minus current)	
Net PH Trips: Parcel B no FLU changes	Parcel A 30 AM, 34 PM (maximum) 92 AM, 109 PM (proposed)	

- 1. Maximum units per acre see Future Land Use Element;
- 2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
- 3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
- 4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 2. Applicant Data

A. Agent Information

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

B. Applicant Information

Name	Sheldon Rubin		
Company Name	Haley Farms, LLC; Dears Farm, LLC; Palm Tree Farms, LLC		
Address	7765 Lake Worth Road #320		
City, State, Zip	Lake Worth, Florida 33467		
Phone / Fax Number	(561) 704-1959		
Email Address	sheldonwrubin@gmail.com		
Interest	Property owner of portion of Parcel A (00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-44-29-05-001-0010, and 00-42-44-29-05-001-0020) and Contract Purchaser for portion of Parcel A (00-42-44-29-05-001-0030) except southern 60 feet to be dedicated for right-of-way		

Name	Patrick Gonzalez	
Company Name	DiVosta Homes LP	
Address	1400 Indian Creek Parkway	
City, State, Zip	Jupiter, Florida 33548	
Phone / Fax Number	(561) 727-9190	
Email Address	patrick.gonzalez@pultegroup.com	
Interest	Property Owner for Parcel B and portion of Parcel A (00-42-44-29-05-001-0030) and Contract Purchaser for southern 60 feet of Parcel B (00-42-44-29-05-001-0020) to be dedicated for right-of-way	

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2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 3. Site Data

A. Site Data

Built Features	Parcel A. 4,000 SF & 3,154 SF accessory agriculture (stable) buildings & 2,511 SF Residential Structure - See Attachment F.
	Parcel B is currently being developed with single family and townhouse units. See Attachment F.
PCN	Parcel A. 00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-44-29-05-001-0010, 00-42-44-29-05-001-0020, 00-42-44-29-05-001-0030
	<u>Parcel B</u> - 00-42-44-29-05-014-0000, 00-42-44-29-05-018-0000, 00-42-44-29-05-006-0000, 00-42-44-29-05-018-0000, 00-42-44-29-08-023-0000, 00-42-44-29-11-019-0000, 00-42-43-27-05-028-0372, 00-42-43-27-05-028-0371, and 00-42-44-29-10-019-0000
Street Address	8450 Lake Worth Road and Polo Club Road
Frontage	Parcel A. 660 feet on Lake Worth Road & LWDD L-12 Canal; 1,188 feet on Polo Club Road; and 465 feet on Hooks Road
	Parcel B. Approximately 3,800 feet on Polo Club Road; 1,115 feet on Hooks Road; and 2,785 feet on the Florida Turnpike.
Legal Access	Lake Worth Road, Polo Club Road & Hooks Road
Contiguous under same ownership	Parcel A. A portion of Parcel A (00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-44-29-05-001-0010, and 00-42-44-29-05-001-0020) is owned by Sheldon Rubin and the remaining portion of Parcel A (00-42-44-29-05-001-0030) is owned by DiVosta Homes LP. Parcel B. Parcel B is owned/controlled by DiVosta Homes LP, which is contiguous to Parcel A. A portion of Parcel B (the southern 60 feet of Parcel A (00-42-44-29-05-001-0020) to be dedicated for right-of-way) is owned by Sheldon Rubin.
Acquisition details	Parcel A. The 8.83 acre portion of Property was acquired by the Applicant from AMKBJ Partners, Ltd. LLLP on February 21, 2014 for \$3,550,000 per the attached Special Warranty Deed recorded in ORB 26641, pg 2. The 3.22 acre portion of the Property was acquired by the Applicant from Pulte Home Corporation on May 2, 2016 for \$3,780,000 per the attached Special Warranty Deed recorded in ORB 28277, pg. 1840. The 9.38 acre (including ROW to remain within Fields of Gulfstream) portion of the Property was acquired by the Applicant from Pulte Home Corporation on May 2, 2016 along with the 3.22 acre portion per the attached Special Warranty Deed recorded in ORB 28277, pg. 1843. The remaining 6.27 acre (including ROW to remain within Fields of Gulfstream) portion of the Property was conveyed from Pulte Home Corporation to DiVosta Homes, LP. Parcel B was conveyed from Pulte Home Corporation to DiVosta Homes, LP.
	All Warranty Deeds are included in Attachment A.
Size purchased	Parcel A. 8.83 acres, the Property was not part of a bigger tract previously owned by AMKBJ Partners, Ltd. LLLP at the time. The remaining portion of the Property that was previously purchased and currently under contract for purchase from Pulte

Home Corporation is currently part of the existing approved PUD known as Fields at Gulfstream Polo.

Parcel B. 224.90 acres. DiVosta will be purchasing the southernmost 60 feet of PCN 00-42-44-29-05-001-0020 for right-of-way dedication from Sheldon Rubin.

B. Development History

Control Number	<u> </u>	2005-594 & 2013-296			
Previous FLUA Amendments	r	LGA 2009-006 Adopted Ordinance 2009-028 on 8.83 acre portion of the Property (00-42-43-27-05-028-0041 & 00-42-43-27-05-028-0042). • Amended FLUA designation from LR-2 to CH/2 with conditions LGA 2018-023 Adopted Ordinance 2018-029 on 8.83 acre portion of the Property (00-42-43-27-05-028-0041 & 00-42-43-27-05-028-0042). • Amended conditions of approval previously imposed by Ordinance 2009-028 LGA 2010-009 Adopted Ordinance 2010-026 on 12.6 acre portion of the Property (00-42-44-29-05-001-0010 & 00-42-44-29-05-001-0020). • Amended FLUA designation from LR-2 to MLU, CL-O/3 with conditions LGA 2014-001 Adopted Ordinance 2014-010 on 12.6 acre portion of the Property (00-42-44-29-05-001-0010 & 00-42-44-29-05-001-0020). • Amended FLUA designation from MLU, CL-O/3 to MR-5 with conditions LGA 2016-007 Adopted Ordinance 2016-025 on 12.6 acre portion of the Property (00-42-44-29-05-001-0010 & 00-42-44-29-05-001-0020). • Amended FLUA to delete previous conditions of approval and add conditions limiting density to 5 du/acre and requiring development comply			
Concurrency		with West Lake Worth Road Neighborhood Plan Design Guidelines Parcel A. The 8.83 acre portion of the Property does not have concurrency approval. The remaining 12.6 acre portion of the Property has been approved as Pod A of the Fields of Gulfstream PUD and includes 90 townhouse units. Parcel B. The Fields of Gulfstream PUD was previously approved for 973 units per the approved Master Plan. Water, wastewater, school, and traffic concurrency was			
Plat, Subdivisio	n	Parcel A. The 8.83 acre portion of the Property is shown on Palm Beach Farms Co. Plat No. 3, PB 2, pg. 45. The remaining 12.6 acre portion of the Property is identified on the Fields of Gulfstream Polo PUD-Plat One, PB 123, pgs. 80-95. Parcel B. Fields of Gulfstream Polo PUD-Plat One, PB 123, pgs. 80-95 Fields of Gulfstream Polo PUD-Plat Two, PB 125, pgs. 130-137 Fields of Gulfstream Polo PUD-Plat Three, PB 127, pgs. 162-176 Fields of Gulfstream Polo PUD-Plat Four, PB 128, pgs. 154-162 Fields of Gulfstream Polo PUD-Plat Five, PB 130, pgs. 50-51			
Zoning Approva & Requests	als	See Table Below.			
Reso. No.		App. No. Status Type Description			
R-2006-1548 & R-2006-1549	PDI	PDD-2006-024 Approved Rezoning Rezoning from AR to PUD & Waiver for deviation from cul-d sac requirement			Waiver for deviation from cul-de-

R-2006-1551	PDD-2005-1724	Approved	Rezoning	Rezoning from AR to PUD
R-2006-2330	PDD-2006-024	Approved	Corrective	Corrective Resolution
R-2007-2131	PPD-2006-024	Approved	Status Report	Status Report for rezoning from AR to PUD
R-2008-0003	PDD-2005-1724	Approved	Status Report	Status Report for rezoning from AR to PUD
ZR-2015-039 & ZR-2015-040	ZR/PDD-2015-764	Approved	Variances	Variances to allow off-site signage and increase in lot coverage
R-2015-1543 & R-2015-1544	ZR/PDD-2015-764	Approved	Rezoning	Rezoning from RT to PUD & Proportionate Share Agreement
R-2016-549	DOA-2015-2167	Approved	Development Order Amendment	Reconfigure Master Plan, add 35 units
ZR-2016-045		Approved	Variance	Variance to allow temporary off-site directional signage
R-2018-0123	EAC-2017-1988	Approved	Development Order Amendment	Amend conditions of approval

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 4. Consistency

A. Consistency

Justification Provide as G.1.	Provided as G.1.
Residential Density Increases Provide as G.2.	Provided as G.2.
Compatibility Provide as G.3.	Provided as G.3.
Comprehensive Plan Provide as G.4.	Provided as G.4.
Florida Statutes Provide as G.5.	Provided as G.5.

B. Surrounding Land Uses – Parcel A

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family & Place of Worship – Christian & Missionary Alliance Church of Lake Worth (20,268 SF)	Low Residential, 2 units per acre (LR-2) & Low Residential, 3 units per acre (LR-3)	Agriculture Residential (AR) & Residential Transitional (RT) (Control No. 1988-079)
South	Single Family and Townhouse Development – Fields at Gulfstream Polo (457 single- family homes & 516 townhomes – 4.3 dwelling units/acre)	Medium Residential, 5 units per acre (MR-5)	Planned Unit Development (PUD) (Control No. 2005-594)
East	Equestrian Uses	Commercial High, with an underlying 2 units per acre (CH/2)	Agriculture Residential (AR)
	Vacant – Approved Lake Worth Royal (LGA 2018-015) for commercial uses and up to 375 multi-family residential units	Commercial High, with an underlying 2 units per acre (CH/2) on 3 acres and High Residential, 8 units per acre (HR-8) on 27.02 acres	Planned Unit Development (PUD) (Control No. 2017-194)
West	Vacant – Approved Lake Worth Commercial (LGA 2017-013) for 396,000 SF of non-residential & 5 dwelling units per acre	Commercial High, with an underlying 5 units per acre (CH/5)	Mixed Use Planned Development (MXPD) (Control No. 2007-096)

