

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	Small Scale 20-B2	<b>Intake Date</b>	02/12/2020
<b>Application Name</b>	The Quartet – Medical Office	<b>Concurrent?</b>	Yes
<b>Acres</b>	1.61 acres	<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-43-27-05-024-0617		
<b>Location</b>	Northeast corner of Lake Worth Road and Blanchette Trail.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Urban/Suburban	
<b>Use</b>	Single-Family Residential – 1 unit  Please refer to Attachment F - Built Feature and Inventory Map	Commercial – Medical Office	
<b>Zoning</b>	Single Family Residential (RS)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Low Residential, 2 units per acre (LR-2)	Commercial Low Office (CL-O)	
<b>Underlying Future Land Use Designation</b>	There is no underlying future land use designation for the subject site.	Low Residential, 2 units per acre (LR-2)	
<b>Conditions</b>	There are no existing conditions of approval from any prior adopted amendment attached to the property.	No proposed conditions.	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/ Intensity:</b>	Maximum density of 2 dwelling units per acre  Maximum FAR of 0.35	Maximum FAR of 0.35
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	<u>2</u> du/acre x <u>1.61</u> ac. = <u>3.22</u>  The current maximum density allows 3 Single-Family units.	<u>2</u> du/acre x <u>1.61</u> ac. = <u>3.22</u>  The proposed maximum density allows 3 Single-Family units.
<b>Maximum Beds (for CLF proposals)</b>	The applicant is not proposing a Congregated Living Facility use.	The applicant is not proposing a Congregated Living Facility use.
<b>Population Estimate</b>	3 max du x 2.39 = 7.17	3 max du x 2.39 = 7.17
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.35 FAR x 69,921 sf = 24,472 sf  Maximum intensity allows 24,472 sf for non-residential uses permitted in a residential zoning district.	0.35 FAR x 69,921 sf = 24,472 sf  Maximum intensity allows 24,472 sf of commercial low floor area.

<b>Proposed or Conditioned Potential</b> 3, 4	Same as above.	No proposed conditions.
<b>Max Trip Generator</b>	ITE Code 210: Single Family Detached 10 Trips/Day	ITE Code 720: Medical Office 34.8 Trips/Day
<b>Maximum Trip Generation</b>	30 Trips	769 Trips
<b>Net Daily Trips:</b>	<u>739</u> (maximum minus current) <u>739</u> (proposed minus current)	
<b>Net PH Trips:</b>	<u>61</u> AM, <u>76</u> PM (maximum) <u>61</u> AM, <u>76</u> PM (proposed)	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Brian Terry
<b>Company Name</b>	Insite Studio
<b>Address</b>	8144 Okeechobee Blvd
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561-249-0940
<b>Email Address</b>	Brianterry@insitestudio.com

### B. Applicant Information

<b>Name</b>	Everett Waldman
<b>Company Name</b>	8475LWR LLC
<b>Address</b>	13465 Fountain View Blvd
<b>City, State, Zip</b>	Wellington, FL 33414
<b>Phone / Fax Number</b>	(561) 512-7399
<b>Email Address</b>	Aeverettwaldman@gmail.com
<b>Interest</b>	The applicant is the Property Owner. Please refer to Application Attachment C - Ownership Affidavit and Attachment E - Disclosure of Ownership Interests.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The subject site has one Single-Family unit with a storage shed towards the rear of the property. Please refer to Application Attachment F - Built Feature and Inventory Map
<b>PCN</b>	00-42-43-27-05-024-0617 Please refer to Application Attachment A – Legal Description Please refer to Application Attachment P - Survey
<b>Street Address</b>	8475 Lake Worth Road
<b>Frontage</b>	The approximate frontage along Lake Worth Rd is 210 feet. The approximate frontage along Blanchette Trail is 333 feet of depth.
<b>Legal Access</b>	Current legal access on Lake Worth Road. The applicant is proposing legal access from Blanchette Trail.
<b>Contiguous under same ownership</b>	There is no adjacent land under the same ownership as the subject site.
<b>Acquisition details</b>	The property was acquired on March 29, 2018 by 8475LWR LLC from William Michael Martin and Sonja Dee Martin. The purchase of the property was a fee simple acquisition of \$450,000. Please refer to Application Attachment A – Warranty Deed
<b>Size purchased</b>	The current property owner acquired 1.61 acres of land in the purchase referenced above. The site was not part of a larger acquisition of lands by the previous property owner.

### III. Development History

<b>Previous FLUA Amendments</b>	There are no previous future land use amendments that have been proposed.
<b>Zoning Approvals, Control Number</b>	Application No. Z/CA-2018-01161 Control No. 2005-00001 <ul style="list-style-type: none"><li>Resolution No. 2019-0162 – to allow Class A Conditional Use of a Day Care General</li><li>Resolution No. 2019-0161 – to allow a rezoning from the Agricultural (AR) Zoning District to the Single Family Residential (RS) Zoning District.</li></ul>
<b>Concurrency</b>	The applicant shall obtain a concurrency reservation for the proposed development to ensure adequate services to the site.
<b>Plat, Subdivision</b>	The Palm Beach Farms Co Plat No. 3 – Bk 2 Pg 45-54



# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency

<b>Justification</b> Provide as G.1.	Please refer to Application Attachment G, G.1 for the Justification of the subject site.
<b>Residential Density Increases</b> Provide as G.2.	The applicant is not proposing an increase in residential density. The proposed Commercial Low – Office (CL-O) FLU designation with underlying Low Residential, 2 units per acre (LR-2). Please refer to Application Attachment G, G.2 for Density statement.
<b>Compatibility</b> Provide as G.3.	Please refer to Application Attachment G, G.3 for Compatibility analysis.
<b>Comprehensive Plan</b> Provide as G.4.	
<b>Florida Statutes</b> Provide as G.5.	

