



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

PLANNING COMMISSION PUBLIC HEARING, NOV. 13, 2020

A. Application Summary

I. General

Project Name:	The Quartet Medical Office (SCA 2020-014)
Request:	LR-2 to CL-O/2
Acres:	1.61 acres
Location:	Northeast corner of Lake Worth Road and Blanchette Trail
Project Manager:	Carolina Valera, Senior Planner
Applicant/Owner:	8475LWR, LLC – Everett Waldman
Agent:	Brian Terry, Insite Studio
Staff Recommendation:	Staff recommends approval based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

This amendment proposes to change the future land use designation on a 1.61 acre site from Low Residential, 2 units per acre (LR-2) to Commercial Low-Office with underlying 2 units per acre (CL-O/2) in order to develop office uses. The site is located at the northeast corner of Lake Worth Road and Blanchette Trail within the Urban Suburban Tier in the West Lake Worth Road Neighborhood Plan (WLWNP) area.

This Neighborhood Planning area has been the subject of many future land use amendments since the adoption of the 1989 Comprehensive Plan. Over the past several years, the property to the west was changed to an Institutional and Public Facilities future land use designation, and the properties to the south have held Commercial Low future land uses since 2009.

The subject site meets the location requirements for the CL-O future land use designation, and the designation limits uses to office uses. The proposed office uses would serve as a transition between Lake Worth Road and the more intense uses south of the corridor, to the residential uses immediately north of the site. The site meets the Comprehensive Plan requirements for the office designation, the proposed amendment is consistent with the character of the area, compatible with adjacent uses, consistent with applicable policies in the Comprehensive Plan, and meets all level of service standards.

III. Hearing History

Local Planning Agency:

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: Low Residential, 2 units per acre (LR-2)
Existing Land Use: Single Family Residential
Current Zoning: Residential Single Family (RS)
Current Dev. Potential Max: Low Residential, up to 3 dwelling units

Proposed Future Land Use Change

Proposed FLU: Commercial Low Office with an underlying 2 units per acre (CL-O/2)
Proposed Use: Commercial Office Uses
Proposed Zoning: Multiple Use Planned Development (MUPD)
Dev. Potential Max/Conditioned: Commercial Office, up to 24,472 SF (0.35 FAR)

General Area Information for Site

Tier/Tier Change: Urban/Suburban Tier - No change
Utility Service: Palm Beach County Water Utilities
Overlay/Study: West Lake Worth Road Neighborhood Plan
Annexation Area: None
Comm. District: Commissioner Melissa McKinlay - District 6



The Quartet - Medical Office (SCA 2020-014)



C. Introduction

I. Intent of the Amendment

The intent of the amendment is to change the future land use designation on a 1.61 acre site from Low Residential, 2 units per acre (LR-2) to Commercial Low-Office, with an underlying 2 units per acre (CL-O/2) to facilitate the development of office uses. The amendment will change the development potential on the site from 3 residential dwelling units to up to 24,472 sf (.35 floor area ratio) of office uses.

Background. The amendment is comprised of one parcel located in the Urban Suburban Tier, west of the Florida Turnpike, at the northeast corner of Lake Worth Road and Blanchette Trail. The site is located within the boundaries of the West Lake Worth Road Neighborhood Plan (WLWRNP). The subject site is currently developed with a single family home and has not been the subject of a prior future land use amendment.

Zoning Application. The site has two concurrent zoning applications. The Control Number is 2005-0001 and the Control Name is The Quartet MUPD. Application number ZV-2020-00430 is a request for a variance from the minimum lot size permitted in the Multiple Use Planned Development District (MUPD) zoning district. The request was approved by the Zoning Commission on October 1, 2020, allowing the concurrent zoning application to move forward to public hearings. Application number PDD-2020-00433 is a request for a rezoning from Residential Single Family (RS) Zoning District to MUPD zoning district for the development of 10,000 square feet of medical and professional office uses, and will be presented to the Board for adoption at the same public hearing as this small scale amendment.

II. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County's Comprehensive Plan. The chapters in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

Overview of the Area. The property is located on the Lake Worth Road corridor in an area containing institutional, commercial, and civic uses, including offices, a place of worship and a congregate living facility. The subject site is located in the Urban/Suburban Tier and is located within the WLWRNP area. The Neighborhood Plan was completed and formally received and filed by the Board of County Commissioners in November 2009. The neighborhood plan establishes design guidelines and a Master Plan with specific land use designations. The West Lake Worth Road Coalition, Inc. created and implements the Neighborhood Plan.

Appropriateness of the Amendment. Since the 1989 Comprehensive Plan was adopted, future land use designations for six properties located along the Lake Worth Road corridor have been amended from residential to commercial and institutional. The subject site is one of the three remaining parcels on the north side of Lake Worth Road between Lyons Road and the Turnpike with a residential designation. The amendment will change the Residential future land use of the site to Commercial Low Office, which allows commercial office and financial uses. The associated zoning application is proposing medical offices on the site. The office uses would serve as a transition between Lake Worth Road and the more intense uses south of the corridor, to the residential uses immediately north of the site and beyond. The site meets the Comprehensive Plan requirements for the CL-O designation.

- **Compatibility:** The proposed future land use is compatible with existing developments in the immediate vicinity given that there is an established institutional land use to the west, the Harbor Chase of Wellington Crossing PUD, as well as a non-residential use immediately to the east, the Christian and Missionary Alliance church. Furthermore, the proposed request to a CL-O land use designation would provide transition from Lake Worth Road and the Commercial High designated parcels south of the corridor, to the existing single-family uses immediately north and beyond of the subject site. The office type uses allowed within the proposed CL-O future land use designation are compatible with the adjacent uses are consistent with the character of the corridor.

Assessment and Recommendation. The West Lake Worth Road Neighborhood Planning area has been the subject many future land use amendments since the adoption of the 1989 Comprehensive Plan. Over the past several years, the property to the west was changed to an Institutional and Public Facilities future land use designation, and the properties to the south have held Commercial Low future land uses since 2009. The subject site meets the location requirements for the CL-O future land use designation, and the designation limits uses to office uses. The proposed office uses would serve as a transition between Lake Worth Road and the more intense uses south of the corridor, to the residential uses immediately north of the site. The site meets the Comprehensive Plan requirements for the office designation, the proposed amendment is consistent with the character of the area, compatible with adjacent uses, consistent with applicable policies in the Comprehensive Plan, and meets all levels of service standards.

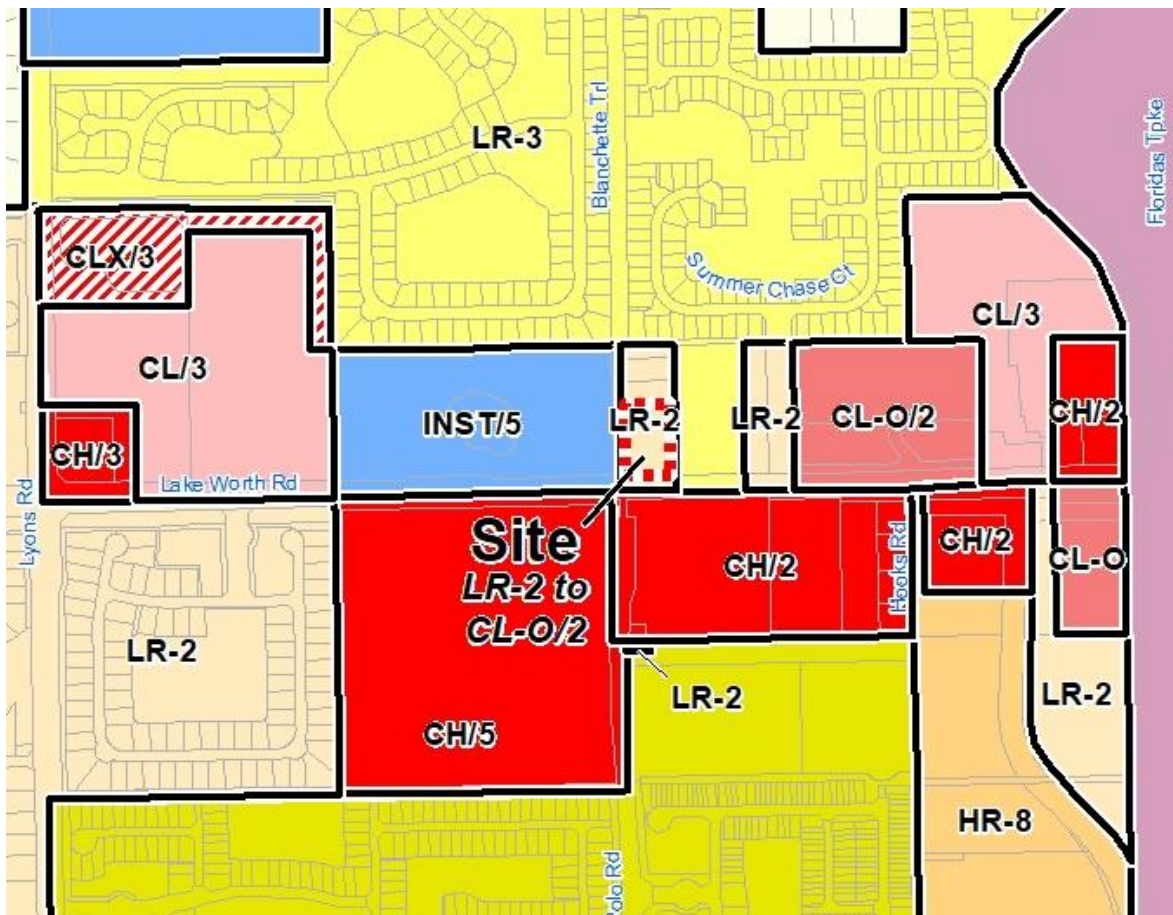
Staff recommends **approval** based upon the findings within this report.