B. Surrounding Land Uses – Parcel B

Adjacent Lands	Use	Future Land Use	Zoning
North	Vacant – Parcel A of this Application Currently part of Fields at Gulfstream Polo	Medium Residential, 5 units per acre (MR-5)	Planned Unit Development (PUD) (Control No. 2005-594)
South	Single Family Development	Low Residential, 2 units per acre (LR-2)	Single Family Residential (RS) (Control No. 1974-063)
East	Lakes of Sherbrooke PUD (Approved for 900 single family units)	Medium Residential, 5 units per acre (MR-5)	Single Family Residential (RS)
	Vacant – Approved Lake Worth Royal (LGA 2018-015) for 375 multi-family residential units	High Residential, 8 units per acre (HR-8)	Planned Unit Development (PUD) (Control No. 2017-194)
West	Andalucia PUD (Approved for a total of 246 ZLL & Townhouse units) & Gulfstream Polo PUD (Approved for a total of 247 ZLL and multi-family units)	Low Residential, 3 units per acre (LR-3) & Medium Residential, 5 units per acre (MR-5)	Planned Unit Development (PUD) (Control No. 2008-129) & Planned Unit Development (PUD) (Control No. 2008-297)

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information – Applies to Parcel A Only. Parcel B no changes.				
	Current	Proposed		
Max Trip Generator Parcel B no FLU changes	Parcel A Multi-Family #221, 5.44 trips/DU Single Family #210, 10 trips/DU (Commercial No Change)	Parcel A Multi-Family #221, 5.44 trips/DU (Commercial No Change)		
Maximum Trip Generation Parcel B no FLU changes	Parcel A 8.83 ac. x 2 = 18 units Single Family 16.97 x 5 = 85 units Multifamily Total = 103 units 5548 daily trips (Includes 145,790 s.f. Commercial)	Parcel A 25.79 ac. Multifamily 206 units maximum (FLU at 8 du acre) 378 units proposed (with density bonus) Maximum = 6027 daily trips Proposed = 6962 daily trips (Includes 145,790 s.f. Commercial)		
Net Daily Trips: Parcel B no FLU changes	479 (maximum minus current) 1414 (proposed minus current)			
Net PH Trips:	30 AM, 34 PM (maximum) 92 AM, 109 PM (proposed)			

Parcel B no FLU changes		
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 62 via Lake Worth
Nearest Palm Tran Stop	Lake Worth Road at Polo Rd, directly abutting the Property
Nearest Tri Rail Connection	Lake Worth Tri-Rail Station – Via Palm Tran Route 62

C. Portable Water & Wastewater Information

Potable Water & Wastewater	Palm Beach County Water Utilities Department.	
Providers	Parcel A. Sufficient capacity is available for proposed development. Upgrades and extensions to the existing infrastructure may be required. See Application Attachment I for letter from Palm Beach County Water Utilities Department.	
	Parcel B. Concurrency has previously been approved for The Fields PUD for a total of 973 units. The total land area and proposed units are decreasing. The Fields PUD will be requesting a small density increase of 4 units through the Workforce Housing Program.	
Nearest Water & Wastewater Facility, type/size	A 12" potable water main and a 12" wastewater forcemain are located within Lake Worth Rd; A 12" potable watermain located within Polo Rd; A 8" potable watermain located south east of the subject property.	

D. Drainage Information

The site is located within the boundaries of the Lake Worth Drainage District and the South Florida Water Management District C-51 Drainage Basin.

<u>Parcel A.</u> It is proposed that runoff be directed to on-site dry retention by means of paved swales, inlets and storm sewer. Legal positive outfall for overflow and bleed-down is available via the Lake Worth Drainage District L-12 Canal located on the north side of the property. See Attachment J for Drainage Statement.

<u>Parcel B.</u> Drainage was previously approved for The Fields PUD which included a total of 973 dwelling units. The total land area and proposed units are decreasing. The Fields PUD will be requesting a small density increase of 4 units through the Workforce Housing Program.

E. Fire Rescue	
Nearest Station	Palm Beach County Fire-Rescue Station #32 4022 Charleston Street Lake Worth, Florida 33467
Distance to Site	2.0 miles
Response Time	6:30 minutes
Effect on Resp. Time	Parcel A. Changing the land use of this property will have some impact on Fire-Rescue. See Attachment K for letter from Fire-Rescue Department.
	Parcel B. The total land area and proposed units are decreasing. The Fields PUD will be requesting a small density increase of 4 units through the Workforce Housing Program.
F. Environmental	

Significant habitats or species	See Application Attachment L for Map.
. органа	Parcel A. The Property has previously been cleared and utilized for agriculture/equestrian purposes and does not support any significant habitats or species. There are a number of palms that have been planted by the Property owner.
	<u>Parcel B.</u> The Property has previously been cleared and developed with single family and townhomes. The Property does not support any significant habitats or species.
Flood Zone*	The Property is not located within a flood zone.
Wellfield Zone*	The Property is not located within a Wellfield Zone. See Attachment M for copy of Wellfield Zone Map.

G. Historic Resources

There are no significant structures or identified historic or architecturally significant resources withing 500 feet of the Property. See Application Attachment N for Historic Resources Letter.

H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park	0.00339	+657	+ 2.23 acre
Beach	R.G. Kreusler Park	0.00035	+657	+ 0.23 acre
District	West Boynton Park and Recreation Center	0.00138	+657	+ 0.91 acre

I.	Libraries	-	Residential	Only
				· · · · · ·

Library Name	Palm Beach County Library – Greenacres Branch	
Address	3750 Jog Rd	
City, State, Zip	Greenacres, Florida 33467	

Distance 1.1 miles

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+657	+ 1,314 holdings
Periodicals	5 subscriptions per 1,000 persons +657		+ 3.29 subscriptions
Info Technology	hnology \$1.00 per person		+ \$657
Professional staff	staff 1 FTE per 7,500 persons +657 + 0.0		+ 0.09 FTE
All other staff	ner staff 3.35 FTE per professional librarian +657		+ 0.29 FTE
Library facilities	ties 0.34 sf per person +657 + 232		+ 232.41 sf

J. Public Schools - Residential Only

<u>Parcel A.</u> The proposed amendment will impact the public school system. It is important to note that a deficiency already exists in this area of the County. See Attachment O for School Capacity Availability Determination letter.

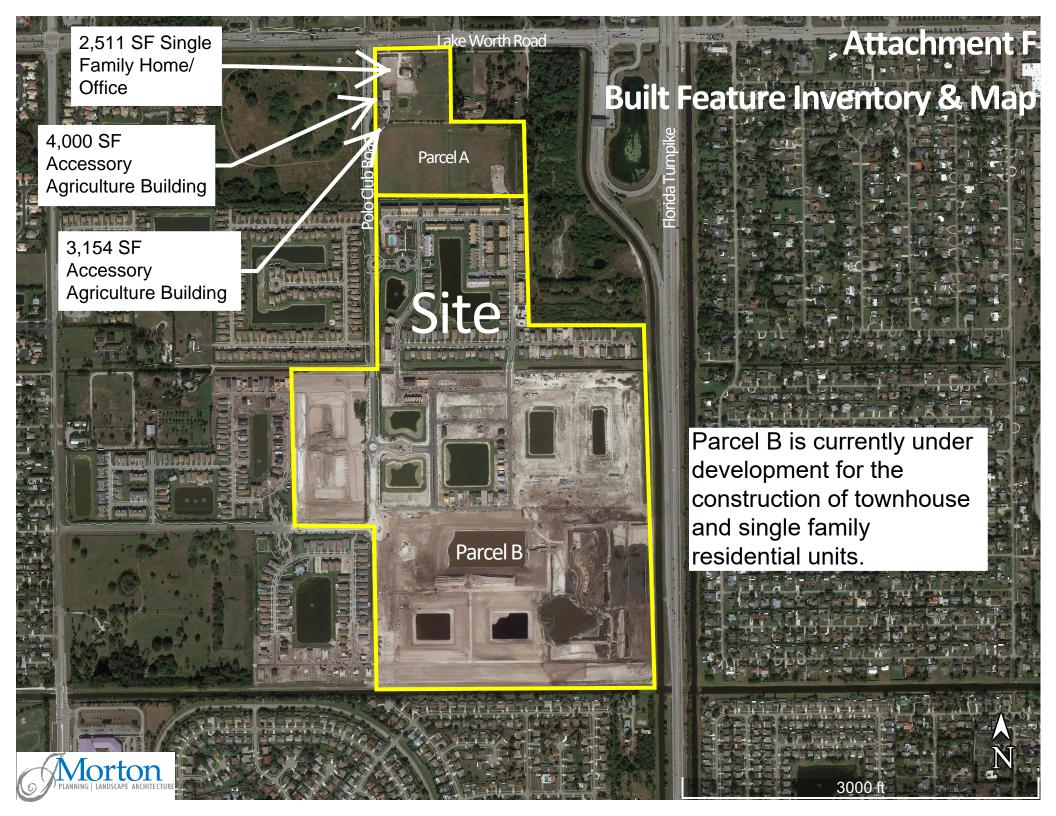
<u>Parcel B.</u> School Concurrency has previously been approved for The Fields PUD for a total of 973 units. See Attachment O for letter from School District of Palm Beach County.

	Elementary	Middle	High
Name	Discovery Key	Woodlands	Park Vista
Address	3550 Lyons Rd	5200 Lyons Rd	7900 Jog Rd
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Lake Worth, FL 33467
Distance	0.7 miles	1.6 miles	6.8 miles

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed
- 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 Parcel A Only as no changes to density are proposed for Parcel B beyond additional units through Workforce Housing Program
- I. Water & Wastewater Provider LOS Letters Parcel A Only as no changes to density are proposed for Parcel B beyond additional units through Workforce Housing Program
- **J. Drainage Statement –** Parcel A Only as no changes to density are proposed for Parcel B beyond additional units through Workforce Housing Program
- **K. Fire Rescue Letter –** Parcel A Only as no changes to density are proposed for Parcel B beyond additional units through Workforce Housing Program
- L. Natural Feature Inventory & Map
- M. Wellfield Zone
- N. Historic Resource Evaluation Letter
- O. Palm Beach County School District LOS Letter
- P. Survey
- Q. Conceptual Master Plan Parcel A Only

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





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 the 25.79 acre Polo Gardens MLU Property to amend the future land use atlas designation from Commercial High, with an underlying 2 units per acre (CH/2) with conditions on 8.83 acres and Medium Residential, 5 units per acre (MR-5) with conditions on 16.96 acres to the Multiple Land Use designation. The Applicant is proposing the Multiple Land Use designation with Commercial High and High Residential, 8 units per acre (CH & HR-8). The 8.83 acre portion of the Property is currently developed with several equestrian stables and a single-family home and the Property has an agricultural tax exemption for the equestrian uses. The remaining 16.96 acres are currently vacant and included within the PUD approval for the Fields at Gulfstream Polo. This 25.79 acre property is collectively referred to as "Parcel A" in the accompanying application and as "Property" throughout this justification statement.