### B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Single-Family Residential 1 unit	Low Residential, 2 units per acre (LR-2)	Agricultural Residential (AR)
<b>South</b>	Equestrian Barn 1 unit 4,000 square feet of non-residential	Commercial High (CH) with underlying Low Residential, 2 units per acre (LR-2)	Residential Transitional (RT) Control No. 2013-00296
<b>East</b>	Church 10,688 square feet of non-residential	Low Residential, 3 units per acre (LR-3)	Residential Transitional (RT) Control No. 1988-00079
<b>West</b>	Assisted Living Facility Subdivision: Harbor Chase at Wellington Crossing PUD 131,955 square feet of non-residential	Institutional with an underlying Medium Residential, 5 units per acre (MR-5)	Planned Unit Development (PUD) Control No. 2004-00009

## 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	ITE Code 210: Single Family Detached 10 Trips/Day	ITE Code 720: Medical Office 34.8 Trips/Day
<b>Maximum Trip Generation</b>	30 Trips	769 Trips
<b>Net Daily Trips:</b>	<u>739</u> (maximum minus current) <u>739</u> (proposed minus current)	
<b>Net PH Trips:</b>	<u>61</u> AM, <u>76</u> PM (maximum) <u>61</u> AM, <u>76</u> PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>		
<b>Significantly impacted roadway segments for Test 2</b>		
<b>Traffic Consultant</b>	Dr. Juan Ortega, PE – JFO Group Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Palm Tran Route 62, WLN – LKW via Lake Worth Rd	
<b>Nearest Palm Tran Stop</b>	The nearest Palm Tran Stop (No.5923) is located on the northwest corner of Lake Worth Rd and Blanchette Trail, less than one-tenth of a mile.	
<b>Nearest Tri Rail Connection</b>	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route is the Lake Worth State, identified as LKW-1.	
<b>C. Portable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Potable Water and Wastewater supplier will be Palm Beach County Water Utilities Department (PBCWUD). The project is located within the PBCWUD service area. PBCWUD service capacities are available and able to maintain the current level of service standard established by the potable water provider, while	

	accommodating the increase of density / intensity of the proposed amendment to CL-O. Please refer to Attachment I.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Potable Water and Wastewater supplier will be Palm Beach County Water Utilities Department (PBCWUD). The project is located within the PBCWUD service area. The nearest available potable water connections are a 12" watermain located within Lake Worth Rd right of way and an 8" watermain located within Blanchette Trail, both watermains are located adjacent to the subject property. The nearest sanitary sewer connection is a 12" force main located within Lake Worth Rd, adjacent to the subject property. Please refer to Attachment I.
<b>D. Drainage Information</b>	
Legal positive outfall provided by connection to existing stormwater collection system located within Blanchette Trail with ultimate outfall to the Lake Worth Drainage District (LWDD) L-11 Canal. Site is located within the South Florida Water Management District (SFWMD) C-51 Basin, Sub-Basin 22. Proposed Stormwater Management System to consist of a combination of grass swales and exfiltration trench.	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	The fire rescue station that provides service to the site is Palm Beach County Station # 32, located at 4022 Charleston St., Lake Worth.
<b>Distance to Site</b>	The fire rescue station referenced above is approximately 1.75 miles from the subject site.
<b>Response Time</b>	The response time from the fire rescue station PBC 32 to the subject property is approximately 6:35 minutes.
<b>Effect on Resp. Time</b>	The proposed Future Land Use amendment will have little impact on response time. Please refer to Application Attachment K – Fire Rescue Letter
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	The subject site has been previously cleared with limited existing vegetation of 7 Oak trees, a few clusters of palms and other misc. trees. Please refer to Application Attachment L an inventory and map.
<b>Flood Zone*</b>	The subject site is located within Flood Zone X, an area of minimal flood hazard according to the FEMA Flood Map. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
<b>Wellfield Zone*</b>	Per the Department of Environmental Resources Management, the subject site is not located in a wellfield protection zone. Please refer to Application Attachment M – Wellfield Zone & Flood Zone.
<b>G. Historic Resources</b>	
Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the subject property. Please refer to Application Attachment N - Historic Resource Evaluation Letter.	

**H. Parks and Recreation - Residential Only**

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

**I. Libraries - Residential Only**

Library Name			
Address			
City, State, Zip			
Distance			
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
Periodicals	5 subscriptions per 1,000 persons		
Info Technology	\$1.00 per person		
Professional staff	1 FTE per 7,500 persons		
All other staff	3.35 FTE per professional librarian		
Library facilities	0.34 sf per person		

**J. Public Schools - Residential Only**

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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

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

T:\Planning\AMEND\00Administration\Application-FLUA\2019 Application\2019-FLUA-Application-Form.docx

**Attachment A**  
**PCN's, Legal Description & Warranty Deed**

PARCEL CONTROL NUMBER

00-42-43-27-05-024-0617

## LEGAL DESCRIPTION

THE WEST 210 FEET OF TRACT 61, BLOCK 24, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECOVERED IN PLAT BOOK 2, PAGES 45 TO 54, LESS THAN NORTH 270 FEET THEREOF AND LESS THAT PART OF TRACT 61, LYING SOUTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF S.R. NO. 902 (ALSO KNOWN AS LAKE WORTH ROAD), ALSO LESS AND EXCEPTING THE LANDS CONVEYED TO PALM BEACH COUNTY RECORDED IN DEED BOOK 899, PAGE 673.

SAID LANDS CONTAINING 69,921 SQUARE FEET OR 1.605 ACRES, MORE OR LESS.

SAID LANDS LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



This instrument was prepared by and return to:

Louis L. Hamby III, Esq.  
Alley, Maass, Rogers & Lindsay, P.A.  
P.O. Box 431  
Palm Beach, FL 33480  
Folio #: 00-42-43-27-05-024-0617

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 29<sup>th</sup> day of March, 2018, between William Michael Martin and Sonja Dee Martin, husband and wife ("Grantors"), whose address is 4544 Highway 71, Abbeville, SC 29620; and 8475LWR, LLC, a Florida limited liability company ("Grantee") with an address of 13465 Fountain View Blvd., Wellington, FL 33414.

**WITNESSETH**, That Grantors, for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$450,000.00) and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

The West 210 feet of Tract 61, Block 24, Palm Beach Farms Company, Plat No. 3, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45 to 54, less the North 270 feet thereof and less that part of Tract 61, lying South of and adjacent to the North right-of-way line of S.R. No. 802 (also known as Lake Worth Road), also less and excepting the lands conveyed to Palm Beach County recorded in Deed Book 899, Page 673.

Subject to restrictions, reservations, limitations and easements of record; applicable zoning laws, ordinances and regulations; and real estate taxes for 2018 and subsequent years.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

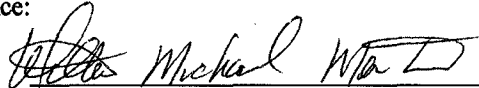
TO HAVE AND TO HOLD, the same in fee simple forever.


AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

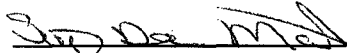
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Signature  
Jennifer Brooker  
\_\_\_\_\_  
Printed Name of Witness

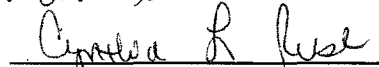
  
\_\_\_\_\_  
William Michael Martin

  
\_\_\_\_\_  
Witness Signature  
Sonja Dee Martin  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Sonja Dee Martin

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2018, by William Michael Martin and Sonja Dee Martin, husband and wife, who are ( ) personally known to me or ( ☒ ) have produced their South Carolina Driver License as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Cynthia L. Rush  
\_\_\_\_\_  
Print Name

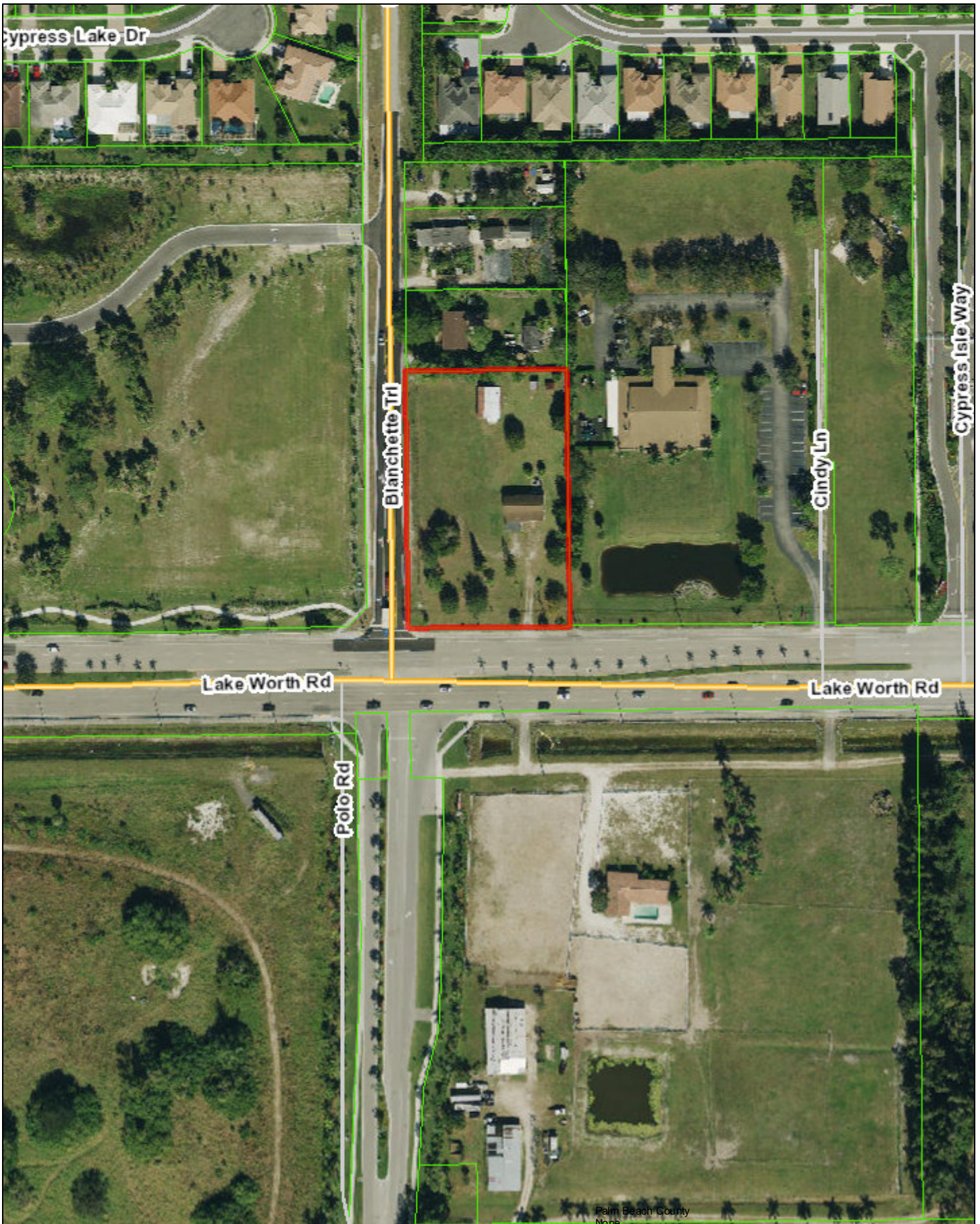
(Notary Seal)



My Commission Expires:

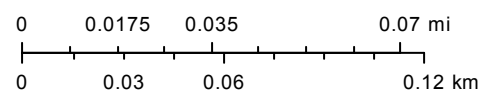
**Attachment F**  
**Built Feature Inventory & Map**

# Built Features Map



January 9, 2020

1:2,257





## Property Detail

Parcel Control Number: 00-42-43-27-05-024-0617 Location Address: 8475 LAKE WORTH RD  
 Owners: 8475LWR LLC  
 Mailing Address: 13465 FOUNTAIN VIEW BLVD, WELLINGTON FL 33414 7745  
 Last Sale: MAR-2018 Book/Page#: 29769 / 1761 Price: \$450,000  
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )  
 Legal Description: PALM BEACH FARMS CO PL NO 3 W  
 210 FT OF TR 61 (LESS N 270 FT & SLY  
 57.65 FT LAKE WORTH R/W) BLK 24 Total SF: 2581 Acres 1.6021

## 2019 Values (Current)

Improvement Value \$117,303  
 Land Value \$279,156  
 Total Market Value \$396,459  
 Assessed Value \$396,459  
 Exemption Amount \$0  
 Taxable Value \$396,459

All values are as of January 1st each year.

