

# 2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	25-A	<b>Intake Date</b>	May 8 <sup>th</sup> , 2024
<b>Application Name</b>	Rawlings Estates	<b>Revised Date</b>	June 6 <sup>th</sup> , 2024
<b>Acres</b>	104.09	<b>Control Number</b>	1996-30143
		<b>Text Amend?</b>	Yes
<b>PCNs</b>	00404315000001220; 00404315000005030		
<b>Location</b>	On the west side of 180 <sup>th</sup> Avenue North, approximately 0.33 miles south of W Sycamore Drive		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Rural	Rural (No Change)	
<b>Use</b>	Undeveloped/Vacant	Single Family Homes	
<b>Zoning</b>	Agricultural Residential (AR)	Agricultural Residential (AR) (No Change).	
<b>Future Land Use Designation</b>	Rural Residential, 1 unit per 10 acres (RR-10)	Low Residential, 1 unit per acre (LR-1)	
<b>Underlying Future Land Use Designation</b>	None.	None.	
<b>Conditions</b>	None.	None.	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Maximum Square Feet</b>	Not applicable.	Not applicable.
<b>Maximum Units</b>	1 du/ 10 acres x 104.09 ac. = 10 DU	1du/acre x 104.09 ac. = 104 dwelling units  58 Single Family Homes proposed.
<b>Maximum Beds (for CLF proposals)</b>	Not applicable.	Not applicable.
<b>Population Estimate</b>	10 max du x 2.39 = 24 persons	104 max du x 2.39 = 249 58 proposed du x 2.39 = 139

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Matthew Barnes, AICP
<b>Company Name</b>	WGI, Inc.
<b>Address</b>	2035 Vista Parkway
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561-713-1687
<b>Email Address</b>	<a href="mailto:matthew.barnes@wginc.com">matthew.barnes@wginc.com</a>

<b>Name</b>	Miskel Backman LLP
<b>Company Name</b>	Miskel Backman LLP
<b>Address</b>	14 S.E. 4th Street, Suite 36
<b>City, State, Zip</b>	Boca Raton, FL 33432
<b>Phone / Fax Number</b>	(786) 763-0565
<b>Email Address</b>	<a href="mailto:bschrantz@dmblaw.com">bschrantz@dmblaw.com</a>

### B. Applicant Information

<b>Name</b>	Beverly Rawlings
<b>Company Name</b>	Not Applicable.
<b>Address</b>	1 Eden Parkway
<b>City, State, Zip</b>	La Grange, KY 40031
<b>Phone / Fax Number</b>	561-713-1687 (Agent)
<b>Email Address</b>	<a href="mailto:matthew.barnes@wginc.com">matthew.barnes@wginc.com</a> (Agent)
<b>Interest</b>	Property Owner

<b>Name</b>	Yoni Bornstein
<b>Company Name</b>	Rawlings Estates, LLC
<b>Address</b>	92 SW 3 <sup>rd</sup> St, 5211

<b>City, State, Zip</b>	Miami, FL 33130
<b>Phone / Fax Number</b>	561-713-1687 (Agent)
<b>Email Address</b>	<u>matthew.barnes@wginc.com</u> (Agent)
<b>Interest</b>	Contract Purchaser

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The site does not currently have any built features. It is heavily vegetated and vacant.
<b>PCN</b>	00404315000001220; 00404315000005030
<b>Street Address</b>	None assigned.
<b>Frontage</b>	Approximately 3,296.37' of frontage along 180 <sup>th</sup> Ave N Approximately 1,823.03' of depth on the north parcel Approximately 1,820.24' of depth on the south parcel
<b>Legal Access</b>	Current access to the site is by 180th Ave N toward the north property line. The Applicant is proposing three points of legal access off of 180 <sup>th</sup> Ave N, lined up with Prado Blvd, 31 <sup>st</sup> Rd N, and 30 <sup>th</sup> Ln N.
<b>Contiguous under same ownership</b>	Not applicable.
<b>Acquisition details</b>	The site was purchased on November 16 <sup>th</sup> , 2016 by GEORGE RAWLINGS and BEVERLY RAWLINGS from LEARWOOD DRIVE, LLC., a Florida limited liability company. The two parcels were purchased for \$5,000,000. Please note that George Rawlings has passed away recently. A death certificate is provided with the application materials.
<b>Size purchased</b>	104.09 Acres

### B. Development History

<b>Previous FLUA Amendments</b>	There are no previous FLUA Amendments associated with the site.
<b>Concurrency</b>	There is no concurrency approved for the site at this time. Concurrency will be determined with the zoning application that will be submitted on May 15 <sup>th</sup> , 2024.
<b>Plat, Subdivision</b>	The subject site has not been platted, is not subject to a master plan, and is not subdivided at this time.