Additionally, included as part of this amendment application is the remaining 204.59 acre Fields at Gulfstream Polo PUD property. This area is included with this application in order to separate the 16.96 acres from the Ordinance previously imposed on the Fields at Gulfstream Polo PUD. A concurrent zoning Development Order Amendment application has been submitted for this Planned Unit Development in order to remove the 16.96 acres from the PUD and adjust the conditions of approval accordingly as discussed below. This 204.59 acre property is collectively referred to as "Parcel B" in the accompanying application and as "Fields at Gulfstream Polo PUD" throughout this justification statement.

I. PROPOSED FLUA MAP AMENDMENT

The Property is located at the southeast corner of Lake Worth Road and Polo Club Road, approximately 2,600 feet east of Lyons Road. The 8.83 acre Haley Farms Property (PCNs 00-42-43-27-05-028-0041 & 00-42-43-27-05-028-0042) and the 16.96 acre Palm Tree Farms/Dears Farm/DiVosta Property (PCNs 00-42-44-29-05-001-0010, 00-42-44-29-05-001-0020, and 00-42-44-29-05-001-0030) combine to total approximately 27.7 acres. A 1.92 acre portion of the Palm Tree Farms and DiVosta parcels are excluded from this application and will remain within the Fields at Gulfstream Polo PUD for the purpose of dedicating a right-of-way to connect Polo Club Road and Hooks Road. These parcels are collectively referred to as the Polo Gardens MLU Property. As discussed below, both portions of the Property have been the subject of several comprehensive plan amendments in the past. The Applicant is requesting to separate these parcels from the previous approvals in order to develop one cohesive mixed-use project. The request is for a Multiple Land Use designation that will include Commercial High as well as High Residential, 8 units per acre.

The Applicant has submitted a concurrent rezoning application to Multiple Use Planned Development (MUPD). This application is proposing a total of 378 multi-family dwelling units and 23,790 square feet of commercial as further referenced below. The Applicant will be requesting an 80% density increase through the Workforce Housing Program which totals 165 additional units of which 72 will be required to be provided as Workforce Housing units. Additionally, the Applicant will be requesting the purchase of 7 Transfer of Development Rights units. The attached Master Plan includes the minimum and maximum mix of uses as well as the acreages dedicated to each use.

Additionally, this application includes modifications to the conditions of approval for Parcel B to recognize the reduction in acreage as well as total number of units. The Fields at Gulfstream Polo PUD" is requesting to increase the total number of units allowed under the current FLUA designation of 899 units by 4 units though the Workforce Housing Program bringing the total number of units to 903 units. This minor increase was caused because the Planned Unit Development was previously in the process of shifting units around internal to the PUD, prior to

DiVosta's negotiations with Sheldon Rubin. The increase of 4 units will allow DiVosta to continue moving forward with current permits and plat applications in process.

Two concurrent Zoning applications have been submitted to the County for this Property. Urban Design Studios has submitted a Development Order Amendment to the Fields at Gulfstream Polo PUD to remove 16.96 acres from the PUD (DOA-2020-775). JMorton Planning and Landscape Architecture has submitted a rezoning application to rezone the entire 25.79-acre Polo Gardens MLU Property to Multiple Use Planned Development (MUPD) (PDD/CA-2020-788).

Description of Site Vicinity

The Property is located within the West Lake Worth Road Neighborhood Planning area. Specifically, the Property's location at Lake Worth Road and Polo Club Road is important because this intersection has been identified as a commercial node within the planning area. It is important to note that the West Lake Worth Road Neighborhood Planning area has experienced a rapid amount of growth recently with the approval of several large planned unit developments.

The Property to the west, across Polo Club Road, was recently the subject of a Comprehensive Plan Future Land Use Atlas amendment in 2017. The Board of County Commissioners approved an amendment to increase the underlying density of the 37-acre parcel from 2 units per acre to 5 units per acre. Additionally, the Applicant requested several conditions of approval that required development in the form of a Lifestyle Commercial Center (LCC) to be modified. The County staff supported, and Board of County Commissioners approved both requests.

To the east of the Property, at the southwest corner of Lake Worth Road and the Florida Turnpike is a 30-acre property that was the subject of a Comprehensive Plan Future Land Use Atlas amendment that was adopted by the Palm Beach County Board of County Commissioners on October 31, 2018. The future land use designation was amended from Low Residential, 2 units per acre (LR-2) to Commercial High (CH) on 3 acres and High Residential, 8 units per acre (HR-8) on the remaining 27 acres. This future land use amendment was approved subject to several conditions which included the purchase of 51 Transfer of Development (TDR) units to increase the maximum number of units developed on the property to 375 units.

Land uses of the properties directly abutting the Project include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	LR-2	RS	Day Care	2005-001	R-2019-162
	LR-3	RT	Place of Worship – 28,291 SF)	1988-079	R-2019-160
South	MR-5	PUD	Fields at Gulfstream Polo PUD (SF, ZLL, & TH) - +/-920 units	2005-594	R-2018-123
East	CH/2	AR	Equestrian Uses	N/A	N/A
	HR-8	PUD	Catalina at Lake Worth PUD (Multi-family) - 370 units	2017-194	R-2019-901, R-2019-902, R-2019-903 & R-2019-904
West	CH/5	MXPD	Polo Legacy MXPD (Multi-Family &	2007-096	R-2019-558, R-2019-559 &

Commercial) – 184 units	R-2019-560
& 459,500 SF	

History

The Property and surrounding properties were historically used for polo related activities such as training areas for horses involved in polo events. The Polo Grounds, as the area was previously called, also hosted multiple polo matches and equestrian related events. Within recent times, the equestrian activity has relocated further west to the Village of Wellington. This former polo area is now being developed into single and multi-family residential communities. As this area started changing from equestrian uses to higher density residential and commercial, the adjacent neighborhood became very active in the interest of preventing urban levels of development and varied housing types from encroaching into their low density area and negatively impacting their lifestyle. The residents were also concerned that the higher density residential development brought an increased amount of workforce housing. The surrounding neighborhood created the West Lake Worth Road Neighborhood Plan in an effort to direct and control proposed development in their community and to prevent the utilization of the County's Workforce Housing and Transfer of Development Rights density bonus programs which promote the development of workforce housing units.

As referenced above, a comprehensive plan amendment was approved in August 2009 for a 19.04 acre Project (PCNs 00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031, and 00-42-43-27-05-028-0036) that included the subject 8.83 acre portion of the Property. The Property has since changed hands. In 2017, the current property owner submitted a Comprehensive Plan Future Land Use Atlas amendment for the 8.83 acre portion to eliminate conditions of approval related to site design of the Property as well as assign proportionate shares of the commercial square footage to each property owner. This amendment (Ordinance No. 2018-029) was adopted on October 31, 2018.

Ordinance 2018-029 – Conditions that apply to Haley Farms parcel

- 1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028.
- 2. The following design guidelines do not apply to development under the Commercial High designation:
 - If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space.
 - Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028.
 - No single retail tenant shall exceed 65,000 SF.

The remaining 12.6 acres of the Property were previously included in Ordinance Nos. 2010-026, 2014-010 and 2016-025 along with several other parcels. Ordinance No. 2010-026 (LGA 2010-009) amended the land use designation from Low Residential, 2 units per acre (LR-2) to Multiple Land Use (MLU) with Commercial Low, Office (CL-O) and Low Residential, 3 units per acre (LR-3). This ordinance included several conditions of approval related to density and site design. Subsequently Ordinance No. 2014-010 (LGA 2014-001) amended the future land use designation from MLU to Medium Residential, 5 units per acre (MR-5) and include conditions related to density. More recently Ordinance No. 2016-025 (LGA 2016-007) was adopted which modified several previous adopted ordinances including the two previous ones affecting the Property. This ordinance incorporated all previous ordinances and modified conditions of approval to limit density to a maximum of 5 units per acre and required development of the Property consistent with the West Lake Worth Road Neighborhood Plan.

Ordinance 2016-025 – Conditions that apply to Dears Farm, Palm Tree Farms and DiVosta parcels

1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per

- acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units.
- 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following:
 - a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum).

This 12.6 acre portion of the Property is currently included within the development area of the approved Planned Unit Development know as Fields at Gulfstream Polo (Control No. 2005-594), a project currently being developed as a single family and townhouse development by Pulte Homes. The Applicant acquired the 12.6 acre portion of the Property from Pulte in 2016 with the intent of assembling land and developing a cohesive mixed-use project.

The Fields at Gulfstream Polo was approved by the Board of County Commissioners on April 28, 2016. This approved Master Plan identified an eighty foot roadway connecting Polo Club Road to Hooks Road along the Property's southern boundary. The Applicant is proposing to retain that roadway connection but reduce the width to sixty feet per Palm Beach County Land Development minimum roadway standards.

In addition to the proposed land use change to Multiple Land Use, the Applicant is requesting to amend the conditions of approval that applies to the Field at Gulfstream Polo (Ordinance 2016-025) to reflect the removal of 12.6 acres, reduced total unit count, allow the density to be spread over the entire project as others have been permitted the same in the recent past, and allow a small density increase above 5 dwelling units per acre through the Workforce Housing Program.

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. The modifications proposed to the conditions of approval are discussed throughout the justification as well as more specifically below:

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

Response: The proposed use is suitable and appropriate for the Property as a Commercial High designation was previously applied to the 8.83 acre portion of the Property and is designated as Commercial High on the West Lake Worth Road Neighborhood Plan. The proposed land use amendment is requesting to incorporate the previously approved Commercial High designation into a Mixed Land Use designation with High Residential, 8 units per acre in order to develop the Property as a mixed-use project that will complement the recently approved project located at the southwest corner of Lake Worth Road and the Florida Turnpike. The proposed development will also support the intense commercial project proposed at the southwest corner of Lake Worth Road and Polo Club Road.

The Property has access and frontage on Lake Worth Road, Polo Club Road, and Hooks Road giving the future residents and customers access from the major east/west thoroughfare as well as to Lyons Road, a major north/south thoroughfare. The Property's location within close proximity of the Florida Turnpike also contributes to the appropriateness of the proposed mixed-use project which incorporates commercial and multifamily uses.

The County's approval of multiple PUDs, including Andalucia, Gulfstream Polo and the Fields at Gulfstream Polo, as well as the recent adoption of Lake Worth Royale (LGA 2018-015), indicates that this area of the western Lake Worth Road corridor is changing from a rural area to a more suburban area. A significant amount of the housing in the area is single-family, with new homes being constructed and priced starting in the \$400,000 range. It is important to ensure that various housing options are available to the current and future residents

of Palm Beach County, especially on properties that are ideally located with access on multiple rights-of-way with easy access and connections to major thoroughfares.