## 2019 Taxes

Ad Valorem \$7,039  
 Non Ad Valorem \$1,793  
 Total Tax \$8,832

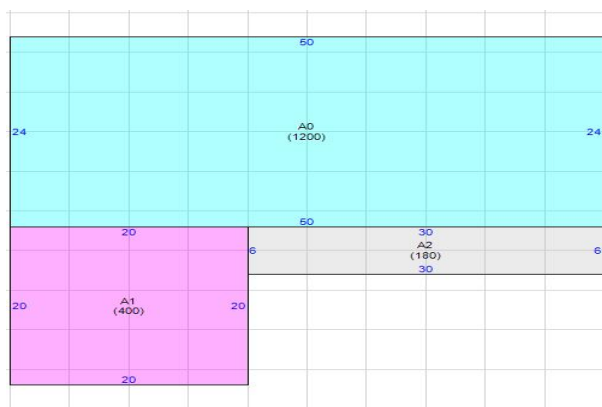
## 2020 Qualified Exemptions

No Details Found

## Applicants

No Details Found

## Building Footprint (Building 1)



## Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UCP Unfinished Carport	400
BAS Base Area	1200
FOP Finished Open Porch	180
Total Square Footage	1780
Total Area Under Air	1200

## Extra Features

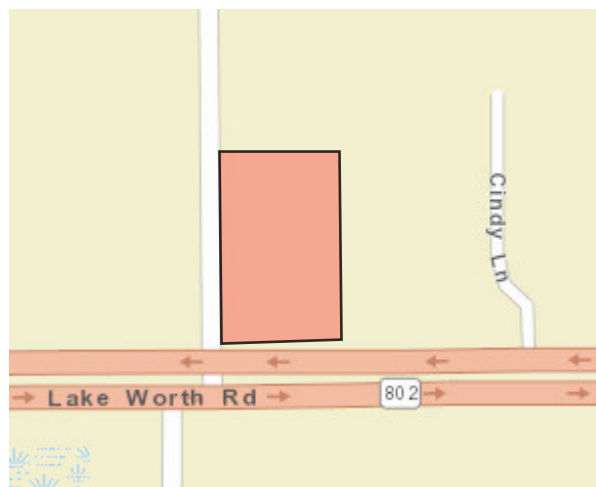
Description	Year Built	Unit
Patio	2003	280

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

## Structural Details (Building 1)

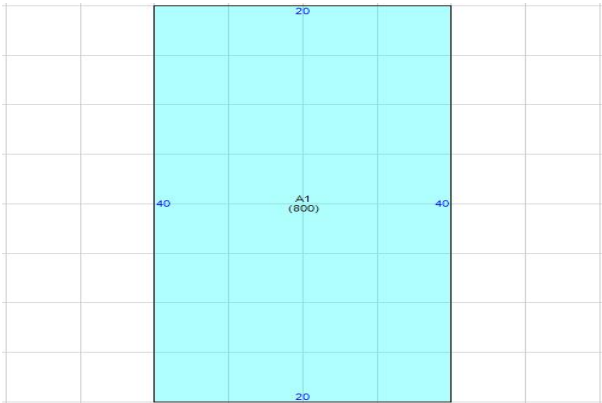
Description	
1. Exterior Wall 1	WSF: VINLY/STL/ALUM
2. Year Built	2005
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	3
7. Full Baths	2
8. Half Baths	
9. Roof Structure	WOOD TRUSS
10. Roof Cover	ASPHALT/COMPOSITION
11. Interior Wall 1	DRYWALL
12. Interior Wall 2	N/A
13. Floor Type 1	CERAMIC/QUARRY TILE
14. Floor Type 2	CARPETING
15. Stories	1

## MAP



Building Footprint (Building 2)

Owner Name: 8475LWR LLC ,  
PCN: 00-42-43-27-05-024-0617



Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	WSF: PLYWD/STL/ALUM SHTH
2.	Year Built	1940
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	
7.	Full Baths	
8.	Half Baths	
9.	Roof Structure	STEEL FRAME OR TRUSS
10.	Roof Cover	MIN. ROOFING (CORR/SH.M)
11.	Interior Wall 1	MASONRY OR MINIMUM
12.	Floor Type 1	CONCRETE FINISHED
13.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	1
UDS UNFINISHED DET. STORAGE	2	800
Total Square Footage:	801	801
Total Area Under Air:	1	1

**The Quartet – Medical Office**  
**Comprehensive Plan Amendment**  
**Small Scale Round 20-B2**  
**Submittal Date: February 12, 2020**

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Owner/Applicant: 8475LWR LLC  
13465 Fountain View Blvd  
Wellington, FL 33414

Agent / Planner: Brian Terry  
Insite Studio, Inc.  
8144 Okeechobee Blvd, Suite  
West Palm Beach, FL 33411

Engineer: Ron Last  
Last Davenport, Inc.  
1860 Old Okeechobee Rd, Suite 504  
West Palm Beach, FL 33409

Traffic: Juan F. Ortega  
JFO Group Inc.  
11924 Forest Hill Blvd, Ste 10A-123  
Wellington, FL 33414

### **Property Location**

The property is located at 8475 Lake Worth Rd, on the northeast corner of the intersection of Lake Worth Rd and Blanchette Trail. It is identified by property control number 00-42-43-27-05-024-0617 and consists of 1.6 acres.

### **Property History**

The subject property currently has a Future Land Use designation of Low Residential (LR) – 2 within the Single Family Residential (RS) Zoning District. The site is under Unincorporated Palm Beach County jurisdiction and lies within the boundaries of the Lake Worth Road Coalition. Historically, the property has been utilized as residential with one (1) single family dwelling unit located on the property.

On January 24, 2019, the Palm Beach County Board of County Commissioners (BCC) approved a Zoning Map Amendment from Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District via Resolution 2019-0161. On the same day, the BCC adopted Resolution No. 2019-0162 approving a Class A Conditional Use to allow a Day Care General use.

### **Application Request**

The petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of a 1.6 acre parcel of land from a Palm Beach County FLU designation of Low Residential (LR) - 2 to Palm Beach County Commercial Low Office (CL-0) / 2 FLU designation.

Additional applications will be filed concurrent to this request. A Rezoning application will be submitted to rezone the subject site, from PBC Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. A standalone application will also be submitted, to request a variance from the minimum lot size permitted in the MUPD Zoning District of 3 acres.

The applicant is requesting this change in Land Use to accommodate for the development of Medical Office buildings. The property is located along the north side of Lake Worth Road corridor, which is primarily Commercial and Office uses fronting the roadway west of the Florida's Turnpike. The FLU amendment request to Commercial Low Office is consistent with the Commercial, Office and Institutional uses that are both approved or proposed, along Lake Worth Road. Specifically, the surrounding area to the south has Commercial High FLU designations and the parcels less than ¼ mile west have a Commercial Low FLU designation.



### Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

**North:** Identified by PCN: 00-42-43-27-05-024-0615, located in Unincorporated Palm Beach County. The property directly north of subject site consists of approximately 0.51 acres and has one (1) single-family dwelling unit. The property has a Low Residential (LR) - 2 FLU designation and is within the Agricultural Residential (AR) Zoning District.

**South:** Identified by PCN: 00-42-43-27-05-028-0041, located in Unincorporated Palm Beach County. The properties consist of 9.62 acres and currently has an equestrian/barn use. The property has a Commercial High (CH) FLU designation and is within the Residential Transitional (RT) Zoning District.

**East:** Identified by PCN: 00-42-43-27-05-024-0611, located in Unincorporated Palm Beach County. The property consists of approximately 4.66 acres and is currently a place of worship use. The property has a Low Residential (LR) - 3 FLU designation and is within the Residential Transitional (RT) Zoning District.

**West:** Identified by PCN: 00-42-44-29-03-001-0000, located in Unincorporated Palm Beach County. The properties consist of approximately 16.48 acres total and currently is an assisted living facility. The property has an Institutional (I) FLU designation and is within the Planned Unit Development (PUD) Zoning District.

## **FLUA Form - Part 4, A. Consistency**

### **Comprehensive Plan Amendment Review Standards**

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

#### **Section G.1 Justification**

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

The existing site's use as a single-family property, is not consistent with the general character of the area near the site, being of higher intensity and density character.

The proposed Commercial Low Office (CL-O/2) Future Land Use designation is suitable and appropriate for the subject site. The site consists of approximately 1.6 acres, allowing adequate capacity for a Commercial use, specifically four (4) medical office buildings. The proposed Commercial Low Office (CL-O/2) FLU change will allow the Medical Office use, which is consistent with the surrounding Commercial make-up of the area. Approximately ¼ mile west of the subject site on the north side of Lake Worth Rd are two parcels with Commercial Low (CL) FLU designations. Additionally, the Florida turnpike is approximately ½ mile east of the subject site and within that distance along Lake Worth Rd, the properties consist of Commercial Low (CL), Commercial Low Office (CL-O) and Commercial High (CH) FLU designations. The proposed change will continue the pattern of commercial development along the Lake Worth Road corridor.

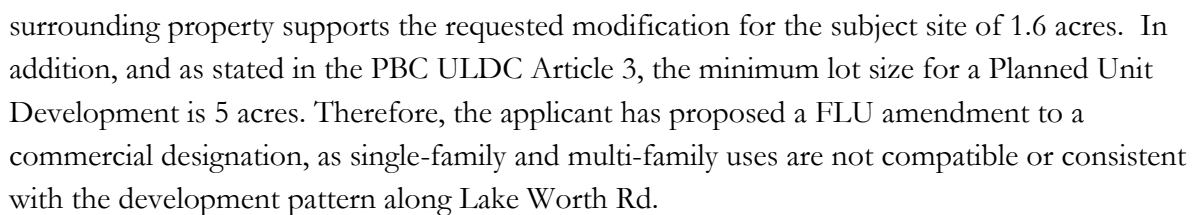
Due to ongoing growth in the surrounding area, there is a demand for additional development in close proximity to neighboring established services. Palm Beach County, specifically areas near SR7/441, have become a major center for large scale medical and commercial uses. Therefore, the property's proposed use of medical office's creates a balance of land uses, complementing the surrounding development.

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

- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**
- **Changes in the access or characteristics of the general area and associated impacts on the on the subject site;**
- **New information or change in circumstances which affect the subject site;**
- **Inappropriateness of the adopted FLU designation; or**
- **Whether the adopted FLU designation was assigned in error.**

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

immediately East of which one is a Place of Worship. All properties with North frontage on Lake Worth Road have gone thru a Land Use change to either CH, CL, CL-O or INST. The changed circumstances and use approvals on the



With the approval of the Cleveland Clinic campus proposed on the property at the NE corner of Lake Worth Road and Lyons, it is anticipated that there will be a demand for office space in proximity to this major Hospital. The health care industry has been expanding within the region and specifically along the SR7/441, extending from Southern Blvd to Lake Worth Road. Medical office buildings located near hospital campuses tend to feature performance which correlates with the overall financial health and desirability of the hospital campus. Overall, the current and projected growth of the medical industry within the region has created a need for medical uses. Additionally, there would be minimal impact to the overall area residents as the proposed FLUA is consistent with the surrounding area, and properties along Lake Worth Rd.

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

The site was recently subject to an approval to allow a Class A Conditional Use of a Daycare facility. However, due to the growing nature of the Medical Industry in this area, as well as the existing FLU designations of neighboring parcels and along Lake Worth Rd, have prompted the request a FLUA to the Commercial Low (CL-O/2) designation. Additionally, since the approval in 2019, the Daycare use has not been sought for development on this site. There are alternative approvals within proximity to this site location that are moving forward which has diminished the desirability for the Daycare approval on this site. Due to this new information and changes within the surrounding market conditions, the Medical Office use is the most appropriate long-term use of the land.

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

The existing Residential FLU designation does accommodate the use of property to be consistent with the existing and proposed development within the corridor. As previously noted, there are only two other properties fronting Lake Worth Road with Residential FLU, of which one is currently being used for a Place of Worship. The Western Lake Worth Corridor Neighborhood Plan foresaw a change occurring on this property as well. This property FLU was planned to be changed to Institutional within the Neighborhood Plan, understanding that Residential land use was not the most appropriate land use given the development trends in the area. Although this request is not for Institutional, the applicant has obtained support from the Lake Worth Road Coalition, Inc. for the proposed request to CL-O/2 for the proposed use of the property as Medical Office. The applicant and Lake Worth Road Coalition believes that the proposed use and intensity of the property is consistent with the use composition of the area and appropriate as opposed to the current FLU designation of LR-2.

**Section G.2 Residential Density Increases**

**Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:**

- **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.**

This request is from LR-2 to CL-O/2 which is not requesting any increase in the residential density. Therefore, no analysis is required for this Section.