### C. Zoning Approvals & Requests

Provide a list of approvals including DRO, resolutions, and variances. Indicate uses, square footages, and units approved in the Description. Indicate Type of request (Class A, Variance, TDR, WHP, Planned Development, etc.). Please identify if each development order will be retained, abandoned, revised, by associated concurrent zoning applications. Please indicate if there are any vested units or approvals that are anticipated to be retained, and indicate date for anticipated submittal of any zoning applications.

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

**Not applicable. There are no zoning approvals associated with this property.**

## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential	Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential (AR)
South	Single Family Residential / Equestrian	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)
East	Single-Family Residential	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Agricultural Residential (AR)
West	Single Family Residential	Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential (AR)
	Utilities	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)

## Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family Detached Housing (ITE Code 210) Daily Rate: 10 AM Peak Hour Rate: 0.7 PM Peak Hour Rate: 0.94	Single Family Detached Housing (ITE Code 210) Daily Rate: 10 AM Peak Hour Rate: 0.7 PM Peak Hour Rate: 0.94
Maximum Trip Generation	Current FLU 100 daily trips 7 AM trips 9 PM trips	Maximum FLU 1,040 daily trips 73 AM trips 98 PM trips  Proposed Project 590 daily trips 41 AM trips 55 PM trips
Net Daily Trips:	940 (maximum minus current) 460 (proposed minus current)	
Net PH Trips:	66 AM, 89 PM (maximum) 32 AM, 44 PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None.	None.
Significantly impacted roadway segments for Test 2	None.	None.
Traffic Consultant	WGI, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The nearest Palm Tran Bus Route is Route 40, WPB-BLG via SR-80. This route does not reach the site, but runs along Southern Blvd approximately 2.7 miles south of the site.	
Nearest Palm Tran Stop	The location of the closest bus stop is Stop 3246- Southern BL at Seminole Pratt Whitney. This stop is the closest to the site, approximately 5.5 miles if travelling from the site's current access on Learwood Dr, east on Sycamore Dr W, and south on Seminole Pratt Whitney Rd.	
Nearest Tri Rail Connection	The closest Tri Rail Station is the West Palm Beach Tri-Rail Station located on the west side of S Tamarind Ave, approximately 485 ft south of Banyan Blvd and 0.48 miles north of Okeechobee Blvd. Palm Tran Route 40	

	connects to the West Palm Beach Intermodal Transit Center & WPB Tri-Rail during select times on Weekdays.
<b>C. Potable Water &amp; Wastewater Information</b>	
<b>Potable Water &amp; Wastewater Providers</b>	The letter from the Palm Beach County Water Utilities District confirms that the subject site is located within the Palm Beach County Utility Department (PBCWUD) utility service area. The letter also confirms that PBCWUD has capacity to accommodate the Future Land Use Amendment from Rural Residential, 1 Unit Per Acre (RR-10) to Low Density Residential, 1 Unit Per Acre (LR-1). Note the project is not proposing to connect to a potable water system and instead it will be on individual wells.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest connection to utilities is a 24" watermain and 20" sanitary sewer force main located approximately 8900' north and west of the subject site on Seminole Pratt Whitney Road. Please note the project is not proposing to connect to the sanitary sewer force main and instead there will be individual septic tank systems for each lot.
<b>D. Drainage Information</b>	
<b>Refer to Attachment J.</b> The project lies within sub-basin 10 of the South Florida Water Management District (SFWMD) C-51 drainage basin. This site is also within the zone AE Elevation 17.6 feet per FEMA FIRM Map Number 12099C0530F, effective October 5th, 2017.	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Palm Beach County Fire Rescue Station #22 (16650 Town Center Parkway S) will provide service to the site.
<b>Distance to Site</b>	Palm Beach County Fire Rescue Station #22 is approximately 4.0 miles from the site.
<b>Response Time</b>	The average response time for Station #22 in the area is 8:18 based on the 2023 Fiscal Year data. Identify the average response time of the above referenced fire-rescue station.
<b>Effect on Resp. Time</b>	The estimated response time to the site will be 10 minutes and 30 seconds, which is greater than the standard of 7 minutes 30 seconds.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	One potentially active gopher tortoise burrow was identified along the southern border of the northern parcel. The burrow had eggs exposed within the apron during the time of the site visit. Further resolution with FWC will be required to confirm if impacts to the site will require gopher tortoise relocation.