The existing future land use designation limits the maximum density on the property to 2 dwelling units and 5 dwelling units per acre. The proposed amendment allows additional density necessary for the implementation of workforce housing by providing one of the needed incentives to offset the increasing cost of land and construction. This is a key component to provide a specific segment of the County's population with the housing that it desperately needs. The provision of Workforce Housing for the residents of Palm Beach County has been a significant topic raised by every Board of County Commissioner. Commissioners, as well as the County Administrator, have reiterated that Workforce Housing is a top priority for the entire County as the lack of affordable housing is a "crisis". This amendment will provide the needed incentive for the project developer to provide such housing in an area of Palm Beach County that is easily accessible to various transit routes and where utilities and public services are available.

Finally, approval of this proposed application will allow for the dedication of a connector roadway linking Hooks Road and Polo Club Road as originally intended by the West Lake Worth Road Neighborhood Plan. This link is critical for the future residents of the Lake Worth Royale (Catalina at Lake Worth) project to ensure access to a signalized intersection and ultimately travel west on Lake Worth Road. This link was originally included within the Fields at Gulfstream Polo PUD, however once that developer cashed out on the civic parcel obligation, the civic pod was converted into a residential pod and that roadway was erroneously removed from the approved Master Plan. This future land use application will allow for that roadway to be provided in compliance with the original PUD Master Plan and neighborhood plan.

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: Several land use amendments have been adopted in the immediate area which signify that the western Lake Worth Road corridor is changing. The following amendments, all located within the West Lake Worth Road Neighborhood Plan, have requested an increase to MR-5:

- Izzy Lizzy (LGA 2017-016)
- Lake Worth Commercial (LGA 2017-013)
- Gulfstream Polo Properties (LGA 2016-007)
- Andalucia Residential (LGA 2016-032)
- Rubin Communities (LGA 2015-003)
- Harborchase of Wellington Crossing (LGA 2015-001)
- *Palm Tree Farms (LGA 2014-002)*
- Gulfstream Properties (LGA 2014-001)
- Lake Worth/Lyons Residential (LGA 2009-007)

Additionally, the property to the east, known as Lake Worth Royale (LGA 2018-015), received approval to increase the density from two units per acre to over 12 units per acre, which includes the approval of TDR and workforce housing units. As discussed earlier, the character of the area has changed from a large lot equestrian area with low density land use designations to planned unit developments with medium and high density land use designations. Because these future land use changes have impacted the area, as well as the Property, a mixed-use development along this major transportation corridor is more appropriate. A mixed-use project within close proximity of the Florida Turnpike interchange will contribute to a more sustainable development pattern with the Lake Worth Road corridor.

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

Response: The West Lake Worth Road Neighborhood Plan was adopted which identified Polo Club Road as a significant roadway connecting the many residential developments to Lyons Road and Lake Worth Road. The West Lake Worth Road Neighborhood Plan also created a commercial node at this intersection to serve the residents of the West Lake Worth Road area. Polo Club Road has since been constructed and will soon become a signalized intersection.

Another important change that should be noted for the surrounding area is a change away from equestrian uses. Within the past 10 years this area of Palm Beach County has experienced significant residential development composed mainly of single-family development. A congregate living facility has been constructed within the area and a large medical office was recently adopted and is planned to be constructed along the Lake Worth Road corridor to the west of the Property. The proposed multi-family residential will provide additional housing options for employees of both of these facilities as well as the commercial project proposed for the southwest corner of Lake Worth Road and Polo Club Road. Development of various housing options throughout Palm Beach County ensures that residents are given the opportunity to live within close proximity of their place of employment and/or services, which ultimately helps reduce traffic by decreasing travel times as well as allowing the possibility for alternate transportation modes (i.e. pedestrian, bicycle, bus).

Approval of this mixed-use development will incorporate several access points to adjacent properties in compliance with the West Lake Worth Road Neighborhood Plan. The recent approvals of various PUDs have removed key access and roadway links originally shown on the Master Plan for the West Lake Worth Road area. This application is proposing a connection to the adjacent commercial property that was required by the previous Haley Farms Ordinance (Ord. No. 2018-029). Additionally, approval of this application will allow for the dedication of a roadway linking Hooks Road to Polo Club Road. This roadway will stay within the boundaries of the Fields at Gulfstream Polo PUD. The Applicant has worked collaboratively with the developer of the Fields at Gulfstream Polo (Pulte) to ensure that this critical connection is incorporated and provided as originally intended by the neighborhood plan.

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

Response: The West Lake Worth Road Neighborhood Plan was adopted in 2009 and limited the maximum density to 5 dwelling units per acre for properties south of Lake Worth Road and a maximum of 3 units per acre south of 47th Place South. Palm Beach County recently adopted a future land use amendment for the 30 acre property located at the southwest corner of Lake Worth Road and the Florida Turnpike to increase the density from Low Residential, 2 units per acre to High Residential, 8 units per acre (HR-8). This approval was based upon that property's proximity to the Florida Turnpike as well as a critical need for workforce housing. The Applicant is requesting the same density and is proposing to provide additional workforce housing through the increased density per the Workforce Housing Program as well as through the Transfer of Development Rights Program. The Applicant is proposing to provide these Workforce Housing units to meet the severe deficit that exists in Palm Beach County, especially within the area west of the Florida Turnpike.

The Property's location at the new signalized intersection of Lake Worth Road and Polo Club Road will ensure appropriate access to Lake Worth Road, Polo Club Road, and Lyons Road allowing traffic generated by the proposed application various routes to north/south and east/west collector rights-of-way. Furthermore, the Applicant is proposing to ensure that the connection roadway linking Hooks Road and Polo Club Road is provided as originally shown on the West Lake Worth Neighborhood Plan as well as

provide a future connection to the commercial project immediately to the northeast of the Property in compliance with previous conditions of approval per Ordinance No. 2018-029.

Additional changes in the area that affect the Property include the recent approval of a large hospital and medical facility at the intersection of Lake Worth Road and Lyons Road. Many of the employees of this medical facility will need housing within close proximity. A majority of the housing options within the immediate area are not attainable for the medical technicians, nurses, cafeteria workers and cleaning staff employed at that medical facility. Additional attainable housing options are needed for those employees as well as others in the vicinity.

d. Inappropriateness of the adopted FLU designation.

Response: The West Lake Worth Road Neighborhood Plan indicated a desire for mixed-use projects. The Applicant was recently granted approval of a Comprehensive Plan Future Land Use amendment to effectively withdraw from the Lifestyle Community Center (LCC) project that included the Haley Farms properties as well as the commercial properties immediately to the northeast of the Property in order to develop a cohesive mixed-use project without relying on the adjacent property owner. The Applicant intends to develop a project that is generally consistent with the neighborhood plan that will contribute to the area aesthetics and positively impact the surrounding area.

The existing residential land use designation does not allow residential development above 5 dwelling units per acre. Mixed-use development requires high density to allow for the development of multi-family residential. Unfortunately, the density permitted by the Low Residential, 2 units per acre (LR-2) and Medium Residential, 5 units per acre (MR-5) designations do not provide for the density necessary for a mixed-use project. This area of the County is saturated with single family and townhouse units. The development of multi-family units is significantly lacking thus indicating that the existing future land use designation is no longer appropriate, especially given the deficit of workforce housing units.

e. Whether the adopted FLU designation was assigned in error. *Response:* N/A

Proposed Modifications to Conditions

The proposed modifications to the previously approved conditions are shown and discussed below. Ordinance 2016-025 applies to both Parcel A and Parcel B. The conditions are proposed to be modified separately as these conditions are no longer applicable to the Property (Parcel A) once removed from the Fields at Gulfstream Polo PUD. These conditions will remain in effect as modified for the new boundaries of Fields at Gulfstream Polo (Parcel B).

Property (Parcel A)

Ordinance 2016-025 - Applies to Dears Farm, Palm Tree Farms and DiVosta parcels

- 1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units.
- 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following:
 - a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum).

Response: These two conditions no longer apply to the Property once separated and removed from the Fields at Gulfstream Polo Planned Unit Development. Compliance with the West Lake Worth Road Neighborhood Plan will be addressed in the following conditions and/or any others imposed by Staff thorough the amendment review process.

Ordinance 2018-029 – Applies to Haley Farms parcel

- 1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028.
- 2. The following design guidelines do not apply to development conditions of approval apply to this ordinance area developed utilizing under the Commercial High future land use designation:
 - If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space.
 - Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028.
 - No single retail tenant shall exceed 65,000 SF.

Response: The Applicant is proposing to retain Condition 1 as the previously approved square footage remains tied into a shared ordinance with the commercial property to the west. The Applicant is proposing to modify Condition 2 as the adopting ordinance contained a scrivener's error and did not match the attached Staff Report. The reworded condition matches the language in the staff report.

Fields at Gulfstream Polo (Parcel B)

Ordinance 2016-025 - Applies to Dears Farm, Palm Tree Farms and DiVosta parcels

- 1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 903 dwelling units.
- 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following:
 - a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum).

Response: The Applicant is proposing to modify Condition 1 to allow for the density of the Fields at Gulfstream PUD to be spread over the entire project as per FLUE Policy 2.2.1-f. Additionally, the total number of units has been corrected to reflect the number of units proposed for the amended PUD (Zoning Application No. DOA-2020-775). It is important to note that this Future Land Use Amendment is not proposing to increase the allowable density for the Fields at Gulfstream Polo, however 4 additional units are being requested through the Workforce Housing Program. This increase would bring the allowable total number of units up from 899 to 903 in order to accommodate existing permit and plat applications currently in process by DiVosta.

G.2 Residential Density Increases (Only Applies to Parcel A)

Per Future Land Use Element Policy 2.4-b, the proposed request for a density is consistent with the following criteria:

- Demonstrate a need for the amendment.
- Demonstrate that the current FLUA designation is inappropriate.
- Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

a. Demonstrate a Need for the Amendment

Response: As discussed above, Palm Beach County is in the middle of a Workforce Housing crisis. There is a significant deficit of workforce housing options available to working professionals such as teachers, police, nurses, etc. in Palm Beach County.