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Exhibit 1

Amendment No:	The Quartet Medical Office (SCA 2020-014)
FLUA Page No:	76
Future Land Use:	From Low Residential, 2 units per acre (LR-2) to Commercial Low Office with an underlying 2 units per acre (CL-O/2)
Location:	Northeast corner of Lake Worth Road and Blanchette Trail
Size:	1.61 acres approximately
PCN:	00-42-43-27-05-024-0617

Conditions: None



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 CONTY 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

Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

The applicant includes a Justification Statement (Exhibit 3) which states that this amendment is justified due to the following:

- 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 site allows adequate capacity for a Commercial use, specifically four (4) 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.
- The properties along this corridor, west of the Florida Turnpike, 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.
- 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 offices creates a balance of land uses, complementing the surrounding development.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. This amendment will change the development potential of the subject 1.61 acre site from three residential units to commercial office uses up to 24,472 sf.

With regards to the justification, the primary basis for the amendment is changed conditions since 1989. As discussed in the applicant's justification, many of the properties in the vicinity of the subject site have been subject to future land use amendments since 1989. These changes have altered the character of the corridor, specifically the commercial approvals to the south of the site, and the Institutional and Public Facilities future land use designation approval to the west of the site. The site is located at a soon to be signalized intersection, and is adjacent to institutional or commercial uses to the west and south. The request for a Commercial Low Office future land use designation would result in office development that is compatible with the adjacent uses and consistent with the character of the corridor. Therefore, the request meets the justification requirements.

2. **County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Staff Analysis: Several County Directions are relevant to the proposed amendment:

Direction 1. Livable Communities. *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment would contribute towards livable, sustainable communities, by allowing low intensity office uses consistent with the character and development pattern of this area. The proposed amendment is also consistent with Direction 4, Land Use Compatibility, as discussed in the Compatibility section of this report. In this regard, the proposed amendment furthers the Livable Communities and Growth Management Directions and would not detract from any of the County Directions.

3. **Piecemeal Development - Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines piecemeal development in part as "a situation where land, under single ownership or significant legal or equitable interest by a person (as defined in Section 380.0651[4] F.S. and Rule 73C-40.0275 F.A.C.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole." The proposed amendment is consistent with this policy as there are no adjacent sites under common ownership. Therefore, the land use amendment will not create a residual parcel or encourage piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as "a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties." The proposed amendment will not create residual parcels as there are no adjacent sites under common ownership. Therefore, the proposed amendment is consistent with this policy.