**Section G.3 Compatibility**

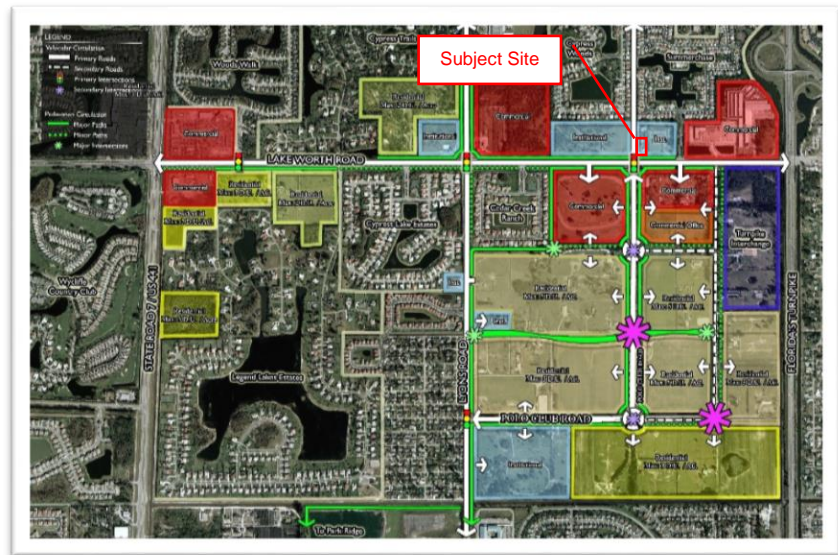
**Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.**

The proposed CL FLU designation is compatible with the adjacent land uses. Although, the proposed FLU amendment will interrupt the contiguous FLU pattern of two adjacent properties to the east, the request shall demonstrate compatibility. These two parcels consist of +/- 6 acres and have Low Residential FLU designations. However, the FLU designations to the south and west are primarily Commercial High (CH) and Commercial Low/Office (CL/CL-O). Notably the property west of the subject site, on the west side of Blanchette Trail has an Institutional FLU designation with an existing Assisted Living Facility use. Although it is not a commercial FLU designation, the site has been subject to Pre-Application meetings discussing the potential to rezoning to the MUPD Zoning District in order to allow Medical Office buildings. A formal application request has not been submitted; however, this demonstrates a consistent demand for the proposed Medical Office use. Furthermore, the applicant will ensure compatibility by adhering to setback, height, screening, buffering and landscape requirements required by Palm Beach County ULDC.

### West Lake Worth Road Neighborhood Plan

According to the West Lake Worth Road (WLWRD) Neighborhood Plan Master Plan, Resolution No. 2009-2018, the subject site is depicted as an Institutional use.

However, due to the growth pattern and use composition of the area, the proposed Commercial Low Office (CL-O) FLU designation makes more logical use of the land and is creates consistency with the uses along the Lake Worth Rd corridor. Furthermore, the applicant has met with the president of the Lake Worth Road Coalition to discuss the goals and intentions of the proposed project. These discussions included the applicant's intent to submit a FLUA, rezoning and variance application. As a result of said meetings, the Coalition has expressed their support of the project which is documented with the attached letter.



*Figure 2: Lake Worth Road Corridor Master Plan*



**LAKE WORTH ROAD COALITION, INC.**  
**8335 Lake Cypress Road**  
**Lake Worth, Florida 33467**

January 15, 2020

Meredith Leigh, PhD, ASLA  
Senior Site Planner  
Planning & Zoning Division  
Palm Beach County  
2300 N Jog Road  
West Palm Beach, FL 33411

**Re: Lake Worth & Blanchette**  
**Future Land Use Amendment, Rezoning and Variance Request**

Dear Meredith,

On behalf of the Lake Worth Road Coalition, Inc., please accept this letter of support in regard to the property located at 8475 Lake Worth Rd within Unincorporated Palm Beach County. The site is within the boundaries of the West Lake Worth Road Neighborhood Plan and subject to FLUA, Rezoning and Variance requests. The property owner has been communicating with the Coalition and has openly discussed the development intentions for the site to proposed Medical Office buildings.

The property owner/applicant has recently met with PBC Planning & Zoning staff to discuss feasibility of the requests stated above, which include a FLUA from Low Residential, 2 units per acre (LR-2) to Commercial Low (CLO) FLU designation and a rezoning request from Single Family Residential (RS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District. Additionally, the minimum lot size for a property with a CLO FLU designation is 3 acres, therefore the applicant will request a Type II Variance as the subject site is 1.6 acres.

Notably, the Coalition especially supports creating opportunities for fee simple ownership along the Lake Worth Rd corridor. This type of land acquisition benefits the community and rezoning to a MUPD will subsequently encourage this potential by allowing the parcel to be subdivided.

Should you have any questions or concerns, please feel free to contact me at [gfbank@comcast.net](mailto:gfbank@comcast.net)

Sincerely,  
Gerald Bank, President  
Lake Worth Road Coalition, Inc.

CC: Rett Waldman  
Brian Terry

# **Attachment I**

## **Water & Wastewater Provider LOS Letters**



**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  
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Commissioners**

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

**County Administrator**

Verdenia C. Baker

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February 24, 2020

Insite Studio  
8144 Okeechobee Blvd. Suite A  
West Palm Beach, Fl. 33411

RE: NE Corner of Lake Worth Rd & Blanchette Trail  
PCN 00-42-43-27-05-024-0617- 1.6 Acres  
Service Availability Letter

Dear Ms. Swanson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Service capacities are available subject to a Capacity Reservation Agreement with PBCWUD.

PBCWUD has the capacity to provide the level of service required for the proposed small scale FLUA application from Low Residential (LR-2) FLU to Commercial Low Office (CL-0) FLU as well as a rezoning from Single Family Residential (RS) to a MUPD.

The nearest available potable water connections are a 12" watermain located within Lake Worth Road right of way and an 8" watermain located within Blanchette Trail, both watermains are located adjacent to the subject property.. The nearest sanitary sewer connection is a 12" forcemain located within Lake Worth Rd right of way adjacent to the subject property. A lift station and forcemain extension are required for this connection. Reclaimed water is not available to this property at this time.

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

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

Sincerely,

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

Jackie Michels, P.E,  
Plan Review Manager



Palm Beach County  
Planning, Zoning and Building Department  
2300 Jog Road  
West Palm Beach, FL 33417

February 11, 2020

Re: **Drainage Statement for Lake Worth & Blanchette Commercial**  
Project Location: 8475 Lake Worth Road, Lake Worth, FL 33467  
PCN(s): 00-42-43-27-05-024-0617  
LDi Project Number: 20-003

This drainage statement is prepared for the Lake Worth & Blanchette Commercial project located at 8475 Lake Worth Road, Lake Worth, FL 33467, which consists of approximately 1.6 acres located on the northeast corner of the intersection of Blanchette Trail and Lake Worth Road.