	FLU	Units	TDR Bonus (2 du/acre)	WHP Bonus	Total Units	Density	WHP Units
Current	LR-2 & MR-5	103	52	82	237	9 du/acre	53 units
Proposed	HR-8	206	7	165	378	15 du/acre	74 units

As shown in the table above, the proposed amendment will increase the amount of available workforce housing units on the Property by 40%.

b. Demonstrate that the Current FLUA Designation is Inappropriate

Response: As discussed above, the current future land use designation is inappropriate given the recent changes to increase density and intensity that have occurred in the area as well as the increasing need for workforce housing in Palm Beach County. The existing residential land use designation does not allow residential development above 5 dwelling units per acre. Mixed-use development requires high density to allow for the development of multi-family residential. Unfortunately, the density permitted by the LR-2 and MR-5 designations is minimal. This area of the County is saturated with single family and townhouse units. This low density contributes to a homogeneous community rather than providing for mixed income communities. Additionally, this low density is not the most efficient use of public facilities and utilities. The development of multi-family units is significantly lacking thus indicating that the existing future land use designation is no longer appropriate.

c. Explanation of Why TDR, WHP and AHP Cannot be Utilized to Increase Density on the Property Response: The proposed amendment is proposing to utilize the Workforce Housing Program as well as the Transfer of Development Rights Program. The density increase through both of these programs will yield an additional 21 workforce housing units.

This proposed application is similar to the Lake Worth Royale project recently adopted by the Board of County Commissioners and will further address the Workforce Housing crisis that has been cited by County staff and elected officials at public hearings as well as numerous articles in various South Florida newspapers.

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 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 Lake Worth Road and Polo Club Road, both rights-of-way identified in the Neighborhood Plan, thus directing traffic away from local roads in the vicinity.
- The Property is located at a node that is identified in the West Lake Worth Road Neighborhood Plan. The Neighborhood Plan identifies the Property and the property to the west as Commercial High. 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 within the Neighborhood Plan and along the Lake Worth Road corridor.

An 8.83 acre portion of the Property already has a Commercial High future land use designation, which is appropriate given the West Lake Worth Road Neighborhood Plan designation for commercial uses as this location, and general land use practices of keeping commercial uses along major transportation corridors and at nodal locations. The Commercial High designation has already been determined to be consistent with the Plan, and compatible with the existing and planned development based upon the design guidelines imposed by the adopted Neighborhood Plan. The above factors, coupled with setback, buffer and landscaping requirements will dictate that on-site structures will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

Approval of the proposed amendment will allow for a mixed-use development which was originally contemplated by the Neighborhood Plan. The Property was originally approved as a Lifestyle Commercial Center (LCC) which is a type of mixed-use project. The LCC was never developed on the Property or any other parcel in Palm Beach County. Therefore, the proposed Mixed Land Use project is a logical evolution that will accomplish the mixed-use objectives identified in the adopted West Lake Worth Road Neighborhood Plan.

The higher density residential will provide a transition area between the Commercial High designations along Lake Worth Road and the single family/townhouse development currently under construction. It is also important to note that a comprehensive plan future land use amendment was just adopted for the Lake Worth Royale project which increased the density from LR-2 to HR-8 and allowed for additional density through the Workforce Housing Program and the Transfer of Development Rights Program. Lake Worth Royale is located to the east of the Property between Hooks Road and the Florida Turnpike. County staff deemed Lake Worth Royale to be compatible with the surrounding area. Therefore, as this application is proposing similar density/intensity, it is also compatible with the surrounding uses for similar reasons.

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. Furthermore, the proposed amendment is consistent with the West Lake Worth Road Neighborhood Plan goals, objectives, and policies.

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 mixed-use project
 - that will provide needed services to the surrounding residential community as well as an additional housing option for future residents. The proposed density increase will provide additional Workforce Housing units for area teachers, nurses, police, etc. The West Lake Worth Road Neighborhood Plan identified the intersection of Lake Worth Road and Polo Club Road as a commercial node. The Applicant is proposing to retain the commercial designation to address the shortage of services available to the existing and future residents.
- Community Planning and Design "...to develop and implement strategies that will enhance the quality of life within its neighborhoods and communities by ensuring that these areas are well-planned, visually pleasing, safe, and devoid of substandard housing and blight."
 - **Response:** Approval of the proposed FLU amendment will allow for the development of an existing neighborhood serving commercial designation for the residents of the West Lake Worth Road Neighborhood Plan area while incorporating a residential component. The very definition of a well-

planned community is one that is compact and self-contained with a mix of uses providing for the daily needs to live, work, play, worship, dine, and shop. Additionally, commercial uses would provide needed services to those living and working within the immediate community that are not being provided in the existing and future regional commercial centers farther to the east along the Lake Worth corridor or to the west in Wellington.

Increasing the residential density for the Property will ensure that the community has the needed Workforce Housing available for the teachers of nearby schools, the police that patrol the Lake Worth Road corridor, the nurses that work at the CLF on the north side of Lake Worth Road, and the future employees of the future regional medical office planned at the intersection of Lyons Road and Lake Worth Road.

<u>Objectives</u> – The proposed FLUA amendment furthers the County's objectives as described below.

- FLUE Objective 1.2 Urban/Suburban Tier "Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.
 - Response: The Property is located within the Urban/Suburban Tier where services and public facilities are already available. According to County Directions related to Growth Management and previous staff reports published by the Planning Division, "Increases in density within the [Urban/Suburban] Tier do make efficient use of facilities and services that are already in place." The population of Palm Beach County is continuing to grow and housing those residents within the Urban/Suburban Tier is a County priority rather than increasing density and expanding services into other Tiers such as the Rural, Exurban and Ag Reserve Tiers.
- FLUE Objective 2.1 Balanced Growth "Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon."
 - **Response:** The commercial node at the intersection of Lake Worth Road and Polo Club Road was created to serve the existing and future residents of the western Lake Worth Road community. This area has quickly transformed from primarily equestrian/agriculture uses to residential development. This proposed amendment will ensure that the commercial node is developed to meet the growing needs and demands of the surrounding community while accommodating an alternative housing option to serve the residents of the County that continue to be priced out of the housing market.
- **FLUE Objective 4.4 Mixed-Use Development** "Palm Beach County Shall encourage the development of variety of innovative types of mixed-use projects"
 - **Response:** Approval of the proposed amendment will allow for the development of the mixed-use project that was contemplated by the West Lake Worth Road Neighborhood Plan that encompasses commercial uses and alternative housing options for the residents. The very definition of a well planned community is one that is compact and self-contained with a mix of uses providing for the daily needs to live, work, play, worship, dine, and shop.

Mixed-use development provides many benefits by bringing people closer to the things they need on a daily basis while not being entirely reliant upon their personal vehicles. Reducing reliance on personal vehicles reduces number of trips as well as travel distances. Additionally, by reducing the need for vehicle travel,

mixed-use development also brings shared community space. Plazas, parks, and sidewalks foster interaction among community members—interaction that wouldn't be as safe or possible under a sprawled, car-centric design model. Mixed-use is a sustainable development pattern as it provides an alternative for people that prefer to live near employment, shopping, and dining locations within a relatively compact area.

• **HE Objective 1.5 Concentrations of Affordable Housing** – "The County shall make adequate provisions to enable the public, private and not-for-profit sectors to provide affordable housing, and shall support the distribution of housing for very low, low, moderate and middle income households, to avoid undue concentrations of very low and low income households throughout the County through the Workforce Housing Program and the Affordable Housing Program.

Response: The Applicant is proposing to provide workforce housing units in conformance with the recently adopted revised Workforce Housing Program. Many of the recently approved residential projects have cashed out from their workforce housing requirements rather than providing the units on-site. The Applicant is proposing to provide the units on-site as the Property is ideally located on a Palm Tran route as well as within close proximity of several employment opportunities. The Property also can be accessed easily from major thoroughfares including Lake Worth Road via direct access and Lyons Road via Polo Club Road. The proposed development of the Property as a mixed-use project make it an ideal development for workforce housing due to the ability of residents to walk to shopping and employment locations.

<u>Policies</u> – The proposed FLUA amendment furthers the County's policies as described below.

- **FLUE Policy 1.2-a:** "Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:
 - 1. Allowing services and facilities consistent with the needs of urban and suburban development;
 - 2. Providing for affordable housing and employment opportunities;
 - 3. Providing open space and recreational opportunities;
 - 4. Protecting historic and cultural resources;
 - 5. Preserving and enhancing natural resources and environmental systems; and
 - 6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities."

Response: The Property is located within the Urban/Suburban Tier where services and public facilities are already available. The Applicant is proposing to increase the density and develop workforce housing units in conformance with the newly adopted revised Workforce Housing Program. As part of the Multiple Land Use Designation useable open space will be set aside as part of the design of the project. It is also important to note that no historic or natural resources exist on the Property. The Property is part of an approved commercial node with a Commercial High future land use designation. The proposed mixed-use development will provide a transition between the intense commercial uses and the single family development currently under construction. The Applicant will also abide by the design guidelines of the West Lake Worth Road Neighborhood Plan that require additional landscape buffers and pedestrian amenities along the Property boundaries.

• **FLUE Policy 4.1-c:** "The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for rezoning, conditional use or Development Review Office approval..."

Response: The Property is located within West Lake Worth Road Neighborhood Plan area. This neighborhood plan calls for the development of a mixed-use project at the southeast corner of Lake Worth Road and Polo Club Road. The density proposed is consistent with the Lake Worth Royale amendment that was recently adopted. The Applicant is proposing to provide workforce housing units to address the

significant need in a location that has access to Palm Tran, employment opportunities, and major County thoroughfares.

The Applicant is proposing to provide a cross-access connection to the commercial property to the northeast per the previous condition of approval. The Applicant is also proposing to provide a right-of-way dedication along the south property line that will provide a portion of the connection from Hooks Road to Polo Club Road in conformance with the neighborhood plan.

• FLUE Policy 4.4-a: "The County shall encourage and promote sustainable development by establishing mixed-use and multiple use future land use designations and planned development districts."

Response: The Applicant is proposing an MLU that will provide for residential and commercial uses. These uses will be functionally integrated by pedestrian connections and usable open space which will serve both the commercial and residential components of the project.

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 Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (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 increase the density for a property that is located along a prominent east/west arterial roadway along a major transportation node (Lake Worth Road and Florida Turnpike). The proposed application will encompass a mixed-use project that by definition is not and does not promote low intensity/density or single-use development.
- 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 Urban/Suburban Tier and within the Lake Worth Road corridor which is not rural in nature and urban services such as police, fire rescue and water/wastewater/drainage utilities are existing 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 existing development exists to the north, south, east & west. Specifically, mixed-use developments are currently proposed west of the Property at the southwest corner of Lake Worth Road and Polo Club Road and east of the Property at the southwest corner of Lake Worth Road and the Florida Turnpike. Additionally, a congregate living facility is under construction to the west of the Property, a large medical office is proposed further to the west and residential uses are currently under construction to the south of the Property. This proposed change would ultimately provide for infill development 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 is mostly cleared as it has been used for equestrian purposes. There are no wetland conditions on the Property and any native trees will be mitigated according to County policies.
- 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 Urban/Suburban Tier and it is not located within any zoning district or overlay which would mandate the continued use of the Property for agriculture. These types of activities are often not compatible with the urban/suburban level of development that is occurring within the Lake Worth corridor.
- 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.
- 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.
- 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 fit in with the existing land use pattern. The proposed mixed-use development will provide a transitional use between the more intense commercial uses long Lake Worth Road and the single family residential currently under construction to the south of the Property.
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** The Property is located within the Urban/Suburban Tier and not adjacent to any other Tiers therefore defining a clear separation between rural and urban uses. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** This amendment will allow for what could be considered infill development as urban/suburban styles of development have occurred and/or are approved in each direction from the Property.
- Fails to encourage a functional mix of uses.
 - **Response:** Approval of this proposed amendment will allow the development of a Property generally in conformance with the approved West Lake Worth Road Neighborhood Plan that has already determined the appropriate and functional mix of uses within the neighborhood plan boundaries.
- Results in poor accessibility among linked or related land uses.
 - Response: The development will be designed with pedestrian and vehicular connections as required through the site plan approval process. Additionally, the Applicant is proposing to provide a right-of-way dedication along the southern Property line in conformance with the neighborhood plan as well as vehicular access to the commercial property to the northeast once that project moves forward with development approvals.
- 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 Property is currently not utilized as functional open space for public use.