5. **Strip Commercial – FLUE Policy 2.2.2-d:** *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.*

Staff Analysis: The proposed amendment does not exhibit the characteristics of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan, and would not result in or encourage the proliferation of strip commercial development. The nearest commercial site is an undeveloped parcel across the street at the southeast corner of Lake Worth Road and Polo Road, and the nearest developed site is the Lake Worth Commons MUPD, located on the north side of Lake Worth Road, approximately 560 ft. east of the subject site, which is developed with office uses. Further, commercial office type uses are generally not considered indicative of 'strip commercial' development.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that "Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing

neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”

1. Policy 1.2-a: *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: The amendment site is located along Lake Worth Road in an area with a variety of residential and non-residential future land use designations. The proposed commercial office designation is consistent with land uses allowed to be located within the Urban/Suburban Tier and would serve as a transitional use from Lake Worth Road to the residential uses to the north. Therefore, this amendment is consistent with this policy.

2. Policy 2.2.2-a: *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*

- *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Staff Analysis: The subject site meets the location requirements for the Commercial Low-Office future land use designation subject to the “Flexible Location” criterion. Lake Worth Road is urban arterial roadway. Therefore, the proposed amendment is consistent with this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Surrounding Land Uses: Immediately abutting the site are the following:

North: Adjacent to the site are three lots ranging between 0.29 and 0.51 acres, with a future land use designation of LR-2. These sites are utilized as Single-Family residences. Further north is the Cypress Woods Planned Unit Development (PUD) (Control No. 1986-98) with a future land use designation of Low Residential, 3 units per acre (LR-3). The PUD was approved in 1987, and is developed with 373 Single-Family homes in two Pods (Cypress Woods and Summer Chase neighborhoods) located at either side of Blanchette Trail. Further north is the Palm Beach Ranchettes subdivision, with 1 acre lots with a future land use designation of Low Residential, 1 unit per acre.

East: To the east is the 6.15-acre Christian and Missionary Alliance Church development, comprised of two parcels with future land use designations of LR-3 and LR-2. Further east is the Lake Worth Commons MUPD. The 12.03-acre commercial development was the subject of a land use amendment from LR-2 to CL-O/2 approved in 1998. The adopted Ordinance (1998-057) contains a condition that limits the types of commercial uses that can be developed on the site. The site is currently utilized for office use. Further east, near the Turnpike, is a built commercial site with CL/3 FLU on 17.5 acres developed with self-storage and indoor entertainment (Skate Zone), and built commercial with CH/2 FLU on 5.5 acres developed with a hotel, fast food restaurant, and convenience store/gas sales.

West: To the west, across Blanchette Trail, is the 18.28-acre Harbor Chase of Wellington Crossing PUD. The site is developed with a Congregate Living Facility (CLF), and was the subject of a land use amendment (LGA 2015-0010) from LR-2 to Institutional with an underlying 5 units per acre (INST/5). The adopted Ordinance (2018-029) was approved in 2015 with the following conditions: that the underlying density be only utilized for the development of a Congregate Living Facility (CLF); that the density be limited to that associated with the LR-2 if developed residentially, other than as a CLF; and, that development of the site be limited to a maximum of 240,000 sf of hospital space or equivalent number of generated trips. Further west, at the northeast corner of Lake Worth Road and Lyons Road, is a 33.99 acres site known as Hamlet Estates of Lake Worth PUD, which remains undeveloped, and a 3-acre site with an existing gas station. In 2016, the site was the subject of future land use amendment that increased the underlying density on 33.99 acres of the current vacant lands from CL/2 to CL/3 to allow for the development of 103 zero-lot line homes, and increased both the commercial intensity and the underlying density on 3 acres with an existing gas station from CL/2 to CH/3, with conditions, including restricting the 100 ft. northern and eastern 100 feet of the site that is contiguous to Cypress Woods to Commercial with Cross-hatching, limited to water retention, landscaping and/or preserve.