<b>Flood Zone*</b>	The site is within flood zone AE and X. Flood zone AE represents areas subject to 100-year flood with base flood elevation determined to be 19.1' NGVD29.
<b>Wellfield Zone*</b>	The site is not located within a wellfield protection zone. The nearest wellfield zone of influence is approximately 2.91 miles west of the site.

## G. Historic Resources

**Please refer to Attachment G.** Per the letter provided by the County Historic Preservation Officer, there is presence of a historic trail traversing the property of potential historic significance. Also, due to the location between two drainages and high-ground location, there is a high probability for presence of prehistoric archaeological sites. As a result of this, a Certificate to Dig (CTD) is required for the site to ensure no human remains or cultural resources are located on the site. A Phase I Cultural Resource Assessment survey of the site was conducted and reviewed by the County Historic Preservation Officer. A Certificate to Dig Application has been approved. Refer to the approval documents provided.

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
<b>Regional</b>	Okeeheelee Park (7715 Forest Hill Boulevard, West Palm Beach, Florida)	0.00339	+138 people	0.468
<b>Beach</b>	Ocean Reef Park (3860 N Ocean Dr, Riviera Beach, FL 33404)	0.00035	+138 people	0.0483
<b>District</b>	Loxahatchee Groves Park (13901 Southern Blvd, Loxahatchee Groves, FL 33470)	0.00138	+138 people	0.190

## I. Libraries - Residential Only (Including CLF)

<b>Library Name</b>	Royal Palm Beach Library			
<b>Address</b>	500 Civic Center Way			
<b>City, State, Zip</b>	Royal Palm Beach, FL 33411			
<b>Distance</b>	Approximately 8.8 miles.			
Component	Level of Service	Population Change	Change in Demand	
<b>Collection</b>	2 holdings per person	+138 people	276 holdings	
<b>All staff</b>	0.6 FTE per 1,000 persons	+138 people	0.0828 FTE	
<b>Library facilities</b>	0.6 square feet per person	+138 people	82.8 square feet	

**J. Public Schools - Residential Only (Not Including CLF)**

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Loxahatchee Groves	Osceola Creek	Seminole Ridge Community
<b>Address</b>	16020 Okeechobee Blvd	6775 180 <sup>th</sup> Ave N,	4601 Seminole Pratt Whitney Rd.
<b>City, State, Zip</b>	Loxahatchee, FL 33470	Loxahatchee, FL 33470	Loxahatchee, FL 33470
<b>Distance</b>	Approximately 3.5 miles	Approximately 6.4 miles	Approximately 2.7 miles