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 Property 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.
- 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 Property will be designed with pedestrian connectivity as required by the West Lake Worth Road Neighborhood Plan with pedestrian pathways along the adjacent roadways and connections to the proposed development. Additionally, the development will provide for additional commercial choices for present and future population in the area as well as having access to the Palm Tran bus routes.
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - Response: The 8.83 acre portion of the Property is an existing Commercial High designation property within the Lake Worth Road Neighborhood Plan area. The proposed amendment will allow for a mixed-use development that will better serve the surrounding residential community.

Conclusion

As described above, the proposed FLU amendment 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 does not contribute to urban sprawl. The amendment is consistent with the adopted West Lake Worth Road Neighborhood Plan.

II. ULDC CHANGES

No ULDC changes are needed in response to this proposed comprehensive plan future land use atlas amendment.

From: Wilson, Kenny A
To: Wendy Tuma

Subject: RE: Fields at Gulfstream Polo PUD

Date: Wednesday, April 29, 2020 10:59:04 AM

Wendy,

Submit this e-mail as proof that a utility letter is NOT needed.

Thanks

Kenny Wilson FDOH-PBC

From: Wendy Tuma <WTuma@udkstudios.com> Sent: Wednesday, April 29, 2020 10:55 AM

To: Wilson, Kenny A < Kenny. Wilson@flhealth.gov>

Subject: Fields at Gulfstream Polo PUD

Good morning Kenny,

I am submitting a Development Order Amendment application to delete land area from the northern portion of the PUD (Pod). Can you confirm that I do not need to submit confirmation of location of nearest water and sewer since it already has been brought to the project?

Thank you, Wendy

Wendy Tuma

Urban Design Kilday Studios

561-722-8365 (cell)

We remain committed to providing you uninterrupted service during these unprecedented times. Our office will be working remotely during normal business hours. I will be responding to email, and please feel free to call me directly on my cell at (561) 722-8365.



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

March 24, 2020

Morton 3910 RCA Boulevard Palm Beach Gardens, Fl. 33410

RE: Park Place- Rubin Farms 00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-44-29-05-001-0010, 00-42-44-29-05-001-0020 & 00-42-44-29-05-001-0030 Service Availability Letter

Dear Ms. McClellan:

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 required for the existing Commercial High with underlying 2 units per acre (CH/2) and Medium Residential, 5 units per acre (MR-5) and the proposed Commercial High with an underlying 8 units per acre (CH/8) and High Residential, 8 units per acre (HR-8). The proposed land use change will allow for a maximum development of 300 units and 100,000 SF of commercial users.

A 12" potable water main and a 12"" wastewater forcemain are located within Lake Worth Rd. There is also a 12"" potable watermain located within Polo Rd and an 8" potable watermain located south east of the subject property. Upgrades and extensions to the existing infrastructure may be required.

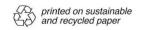
Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

Jackie Michels, P.E, Plan Review Manager

"An Equal Opportunity Affirmative Action Employer"





Toll Free:

888-285-3886

Phone:

561-241-6455 561-241-5182

Fax: Website:

www.schnars.com

PROJECT:

Fields at Gulfstream Polo PUD

ENGINEER:

Schnars Engineering Corp., Project No. 14132

DATE:

January 31, 2020

DRAINAGE STATEMENT

The project is a partially developed residential subdivision consisting of 973 units on approximately 224.90 acres. This project is within the South Florida Water Management District (SFWMD) C-16 Drainage Basin and the surface water management system will be under the jurisdiction of SFWMD, Lake Worth Drainage District (LWDD), and Palm Beach County. The site is located south of Lake Worth Road on both sides of Polo Road, west of the Turnpike/LWDD E-2W canal and on the north side of the LWDD L-14 canal in unincorporated Palm Beach County. The project is not located within a Palm Beach County wellfield protection zone.

This site is split into two separate water management basins divided by the LWDD L-13 Canal. The north basin discharges into the adjacent LWDD L-13 canal through a control structure limiting flow to 62.6 CSM at the 25 year-3 day storm event. The south basin will discharge into the adjacent LWDD L-13 canal and LWDD E-2W canal through control structures limiting flow to 62.6 CSM at the 25 year-3day storm event. The finished floor elevations will be above the calculated 100 year - 3 day, zero discharge storm event or 18 inches above the crown of the adjacent road, whichever is higher. A berm will be placed around the perimeter of the site with a top elevation equal or exceeding the calculated 25 year - 3 day routed storm event to prevent unauthorized discharge from the site. The crown of the onsite roads will be designed above the 5 year - 1 day routed storm event elevation. Stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater.

Pod E is part of the south basin that discharges into the adjacent LWDD L-13 canal and LWDD E-2W canal through control structures limiting flow to 62.6 CSM at the 25 year-3day storm event via direct connections into the adjacent Polo Road drainage system which is connected and also part of the south basin. A conceptual Environmental Resource Permit was issued by SFWMD under Permit No. 50-11013-P with assumptions made for the entire buildout including Pod E. Modifications are being made on the basis of being consistent with the original permit.

The on-site surface water management system will be designed to accommodate off-site runoff from the adjacent Polo Road right-of-way plus the Polo Road right-of-way north to Lake Worth Road and less the Polo Road right-ofway adjacent to the Gulfstream Preserve project. The elevation of the outside edge of highest through lane of Polo Road, a Palm Beach County thoroughfare, will be designed above the 25year-3 day routed storm event.

The water quality volume will be detained in the on-site lakes and will be allowed to bleed-down at a rate of onehalf inch per day. The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the on-site lakes. The lakes within each basin will be interconnected with a design water level of 14.50' NAVD. The on-site and off-site drainage systems will be designed for a 3 year storm event.

The rear yards of lots adjacent to a water management tract will drain to the water management tract. In all other cases, each lot will be graded to drain to the access tract adjacent to the lot. No open space tracts will be graded to drain by overland flow through lots without the appropriate easement. Drainage easement widths within the plat shall be adequate to accommodate the proposed size and depth of the drainage line.

The project shall be developed in accordance with SFWMD Environmental Resource Permit No. 50-11013-P.

SCHNARS ENGINEERING CORPORATION

Jeffrey T. Schnars, P.E., President Florida Reg. No. 46697 (For the Firm) Civil Engineer Certificate of Authorization No. 6640

This item has been electronically signed and sealed by Jeffrey T. Schnars, P.E. on 1-31-2020 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





June 8, 2020 Job No. 20-020

LAND USE PLAN AMENDMENT APPLICATION STATEMENT OF LEGAL POSITIVE OUTFALL

Polo Gardens, MLU 25.79 Acre Site Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 25.79 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-43-27-05-028-0041 00-42-43-27-05-028-0042 00-42-44-29-05-001-0010 00-42-44-29-05-001-0020 00-42-44-29-05-001-0030

The subject property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on 8.83 acres, and as Medium Residential, 5 dwelling units (MR-5) for the remaining 16.97 acres on the Palm Beach County Comprehensive Plans. The property owner is requesting a change in the parcel's future land use designation to Commercial High with underlying High Residential. 8 dwelling units per acre (CH/8) on 8.83 acres and to High Residential, 8 dwelling units per acre (HR-8) on the remaining 16.97 acres.

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-12 Canal along the south side of Lake Worth Road. Drainage design is to address the following:

LUPA Statement of Legal Positive Outfall Job No. 20-020 June 8, 2020 – Page 2

DRAINAGE (CONTINUED)

- 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 revelations to be at or above the level produced by the 100 year 3 day rainfall event.
- 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 Lake Worth Drainage District and South Florida Water Management District Basin criteria.
- 6. Compliance with the South Florida Water Management District C-51 Drainage Basin criteria with required to compensating storage.
- 7. Due to consideration to water quality.

Digitally signed by Robert F. Rennebaum, P.E. Date: 2020.06.09 11:52:31 -04'00'

Robert F. Rennebaum, P.E. FL Reg. No. 41168

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

This item has been electronically signed and sealed by Robert F. Rennebaum, P.E. on <u>06/09/2020</u> 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.



June 8, 2020 Job No. 20-020

LAND USE PLAN AMENDMENT APPLICATION FLOOD PLAIN STATEMENT

Polo Gardens MLU 25.79 Acre Site Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 25.79 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-43-27-05-028-0041 00-42-43-27-05-028-0042 00-42-44-29-05-001-0010 00-42-44-29-05-001-0020 00-42-44-29-05-001-0030

The subject property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on 8.83 acres, and as Medium Residential, 5 dwelling units (MR-5) for the remaining 16.97 acres on the Palm Beach County Comprehensive Plans. The property owner is requesting a change in the parcel's future land use designation to Commercial High with underlying High Residential. 8 dwelling units per acre (CH/8) on 8.83 acres and to High Residential, 8 dwelling units per acre (HR-8) on the remaining 16.97 acres.

FLOOD ZONE

The above referenced project is located in Flood Zone X as shown on the FEMA Flood Rate Insurance Map Panel 170A of 245 (Palm Beach County).

Job No. 20-020 June 9, 2020 – Page 2

> Digitally signed by Robert F. Rennebaum, P.E. Date: 2020.06.09 11:59:44 -04'00'

Robert F. Rennebaum, P.E. FL Reg. No. 41168

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

This item has been electronically signed and sealed by Robert F. Rennebaum, P.E. on <u>06/09/2020</u> 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.

x:/docs/trafficanddrainage/lupafps.20020

sa:



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

March 16, 2020

JMorton Attention: Lauren McClellan 3910 RCA Boulevard Suite 1015 Palm Beach Gardens, FL 33410

Re: Park Place - Rubin Farms

Dear Lauren McClellan:

Per your request for response time information to the subject property located on the southeast corner of Lake Worth Road and Polo Club Road. This property is identified by PCNs: 00-42-43-27-05-028-0041; 00-42-43-27-05-028-0042; 00-42-44-29-05-001-0010; 00-42-44-29-05-001-0020; 00-42-44-29-05-001-0030. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street. The subject property is approximately 2 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 6:35.