South: Lake Worth Road borders the subject site to the south. Opposite the site, across Lake Worth Road and the L-12 Canal, is Haley Farms Commercial, an 8.83-acre parcel

with a future land use designation of CH/2. The site was the subject of a land use amendment in 2018 (LGA 2018-023) to remove prior conditions of approval under Ordinance 2009-028 regarding design elements and development of the site as a Lifestyle Commercial Center (LCC) with a cap of 300,000 sf of non-residential uses. The original amendment known as Lake Worth/Turnpike SW Commercial (LGA 2009-006) included 19.04 acres and requested a change from Low Residential 2 units per acre to Commercial High with underlying 2 units per acre (CH/2) with conditions. The site is currently utilized as agriculture/equestrian farm with a single-family residence.

Southwest: Southwest of the property, at the intersection of Lake Worth Road and Polo Road is the 37 acre Lake Worth Commercial amendment site. The site's future land use designation was amended from LR-2 to CH/2 in 2008 with conditions to develop as a LCC type development including design guidelines. A subsequent amendment adopted in 2017 increased the underlying density changing the designation from CH/2 to CH/5 and amended the prior conditions to delete the requirement for an LCC and revise the design requirements. West of that site, and bordering Lyons Road to the west, is the Cedar Creek PUD with an LR-2 FLU on 38.82 acres. Cedar Creek was approved and developed in 2001 and is constructed with 77 single family units at a density of 1.98 units per acre.

Applicant's Comments: The applicant states that the proposed amendment is compatible with the surrounding uses since the applicant would “*ensure compatibility by adhering to setback, height, screening, buffering and landscape requirements required by Palm Beach County ULDC.*”

Staff Analysis: The property is located on the Lake Worth Road corridor in an area containing institutional, commercial, and civic uses, including offices, a place of worship and a congregate living facility. Commercial development of higher intensity exists on the north side of Lake Worth Road at the intersections of Lyons Road and the Turnpike. The proposed future land use is compatible with existing developments in the immediate vicinity given that there is an established institutional land use to the west, the Harbor Chase of Wellington Crossing PUD, as well as a non-residential use immediately to the east, the Christian and Missionary Alliance church. Furthermore, the proposed request to the CL-O land use designation would provide transition from Lake Worth Road and the Commercial High designated parcels south of the corridor, to the existing single-family uses immediately north and beyond of the subject site. The office type uses allowed within the proposed CL-O future land use designation are compatible with the adjacent uses are consistent with the character of the corridor.

D. Consistency with County Overlays, Plans, and Studies

Neighborhood Plans and Studies – FLUE Policy 4.1-c states “*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 a rezoning, conditional use or Development Review Officer approval.....*”

Staff Analysis: The site is located within the boundaries of the WLWRD Neighborhood Plan Master Plan. The Neighborhood Plan was formally received by the Board of County Commissioners (BCC) and adopted by Resolution 2009-2018 on November 19th, 2009. The purpose of the Neighborhood Plan is to “*ensure that development is designed and*

constructed to preserve and define the Character of the West Lake Worth Road Corridor Area.” Specifically, the Neighborhood Plan addresses land uses, mobility, traffic and connectivity, environmental concerns, parks and recreation, beautification, and built form and site design, as areas of concern, with the bulk of the recommendations related to design requirements to be implemented through the zoning process. In this regard, the Neighborhood Plan’s design criteria, such as buffer requirements and pedestrian connectivity as they relate to the subject’s site are addressed by the concurrent zoning applications.

Although the Neighborhood Plan envisioned the subject site to have an Institutional land use designation, the proposed change to CL-O is compatible with surrounding non-residential land uses that exist along the Lake Worth Road corridor, as it includes a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas. In addition, the Neighborhood Plan acknowledges that the *“Neighborhood Plan and Master Plan are not intended to allow sites to be granted any type of exception or exemption to any land use, zoning, or other regulations and requirements.”* Furthermore, the applicant states in the justification statement that the Lake Worth Road Coalition, Inc., supports development of the subject site with office uses, a use that is not consistent with in an Institutional designated site, as envisioned in the Neighborhood Plan. The Lake Worth Coalition, Inc., which is charged with monitoring, maintaining, and updating and revising the Plan as necessary, provided a letter of support dated January 15, 2020.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from LR-2 to CL-O/2. For the purposes of the public facilities impact analysis, the maximum intensity is based on 24,546 sf. Public facilities impacts are detailed in the table in Exhibit 4.