## **Part 6. Attachments (see instructions on next page)**

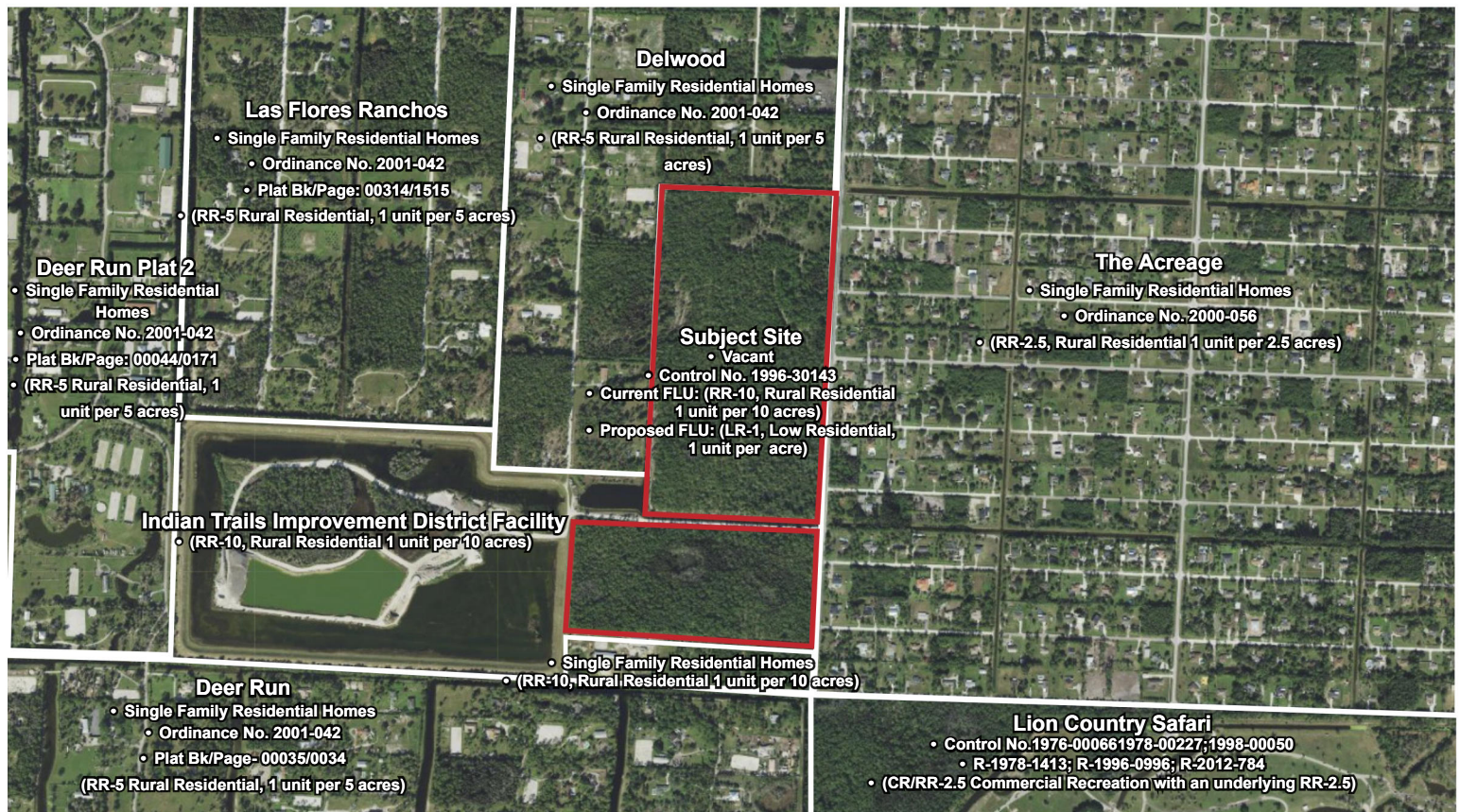
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- A. PCN List, Legal Description and Warranty Deed**
- B. Consent Form**
- C. Affidavit of Completeness and Accuracy**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature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

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

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

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**Rawlings Estates**

Built Features Inventory





**JUSTIFICATION STATEMENT  
LARGE SCALE FUTURE LAND USE ATLAS AMENDMENT  
COMPREHENSIVE PLAN TEXT AMENDMENT**

**AMENDMENT ROUND 25-A**

**Rawlings Estates  
LGA-2024-00010**

**ATTACHMENT G**

*Prepared by:*

WGI, INC.

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West Palm Beach, FL 33411  
(561) 687-2220 – Fax (561) 478-5012  
[www.wginc.com](http://www.wginc.com)

*Submittal: May 8<sup>th</sup>, 2024  
Resubmittal: June 6<sup>th</sup>, 2024*



Palm Beach County - Planning Division  
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

# **I. INTRODUCTION**

The subject site, known as “Rawlings Estates” is a 104.09-acre site located in Unincorporated Palm Beach County. The site is located approximately 1.3 miles west of Seminole Pratt Whitney Rd and 0.33 miles south of W Sycamore Rd, on the west side of 180 Ave N. It is located in the Palm Beach County Rural Tier, comprised of two parcels currently zoned Agricultural Residential (AR) and designated Rural Residential, 1 unit per 10 acres (RR-10) Future Land Use. Refer to **Table 1** below for site information:

**Table 1-Site Information**

Map Key	PCN	Existing FLU	Proposed FLU	Existing Zoning
1	00404315000001220	Rural Residential, 1 unit per 10 acres (RR-10)	Low Density Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR)
2	00404315000005030	Rural Residential, 1 unit per 10 acres (RR-10)	Low Density Residential, 1 unit per acre (LR-1)	Agricultural Residential (AR)

**Figure 1** below identifies the two parcels and their location. The site is currently vacant and has dense vegetation.

**Figure 1- Site Aerial**



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## II. **PROPOSED FUTURE LAND USE ATLAS (FLUA) AMENDMENT AND TEXT AMENDMENT**