The proposed development consists of 4 free standing buildings consisting of 9,810 SF and associated asphalt parking and sidewalks. The work will include the demolition of the existing free standing buildings.

No known off-site inflows presently exist to the site. Lake Worth Road to the south and Blanchette Trail to the west have self-contained drainage systems. The Reveal Fellowship Church to the east has an existing water management system and is currently under Site Plan review. The parcel to the north is an existing single family residence with stormwater discharge directed towards Blanchette Trail.

Onsite stormwater management for this project will be accomplished with a combination of grassed swales, interconnected culvert pipes with exfiltration trench and drainage inlets that will provide for the calculated storage for water quality and sufficient onsite stormwater runoff storage. A controlled discharge to an existing drainage system within Blanchette Trail with an ultimate outfall to the Lake Worth Drainage District L-11 Canal will provide legal positive outfall for the site.

The current site is not permitted by the South Florida Water Management District and will require a new 10/2 Environmental Resource Permit. The site is situated in the SFWMD C-51 Basin and will be designed to meet C-51 Basin requirements. Offsite discharge will be limited to with a maximum discharge of 35 CSM for a 10 year-3 day storm event.

The site will be designed to meet the following basin criteria:

Drainage Basin:	C-51, Sub Basin 22
Commercial Parking Lot:	3-Year, 24-hour storm stage
Offsite Discharge:	10-year, 3-day storm (35 CSM)
Finished Floor (highest of):	1 in 100 Flood Elevation (18.1 NGVD) Fig. 41-8 100-year, 3-day (no discharge) FIRM Map (Zone AE, BFE=17.75 NGVD)

The property owner recognizes that any redevelopment of the existing property must be in accordance with all applicable regulatory requirements in place at the time of submission including, but not limited to, the SFWMD, Lake Worth Drainage District and Palm Beach County. Appropriate modifications to the existing surface water management system construction and operation are anticipated in conjunction with the proposed site related improvements.

Last Devenport, Inc. (C.A. No. 9889)

---

Ronald W. Last, PE  
Florida Registration No. 38707

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Attachment K**  
**Fire Rescue Letter**

January 7, 2020

Cheryl Allan  
Palm Beach County Fire Rescue  
405 Pike Road  
West Palm Beach, FL 33411

**Re: Property subject to Future Land Use Amendment**

Dear Cheryl,

Insite Studio, Inc. is the acting agent for the property owner, who intends to file a large-scale Future Land Use Map amendment application. Per Palm Beach County request, a letter from the Fire Rescue Department identifying the impact on the extended response time, is required upon application submittal.

The property is located at the northeast corner of Blanchette Trail & Lake Worth Rd and is identified by PCN 00-42-43-27-05-024-0617. The property currently has a single-family unit with a storage shed in the rear with a Low Residential (LR-2) FLU designation. A Commercial Low (CLO) Future land use designation is proposed for the 1.6-acre property, to allow for the development of Medical Office buildings. The property is serviced by PBC Fire Station 32, located approximately 1.5 miles east of the subject site at 4022 Charleston St. in Lake Worth.

The intent of this letter is to request the following:

- Approximate response time from PBC Station 32 to the subject site located at 8475 Lake Worth Rd, Lake Worth, 33467
- Impacts on extended response time from the proposed development

Thank you for the consideration of this request. Upon review please don't hesitate to contact my office, 561-249-0940, if you have any questions or concerns.

Sincerely,

**Camille Swanson**  
Planner  
Insite Studio, Inc.



**Fire Rescue**

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



**Palm Beach County  
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Dave Kerner, Vice Mayor  
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Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

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Official Electronic Letterhead

January 10, 2020

Insite Studio  
Camille Swanson  
8144 Okeechobee Blvd  
Suite A  
West Palm Beach, FL 33411

Re: 8475 Lake Worth Road

Dear Camille Swanson:

Per your request for response time information to the subject property located at the northeast corner of Blanchette Trail & Lake Worth Rd. This property is served currently by Palm Beach County Fire-Rescue station #32, which is located at 4022 Charleston Street, Lake Worth. The subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. 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 little impact on Fire Rescue.

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

Sincerely,


Cheryl Allan, Planner  
Palm Beach County Fire-Rescue

**Attachment L**  
**Natural Feature Inventory & Map**

# Natural Inventory Map



2/12/2020, 1:32:39 PM

 Florida Forever Acquisitions

 State Aquatic Preserves

 Conservation Easements

LABEL State Aquatic Preserves

LABEL Conservation Lands

LABEL Florida ForeverProjects

OUTLINE Cons Lands by Manager

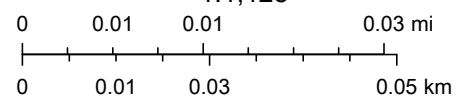
 Federal

 State

 Local

 Private

1:1,128



Florida Natural Areas Inventory, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Attachment M**  
**Wellfield Zone & Flood Zone**



## Camille Swanson

---

**From:** Robert Kraus <BKraus@pbcgov.org>  
**Sent:** Friday, January 10, 2020 8:28 AM  
**To:** Camille Swanson  
**Cc:** Marilyn Blumberg  
**Subject:** RE: 8475 Lake Worth Rd

Camille,

After checking the PCN against the ERM database, I can confirm that the site is not located within a Wellfield Protection Zone.

**Robert Kraus**

*Senior Site Planner  
Department of Environmental Resources Management  
Palm Beach County, FL  
561-233-2476*

---

**From:** Camille Swanson <cswanson@insitestudio.com>  
**Sent:** Thursday, January 09, 2020 4:39 PM  
**To:** Robert Kraus <BKraus@pbcgov.org>  
**Cc:** Marilyn Blumberg <MBlumberg@pbcgov.org>  
**Subject:** 8475 Lake Worth Rd

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Good afternoon,

We're submitting a Future Land Use Atlas amendment in February and I was hoping you could confirm the project is not located within a Wellfield Protection Zone. The site is located at 8475 Lake Worth Rd identified by PCN: 00-42-43-27-05-024-0617. I've looked up the zones and our site is not located within the boundaries, however the County requires confirmation from your department.