- 1. Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Land Development (Engineering), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), Zoning, School Board, Palm Beach County Department of Health, Fire Rescue, and Lake Worth Drainage District.

- 2. Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 24,546 sf of medical office. According to the County's Traffic Engineering Department (see letter dated January 17, 2020 in Exhibit 5) the amendment would result in an increase of 739 net daily trips and 61 (48 in/13 out) AM and 76 (22 in/54 out) PM net peak hour trips.

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the proposed potential use."*

The Traffic Study was prepared by Juan Ortega of JFO Group, Inc. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://www.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities....."*

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and also specifically to the City of Greenacres on October 15, 2020. At the time of the printing of the Planning Commission Report, no objections through the IPARC process to this amendment had been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on October 15, 2020. In addition, on the same date, the Lake Worth Road Coalition, Inc. and the following Home Owners Associations within the West Lake Worth Road Neighborhood Plan area were notified: Summer Chase, Cypress Trails, Bent Creek, Legend Lake Estates, Cypress Woods, Woods Walk, Cypress Lake Estates, and Cedar Creek Ranch. On March 2, 2020 and June 8, 2020, the Planning, Zoning and Building Department received letters from the Lake Worth Coalition president stating the organization's support of the request. Letters received are included in Exhibit 8.
- C. Informational Meeting:** The Planning Division hosted a virtual web meeting for area residents and interested parties to relay information regarding the amendment and development approval process on November 3, 2020. No members of the public attended.

Exhibit 3

Applicant's Justification Statement, Consistency, and Compatibility

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

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;

As noted above, the majority of the surrounding properties, along Lake Worth Rd east of Lyons Rd have Commercial FLU designations, ranging from Commercial High (CH) to Commercial Low (CL-O). The only three remaining parcels with Residential Land Use on the North side of the corridor between the Florida's Turnpike and the Lyons Road are the subject property and the two which are 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 surrounding property supports the requested modification for the subject site of 1.6 acres. In addition, and as stated in the PBC ULDC Article 3, the minimum lot size for a

Planned Unit Development is 5 acres. Therefore, the applicant has proposed a FLU amendment to a commercial designation, as single-family and multi-family uses are not compatible or consistent with the development pattern along Lake Worth Rd.

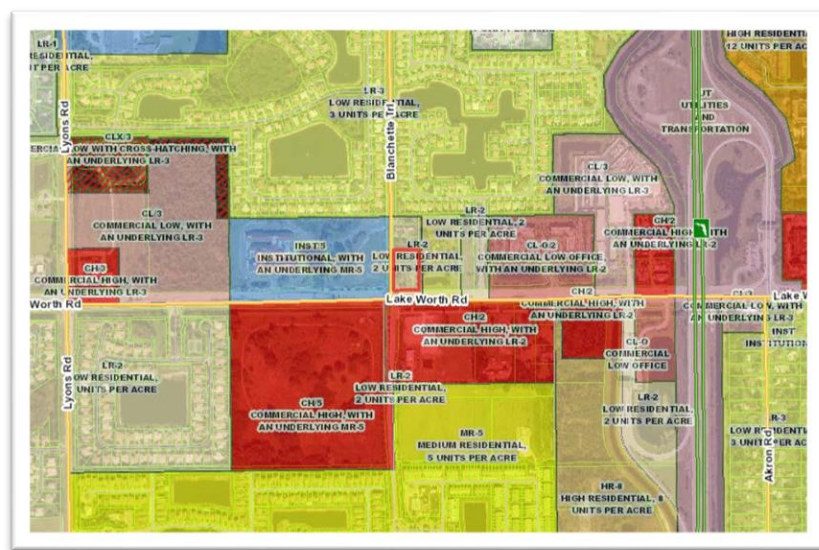


Figure 1: Future Land Use Map of Surrounding Area

Changes in the access or characteristics of the general area and associated impacts on the subject site;

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.