On behalf of the Applicant, WGI, Inc. is requesting a Future Land Use Atlas Amendment to change the future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Low Density Residential, 1 unit per acre (LR-1). This request is being submitted in conjunction with the Pending Comprehensive Plan Text Amendment to create the Rawlings Estates Overlay ("Text Amendment"). The amendment proposes language that will create the Rawlings Estates Overlay, specifically by allowing the LR-1 FLUA designation within the Rural Tier with a provision requiring a one-acre minimum lot area within the Overlay, among other proposed regulations related to boundaries, minimum lot size, approval process, acreage, and density. Refer to the Text Amendment Application Form for proposed language changes. The Text Amendment was initiated by the Board of County Commissioners on May 1, 2024, and it will run concurrently with this application. These requests will run concurrently with the Zoning Application for a Class A Conditional Use (CA-2024-00746) to allow for a subdivision more than 50 acres will allow for the development of up to 58 single family homes on the site in a manner consistent with the existing character and development of the area.

### **Project History**

The subject site is identified by Control Number 1996-30143. There are no zoning approvals associated with the site.

### **G.1 JUSTIFICATION**

**Refer to the sections below for justification of the proposed FLUA Amendment and Comprehensive Plan Text Amendment,**

***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;***
- 2. The availability of facilities and services;***
- 3. The adjacent and surrounding development;***
- 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***
- 7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.***

**Response:** The proposed FLUA Amendment from RR-10 to LR-1, and proposed Text Amendment to create the Rawlings Estates Overlay are consistent with Policy 2.1-f in the Comprehensive Plan. Amending the Comprehensive Plan language to create the Overlay and permit the LR-1 FLUA designation in the Rural tier will allow the currently underutilized site to be a new source of much-needed housing to support a growing population and address the impacts of the housing crisis.

The natural environment has been evaluated and considered for the proposed FLUA Amendment. The proposed plan is designed to preserve wetlands and native habitat uplands, while providing upland preserve areas. The Applicant has evaluated the site, and developed a plan that allows for development while also preserving existing wetlands and native habitat uplands.

Facilities and services are available for the proposed future land use of the site. Palm Beach County Fire Rescue will provide services to the site. Please refer to Attachment K provided with this application, which verifies that Fire Rescue Station # 22 will serve the amendment area. Palm Beach County Water Utilities Department ("PBCWUD") has capacity to service the area. Please refer to Attachment I provided with this application, which confirms that PBCWUD has capacity to serve the proposed land use. However, no

extension of water or sewer services to the subject property will be required or provided. The proposed one-acre lots will utilize well and septic systems, consistent with the surrounding residential properties.

The surrounding development of the area is primarily single-family homes on larger lots ranging from one to five acres. The density, use type, and lot sizes are consistent with the character of the area.

Modifying the FLU from RR-10 to LR-1 and creating the Rawlings Estates Overlay provides a balanced change, as the site is surrounded by Rural Residential, 1 unit per 5 acres (RR-5), Rural Residential, 1 unit per 10 acres (RR-10), and Rural Residential, 1 unit per 2.5 acres (RR-2.5). Although the LR-1 FLU allows for 1 dwelling unit per 1 acre, the site is proposing a lower density. The proposed Rawlings Estates Overlay restricts the area to 1 dwelling unit per acre, with minimum 1-acre lots. The proposed density of 0.56 DU/AC (alternatively stated as 1 DU per 1.79 (gross) acres) is significantly lower than what is permitted under the LR-1 FLU and Rawlings Estates Overlay. Overall, the proposed density will be consistent with the surrounding homes and area.

Urban Sprawl, defined by 163.3164(51) in the Florida Statutes, *“means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”* The proposed amendments and development are designed to meet the character of the existing residential area, not contributing to urban sprawl. The development pattern of the area is low density residential and has been for many years. The area is intended to be primarily rural residential, and have limited commercial uses. There is a clear separation between urban and rural uses in this area of the county, which will not be affected by the proposed amendment. Further, the development of the property will provide the necessary facilities and services on-site without extension of public facilities. The change from RR-10 to LR-1, and the requirements of the Rawlings Estates Overlay will maintain the character of the area and avoid contributing to urban sprawl.

The subject site is not located in a Community Plan or Special Planning Area.

Objective 1.1 Plan Coordination, in the Intergovernmental Coordination Element of the Comprehensive Plan, establishes the expectation that Palm Beach County shall coordinate with other local government services. Prior to the public hearings for the initiation of the Comprehensive Plan Text Amendment the County notified nearby local governments. The Applicant understands the need for intergovernmental coordination and will assist the County with these efforts, as needed.