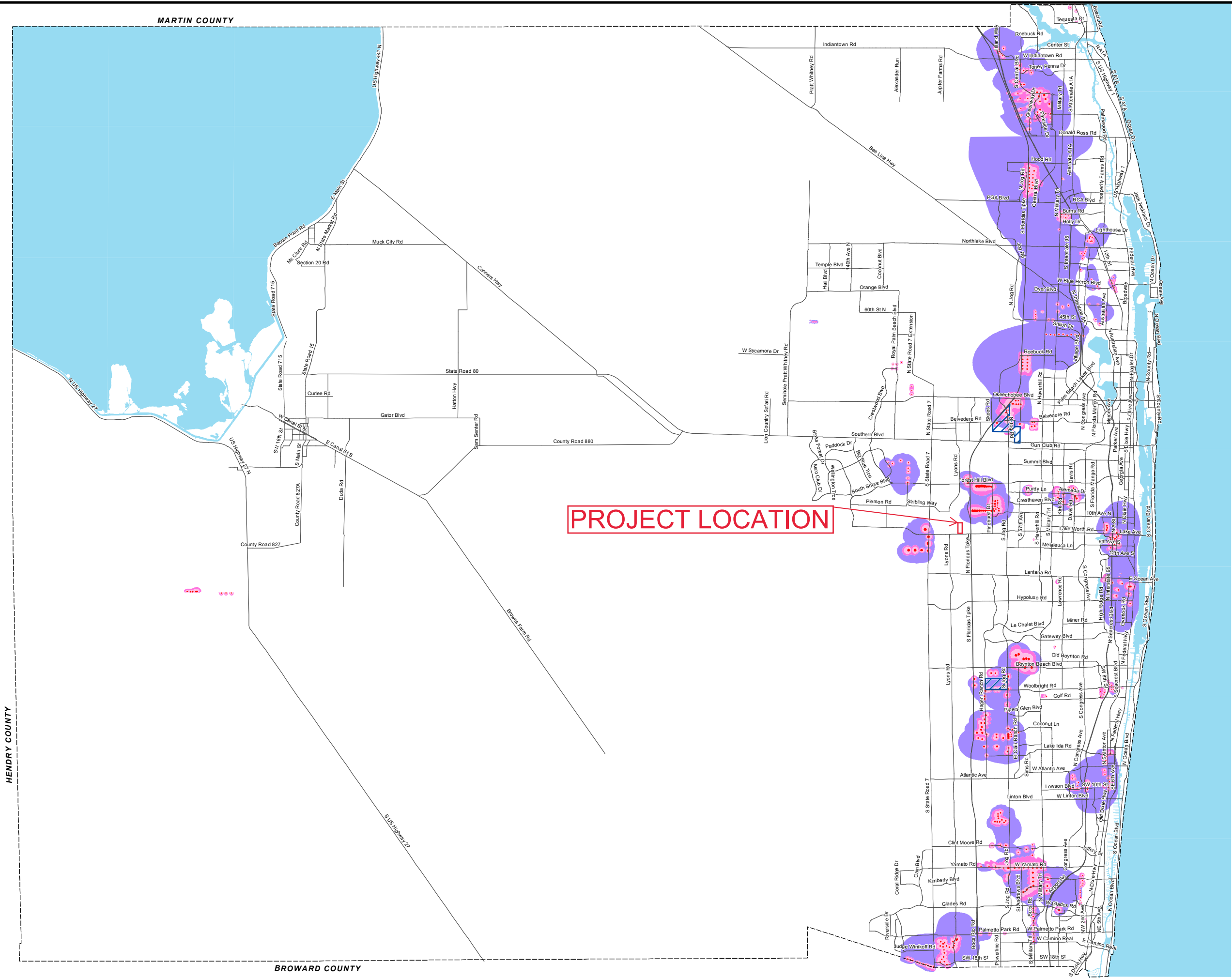
Thank you,

**Camille Swanson**  
*Planner*

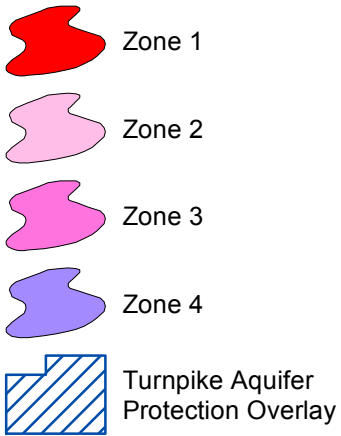


o.561.249.0940  
8144 Okeechobee Blvd. Suite A  
West Palm Beach, FL 33411

[insitestudio.com](http://insitestudio.com) | [Facebook \[facebook.com\]](https://facebook.com) | [LinkedIn \[linkedin.com\]](https://linkedin.com) | [Instagram \[instagram.com\]](https://instagram.com)



MAP LU 4.1  
GENERALIZED  
WELLFIELD MAP



SOURCES:  
PBC Dept. of Environmental Resources Management

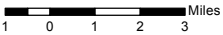
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

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\WXDs\Adopted  
Contact: PBC Planning Dept.



# National Flood Hazard Layer FIRMette



26°37'20.80"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/12/2020 at 12:34:09 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery, Data refreshed April, 2019.

Feet 1:6,000

26°36'48.64"N

80°10'32.58"W

**Attachment N**  
**Historic Resource Evaluation Letter**



**Department of Planning,  
Zoning & Building**

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

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



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Commissioners**

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Robert S. Weinroth, Vice Mayor

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Mack Bernard

**County Administrator**

Verdenia C. Baker

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January 8, 2020

Camille Swanson  
Insite Studio, Inc.  
8144 Okeechobee Blvd., Suite A  
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for: Property named  
8475 Lake Worth Road, PCN: 00-42-43-27-05-024-0617.**

Dear Ms. Swanson,

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

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

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

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

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

Sincerely,

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

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

**Attachment O**  
**Palm Beach County School District LOS**  
**Letter**



January 9, 2020

Planning Division  
Palm Beach County  
2300 Jog Road  
West Palm Beach, FL 33411

**Re: Palm Beach County School District LOS Letter**

The Future Land Use amendment request does not include a proposal of residential use. Therefore, a Palm Beach County School District Level of Service letter is not applicable. The property is located at 8475 Lake Worth Rd on the northeast corner of Lake Worth Rd & Blanchette Trail, identified by PCN 00-42-43-27-05-024-0617.

If you have any questions or concerns, please call us at 561.249.0940.

Thank you,

Insite Studio, Inc.