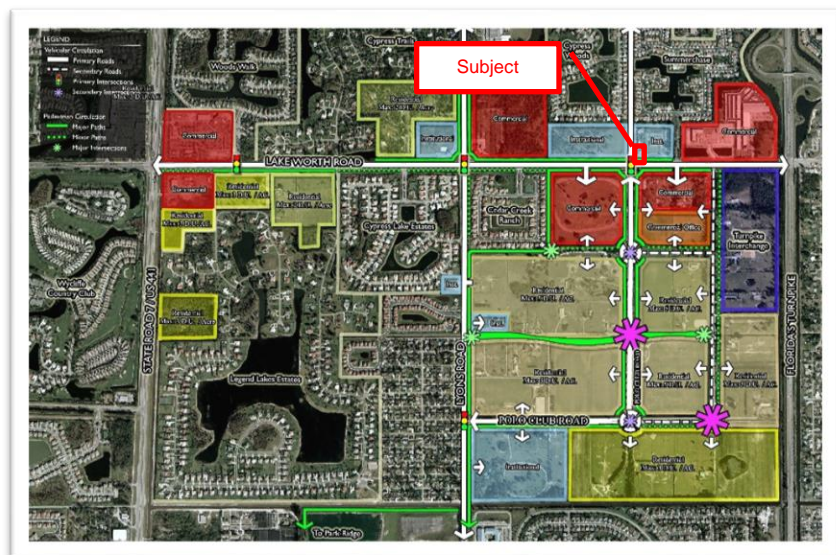


Figure 2: Lake Worth Road Corridor Master Plan

Exhibit 4

Applicant's Public Facility Impacts Table

A. Traffic Information		
	Current	Proposed
Max Trip Generator	ITE Code 210: Single Family Detached 10 Trips/Day	ITE Code 720: Medical Office 34.8 Trips/Day
Maximum Trip Generation	30 Trips	769 Trips
Net Daily Trips:	<div><div><div><div></div></div><div>739</div></div><div>(maximum minus current)</div></div> <div><div><div></div></div><div>739</div></div> <div>(proposed minus current)</div>	
Net PH Trips:	<div><div><div><div></div></div><div>61</div></div><div>AM,</div><div><div><div></div></div><div>76</div></div><div>PM (maximum)</div></div> <div><div><div></div></div><div>61</div></div> <div>AM,</div> <div><div><div></div></div><div>76</div></div> <div>PM (proposed)</div>	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Dr. Juan Ortega, PE – JFO Group Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Palm Tran Route 62, WLN – LKW via Lake Worth Rd	
Nearest Palm Tran Stop	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.	
Nearest Tri Rail Connection	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route is the Lake Worth State, identified as LKW-1.	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	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.	

Nearest Water & Wastewater Facility, type/size	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 watermain 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.
D. Drainage Information	
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.	
E. Fire Rescue	
Nearest Station	The fire rescue station that provides service to the site is Palm Beach County Station # 32, located at 4022 Charleston St., Lake Worth.
Distance to Site	The fire rescue station referenced above is approximately 1.75 miles from the subject site.
Response Time	The response time from the fire rescue station PBC 32 to the subject property is approximately 6:35 minutes.
Effect on Resp. Time	The proposed Future Land Use amendment will have little impact on response time. Please refer to Application Attachment K – Fire Rescue Letter
F. Environmental	
Significant habitats or species	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.
Flood Zone*	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.
Wellfield Zone*	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.
G. Historic Resources	
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.	

Exhibit 5

Palm Beach County Traffic Division Letter



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

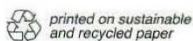
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



January 17, 2020

Dr. Juan F. Ortega, P.E.
JFO Group Inc.
11924 Forest Hill Boulevard
Suite 10A-123
Wellington, FL 33414

**RE: Lake Worth & Blanchette
FLUA Amendment Policy 3.5-d Review
Round 2020-B2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised January 16, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Northeast corner of Lake Worth Road and Blanchette Trail	
PCN:	00-42-43-27-05-024-0617	
Acres:	1.61 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 2 units per acre (LR-2)	Commercial Low Office (CLO)/Low Residential, 2 units per acre (LR-2)
Zoning:	Single Family Residential (RS)	Commercial Low Office District (CLO)
Density/ Intensity:	2 dwelling units per acres	0.35 FAR
Maximum Potential:	Single Family Residence = 3 DUs	Medical Office = 24,546 SF
Proposed Potential:	None	None
Net Daily Trips:	739 (maximum – current)	
Net PH Trips:	61 (48/13) AM, 76 (22/54) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		