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

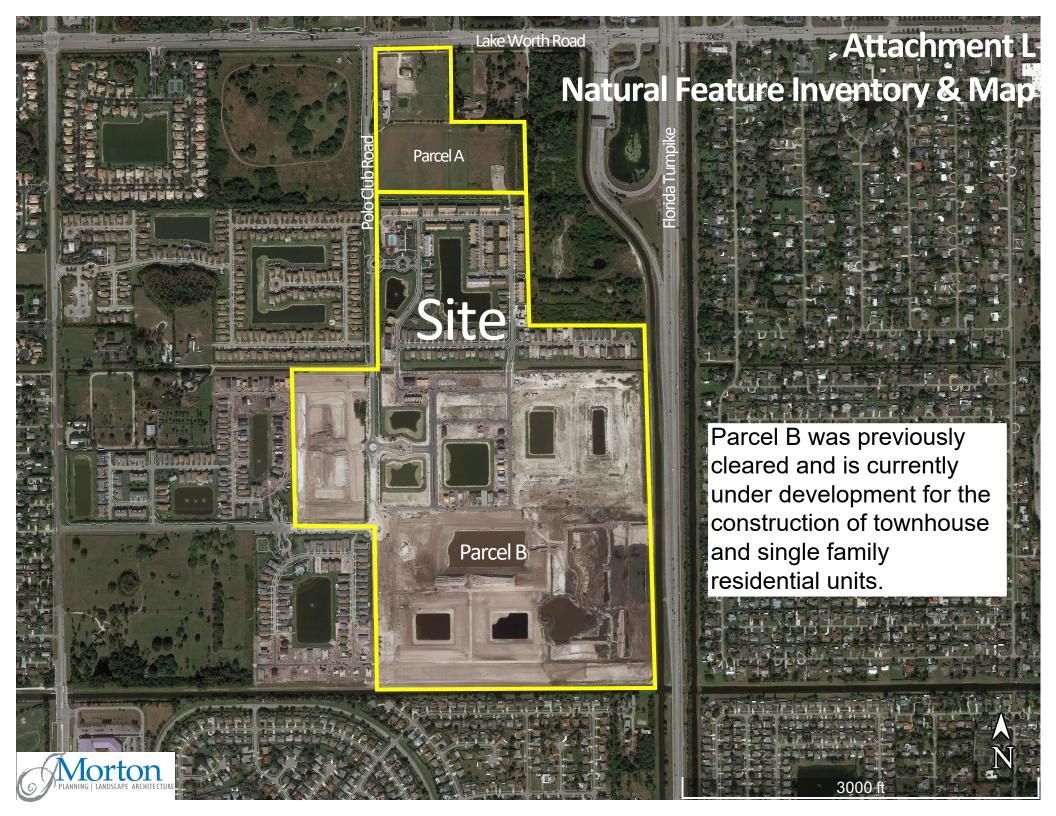
If you have any further questions, please feel free to contact me at 561-616-6909.

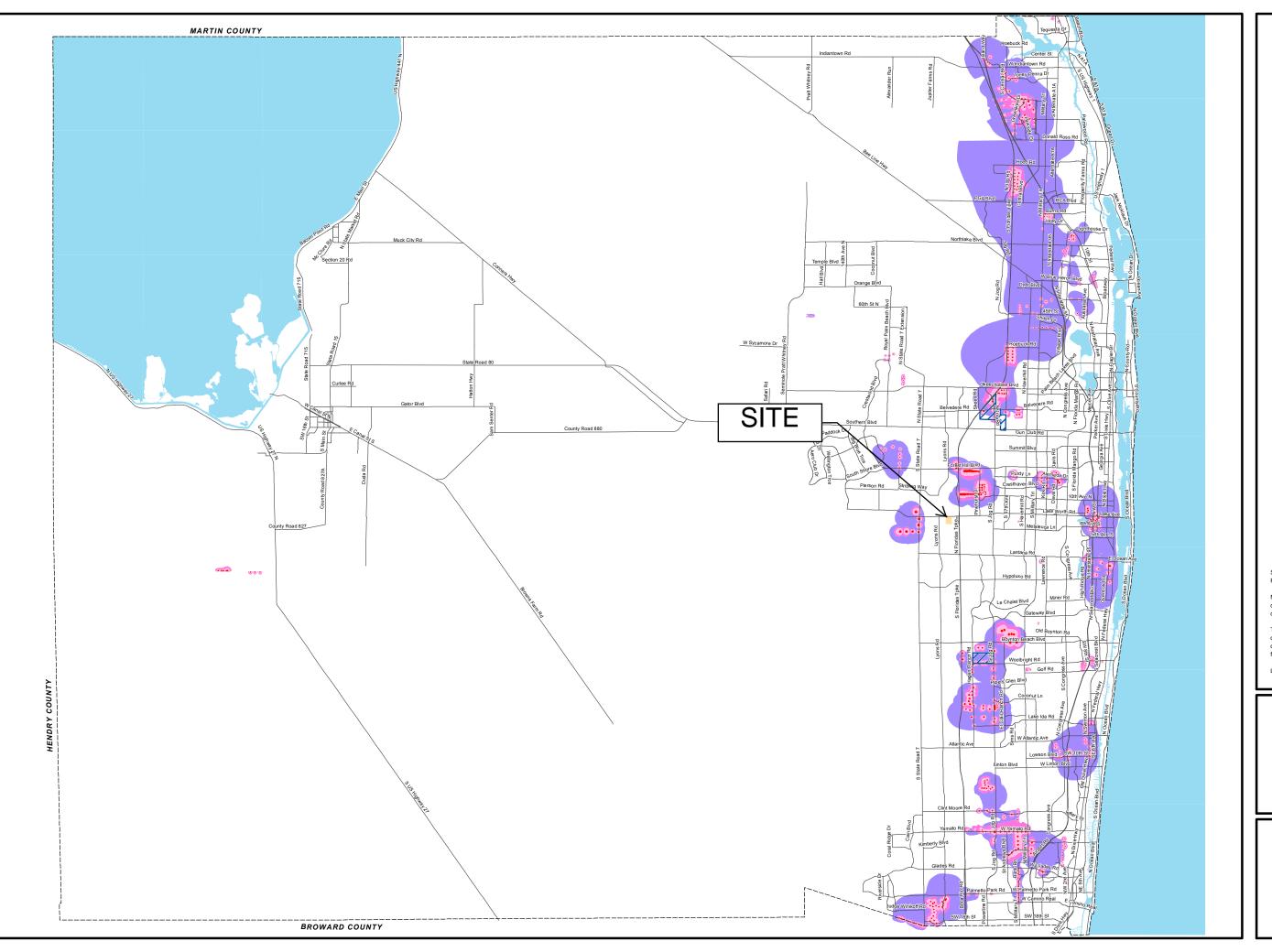
Sincerely,

Cheryl Allan, Planner

Palm Beach County Fire-Rescue

"An Equal Opportunity Affirmative Action Employer"





MAP LU 4.1

GENERALIZED **WELLFIELD MAP**











Turnpike Aquifer Protection Overlay

SOURCES:

PBC Dept. of Environmental Resources Management

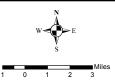
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

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\MXDsAdopted Contact: PBC Planning Dept.



June 8, 2020 Job No. 20-020

LAND USE PLAN AMENDMENT APPLICATION WELLFIELD PROTECTION ZONE STATEMENT

Polo Gardens, MLU 25.79 Acre Site Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southeast corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 25.79 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-43-27-05-028-0041 00-42-43-27-05-028-0042 00-42-44-29-05-001-0020 00-42-44-29-05-001-0030

The subject property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on 8.83 acres, and as Medium Residential, 5 dwelling units (MR-5) for the remaining 16.97 acres on the Palm Beach County Comprehensive Plans. The property owner is requesting a change in the parcel's future land use designation to Commercial High with underlying High Residential. 8 dwelling units per acre (CH/8) on 8.83 acres and to High Residential, 8 dwelling units per acre (HR-8) on the remaining 16.97 acres.

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.

Job No. 20-020 June 9, 2020 – Page 2

> Digitally signed by Robert F. Rennebaum, P.E. Date: 2020.06.09 11:45:23 -04'00'

Robert F. Rennebaum, P.E. FL Reg. No. 41168

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

This item has been electronically signed and sealed by Robert F. Rennebaum, P.E. on <u>06/09/2020</u> using a SHA-1 Authentication Code.

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sa:



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

Shelley Vana, Mayor

Mary Lou Berger, Vice Mayor

, ,

Hal R. Valeche

Paulette Burdick

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Robert Weisman

"An Equal Opportunity Affirmative Action Employer" July 8, 2015

Chris Barry, AICP, CUD, Senior Planner Urban Design Kilday Studios 610 Clematis Street, Suite CU02 West Palm Beach, FL 33401

RE: Historical Preservation Data & Analysis Requirements

Future Land Use Amendment Request: Gulfstream Polo Properties

PUD, UDKS File No. 14-025.002

This correspondence is in reply to your email received today requesting a review of the above referenced properties in regard to the identification of any historical and archaeological resources located on or within 500 feet of this property.

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), did not identified any historically 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 Article 9 of Unified Land Development Code, the developer is required to stop soil disturbing activities and contact the County Archaeologist.

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

Sincerely,

Christian Davenport, MA, RPA

County Historic Preservation Officer/Archeologist

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Urban Design Kilday Studios\Gulfstream Polo Properties UDKS #13-070.002.doc



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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" March 13, 2020

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

RE: Historical and Archaeological Resource Review for properties located on the southwest corner of Lake Worth Road & Polo Club Road, project named: Rubin Farms under PCN's: 00-42-43-27-05-028-0041, 0042, and 00-42-44-29-05-001-0010, 0020, 0030.