Dr. Juan F. Ortega, P.E.
January 17, 2020
Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meets** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above. Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

Please contact me at 561-684-4030 or email to DSimeus@pbcgov.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Simeus".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\20-B2\Lake Worth & Blanchette.docx

Exhibit 6

Water & Wastewater Provider LOS Letter



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



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

Exhibit 7

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 09

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION
FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

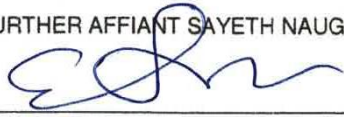
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Everett Waldman, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Manager _____ [position - e.g.,
president, partner, trustee] of 8475LWR, LLC [name and type of
entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership
interest in real property legally described on the attached Exhibit "A" (the "Property").
The Property is the subject of an application for Comprehensive Plan amendment or
Development Order approval with Palm Beach County.
2. Affiant's address is: 13465 Fountain View Blvd
Wellington, FL 33414
(561) 512-7399
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity
registered with the Federal Securities Exchange Commission or registered pursuant
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities
holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment
or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


A. Everett Waldman, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 14 day of Jan, 2020, by EVERETT WALDMAN, [] who is personally known to me or [] who has produced DL: W435-005-72-408-0 as identification and who did take an oath.


Notary Public

ANA C. SANCHEZ

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: March 09, 2020

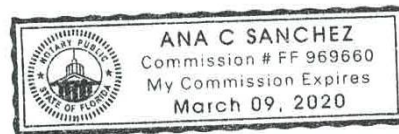


EXHIBIT "A"

PROPERTY

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 CNTY 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

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name**Address**A.E. Waldman (8475 LWR, LLC)13465 Fountain View Blvd.Wellington, FL 33414Sole Owner

Exhibit 8

Correspondence

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

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

CC: Rett Waldman
Brian Terry

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

June 22, 2020

Ryan Vandenburg
Senior Site Planner
Planning & Zoning Division
Palm Beach County
2300 N Jog Road
West Palm Beach, FL 33411

Re: The Quartet MUPD
NE Corner of Lake Worth Rd & Blanchette Trl
ABN/PDD – 2020 – 00433
ZV – 2020 – 00430

Dear Ryan,

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 submitted a FLUA application to request an amendment from the FLU designation of Low Residential, 2 units per acre (LR-2) to Commercial Low – Office with an underlying Low Residential, 2 units per acre (CL-O/2). In addition, on March 2nd, the applicant submitted an application to request rezoning from Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and an abandonment from Resolution No. 2019-0162 which approved a Class A Conditional Use to allow a General Daycare. A standalone variance application was also submitted from the minimum lot size requirement of 3 acres for a MUPD development, 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.

The applicant has had discussions with the Lake Worth Road Coalition regarding the reduction from a 30' primary buffer (WLWR V.4) to a 26' R-O-W Buffer due to the 17' R-O-W Dedication (FDOT) to account for the future right turn lane along Lake Worth Road. The Lake Worth Road Coalition has no objection to the reduction from a 30' primary buffer to a 26' R-O-W Buffer, which is in compliance with the secondary buffer requirement (WLWR V.6). A 6' meandering walkway is located within the 26' R-O-W buffer. Pursuant to Article 7 (Table 7.C.2.A), the applicant is still in compliance with the Palm Beach County Unified Land Development Code (ULDC) which requires a 20' R-O-W Landscape Buffer.

It is our opinion that this development plan is consistent with our Lake Worth Road, Inc. Neighborhood Plan and we recommend approval of the FLUA, Rezoning, DO Abandonment and Variance Applications.

Should you have any questions or concerns, please feel free to contact me at gfbank@comcast.net

Sincerely,

Gerald Bank

Gerald Bank, President
Lake Worth Road Coalition, Inc.

CC: Rett Waldman
Brian Terry