Dear Ms. McClellan:

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

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

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

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

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

Sincerely,

Christian Davenport, MA, RPA

County Historic Preservation Officer/ Archeologist

c: Patricia Behn, Planning Director, PBC Planning Division Bryan Davis, Principal Planner, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\Rubin Farms -PCNs_00424327050280041,0042, 0010, & 00424429050010020,0030 03-13-2020.doc



THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

KRISTIN GARRISON DIRECTOR MICHAEL J. BURKE
CHIEF OPERATING OFFICER

STEVEN G. BONINO
CHIEF OF SUPPORT OPERATIONS

PLANNING AND INTERGOVERNMENTAL RELATIONS 3661 INTERSTATE PARK ROAD N., BLDG. 200 RIVIERA BEACH, FL 33404

PHONE: 561-434-8042/ FAX: 561-882-1942 <u>WWW.PALMBEACHSCHOOLS.ORG/PLANNING</u>

November 5, 2015

Mrs. Wendy Tuma Urban Design Kilday Studios 610 Clematis Street, Suite CU02 West Palm Beach, FL 33401

RE: CONCURRENCY DETERMINATION - CASE NUMBER # 15103001C, GULFSTREAM POLO PROPERTIES PUD

Dear Mrs. Tuma:

The Palm Beach County School District has reviewed the request for a Concurrency Determination on the above referenced project for a total of 973 residential units (449 single-family units & 524 multi-family units).

Attached please find the approved Palm Beach County School District Concurrency Application and Service Provider Form for Gulfstream Polo Properties PUD. This Concurrency Determination will replace the previous determination under case#15042801C, which approved for 938 residential units on April 30, 2015. The new approval is valid for one (1) year from the date of issuance. Once a Development Order has been issued for the project prior to November 4, 2016, the concurrency determination will be valid for the life of the Development Order.

In order to maintain this concurrency approval, please send us a copy of the related development order as soon as you obtain it. If this office does not receive a copy of a related development order by November 4, 2016, this concurrency approval will become null and void.

Please be advised that School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. If you have any questions regarding this determination, please feel free to contact me at (561) 882-1941.

Sincerely,

Joyce C. Cai Senior Planner

ADU:JCC:pw Attachment

cc: Donna Adelsperger, Site Planner I, Palm Beach County Zoning Division Angela D. Usher, AICP, Manager, School District of Palm Beach County



The School District of Palm Beach County Planning & Intergovernmental Relations 3661 Interstate Park Road, N., Building 200 Rilviera Beach, FL. 33404 Phone: (561)434-8042 Fax: (561)882-1942 Attention: Concurrency Section

The School District of Palm Beach County School Concurrency Application & Service Provider Form

Instructions: Submit one copy of the completed application and fees for the review of each new residential project requiring a determination of concurrency for schools. A determination will be provided within fifteen (15) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order.

Concurrency Determi	nation	Conc	currency E				cy Equivalen	-
Adequate School Factorial Adequate School Fa	ination (\$200.	00 for 20 units	or more / un		100.00), A	dequate Sch		
Table 1	PAR	T I. PROJ	ECT INF	ORMATIC	ON###		elejjenejje	36 X
Project Name: Gulfst	ream Polo	Properties	PUD	Municipa	lity: Un	incorpora	ated PBC	
Property Control Number	ber (PCN):	See attach	ned	- a - a	3 %			<u> </u>
Location of Subject Pr	Si	des of 47t	h Place S	South app	roxima	tely 650 l	ineal feet	th and south south of Lak
DEVELOPMENT REQUE	:ST:	orth Road		-				
Proje	ct Data 💛						iii anarii.	<u>(i.)</u>
Project Acreage Total Number of Units		973		524		Family (other	er than Apts)	-
Will the Project be Phas	ed2* (V/N)	Y	-	0			ories or less)	-
Concurrency Service Ar		15	7	0		ise Apartm		-
School Area Code (SAC		216A		0			dults Only)**	
* If applicable, please attach a F ** A Restrictive Covenant is req				of units to rece	eive certific	ate of occupa	ncy yearly.	
Agent 3 Hame.	See attached Wendy Lum	Property Owr a/Chris Barry,	Urban Des	ign Kilday S				
muning Address.	(561) 366-11	Street, Suite CU		- 10	3401 61) 366-11	44		_
		udios.com and	Fax Nu cbarry@ud			111		_
I hereby certify the statements of knowledge.		Owner	or Owner's	S Agent Sig	gnature	Octob	er 21, 201 Date	
	PART II.	LOCAL	SOVERN	MENT RE	EVIEW			
Date Application Filed: Reviewed By:	<u> </u>		Pet	ition Numb e:	oer:	S		- Tr
Did the Applicant pay the	Oven	_		(Please attack (If no, the ap The School D	plicant mus	at pay the Sch	ool District. nout payment)	and.
PART	III. TO B	E COMPL	ETED B	YSCHOO	L DIST	RICT		
Date & Time Received:	10/3	10/15		_ Case Nu	ımber:	1510	3001C	=
verify that the	project cor	nplies with th	ne adopted	Level of Se	ervice (LC	OS) for Sch	ools	
I verify that the subject to the			the adopte	ed Level of	Service (LOS) for S	chools	
l cannot verify Schools	that the pro	ject will com	ply with the	adopted L	evel of S	ervice (LO		12015
Revised 10/14		Scho	ool District	N Represen	tative		Date	



PLANNING AND INTERGOVERNMENTAL RELATIONS 3300 FOREST HILL BOULEVARD, SUITE B-102 WEST PALM BEACH, FL 33406

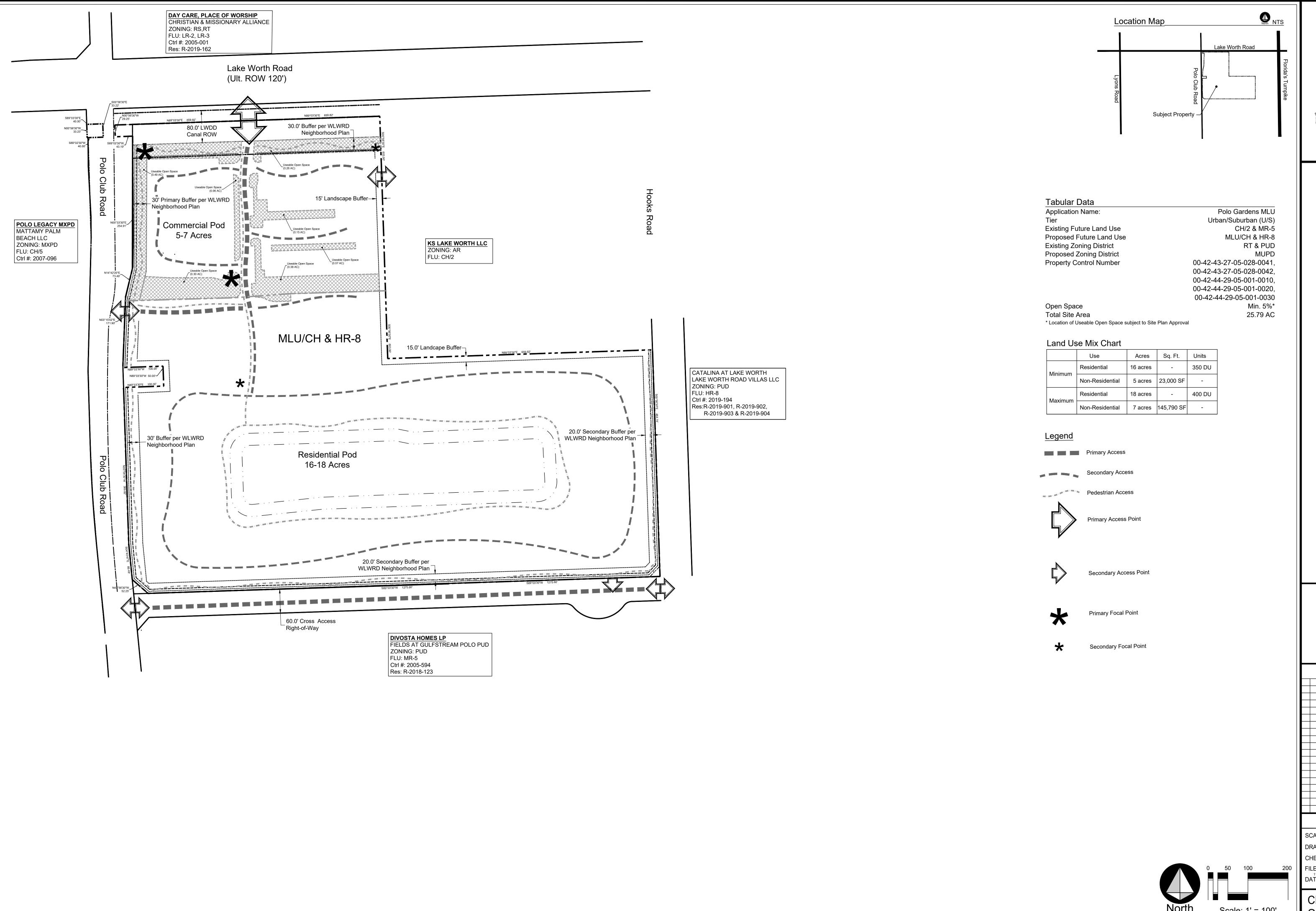
PHONE: 561-434-8020 / FAX: 561-434-8815 WWW.PALMBEACHSCHOOLS.ORG/PLANNING

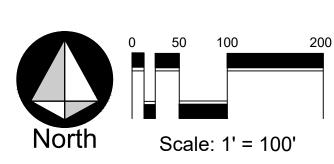
SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

	Submittal Date	05/04/2020				
	SCAD No.	20050401F – FLU and 20050401Z - Rezoning				
	FLU /Rezoning/D.O. No.	Not provided – Palm Beach County				
Application	PCN No. / Address	00-42-43-27-05-028-0041/8450 Lake Worth Road and more				
	Development Name	Polo Gardens MUPD				
	Owner / Agent Name	Haley Farms LLC; Dears Farm LLC; Palm Tree Farms, LLC & DiVosta Homes LP / Lauren McClellan				
	SAC No.	216A				
	Proposed Amendments	Max. 378 Residential Units				
		Discovery Key Elementary School	Woodlands Middle School	Park Vista High School		
Impact Review	New Students Generated	59	33	47		
	Capacity Available	-89	-279	-200		
	Utilization Percentage	107%	120%	106%		
School District Staff's Recommendation	impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District Elementary, Middle and High school level, the property owner shall contribute a total of \$1,177,482 to the School District of Palm Beach County prior to issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to					
	reflect the actual unit number and type during the Development Order process. Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted or April 16, 2019. 1) This determination is valid from 05/05/2020 to 05/04/2021 or the expiration date of the					
Validation Period	site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/04/2021 or this determination will expire automatically on 05/04/2021 .					
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.					

Joyce Cai	May 5, 2020
School District Representative Signature	Date
Joyce C. Cai, Senior Planner	joyce.cai@palmbeachschools.org
Print Name & Title	Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Nancy Frontany, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County





ardens ed for Sheldon F **(** 00

ML Rubin

Description

Concept Master Plan SCALE |

DRAWN | CHECKED BY |

CMP Sheet: 1 of 1