In addition to Policy 2.1-f in the Future Land Use Element of the Comprehensive Plan, the proposed amendment meets the two factors below:

- 1) The proposed use is suitable and appropriate for the subject site;  
**Response:** The proposed FLUA and Text Amendment, in addition with the aforementioned requests, will allow for the development of single-family homes on the site. The proposed single-family homes are suitable and appropriate for the subject site and are consistent with the existing development pattern of primarily single-family homes on large lots within the surrounding area.
- 2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:
  - a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;

**Response:** The surrounding area was approved for several future land use amendments from RR-10 to RR-5 and RR-2.5 in the early 2000s. The area is still considered low density when compared to the rest of Palm Beach County; however, the area has become denser over time. Please see Figure 2 below, which identifies some of the previously approved FLUA Amendments in the immediately surrounding area and the corresponding ordinances.

**Figure 2 – Surrounding FLUA Amendments to Higher Density**



Figures 3 through 5 below demonstrate the gradual development of the surrounding area and increase in density over time. Development of the area began in the early to mid-1990s. Figure 3 below from 1996 shows some of the early development to the east and west. One-acre lots and five-acre lots are scattered with development. Today, these areas are almost completely filled with lots developed with single family homes.

**Figure 3- 1996 Aerial**



**Figure 4 – 2002 Site Aerial**



**Figure 5 – 2023 Aerial**



The 104.09-acre subject site is one of the last remaining properties in the area that is designated RR-10 and vacant. The Text Amendment, FLUA, and Zoning Application will provide a residential use that meets the intent and character of this area in the County, while

following surrounding development patterns and providing new housing stock that is compatible with the surrounding uses.

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

**Response:** The subject site is located in the rural tier, and no tier change is proposed. The character of the area remains rural and residential, but there is a significant and urgent need for additional housing units in the county. The proposed FLUA amendment to LR-1 in conjunction with the proposed Rawlings Estates Overlay will allow for much needed residential development while maintaining the character of the area. The amendments will allow for rural residential development on the subject site that is compatible with in terms of character, scale, mass, intensity of use, and height to the existing residential development in the surrounding area. The proposed access to the site will be located along 180<sup>th</sup> Ave N. Traffic impacts have been analyzed by a Traffic Engineer and the County issued a letter on May 7, 2024 stating that the traffic impacts of the proposed FLUA amendment meet Policy 3.5-d of the Future Land Use Element at the maximum potential density.

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

**Response:** The current RR-10 FLU is no longer an appropriate Future Land Use Designation for the site. The surrounding properties have undergone Future Land Use amendments to higher density designations such as RR-2.5 and RR-5. In addition, the Rawlings Estates Overlay is being proposed, which in conjunction with the proposed LR-1 FLU will limit the proposed development to single family homes on 1-acre lots, thus creating a development pattern consistent within the Acreage neighborhood to the immediate east of the subject property.

- d. Inappropriateness of the adopted FLU designation; or

**Response:** The adopted RR-10 FLU designation is no longer appropriate for the subject site. It was appropriate at the time of adoption, but as time has passed and development has moved further west in the County, density in the immediate surrounding area has increased. Discussed previously in this report, the areas to the immediate north, east, and west have undergone FLUA amendments to higher density FLU designations while the subject property remains with a RR-10 designation.

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

**Response:** The adopted FLU designation was not assigned in error.

## **G.2 Residential Density Increases**

Per Future Land Use Element Policy 2.4-b, the analysis below provides justification for the requested future land use amendment.

- 1) Demonstrate a need for the amendment.

**Response:** The TDR Program is not being utilized in the proposed development and is not part of the current request. The subject site is located within the Rural Tier, therefore TDRs and Workforce Housing are not required and will not be utilized.

- 2) Demonstrate that the current FLUA designation is inappropriate.

**Response:** Stated previously, the current FLUA designation is inappropriate for the site based on the development patterns and FLUA amendments to higher density that have been approved in the area. The FLUA amendment will also be consistent with proposed Objective 1.4.3 in the Future Land Use Element, establishing the Rawlings Estates Overlay.

- 3) 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.

**Response:** The Applicant is not utilizing any of these programs in the proposed development. Although permitted density is being increased as part of the FLUA Amendment to LR-1 and Text Amendment language, the development will not be requesting any density bonuses or workforce housing. Comprehensive Plan – Housing Element Policy 1.5-g, the Workforce housing program only applies in the Urban/Suburban Tier. The subject site is located within the Rural Tier, therefore TDRs and Workforce Housing are not required and will not be utilized.

### **G.3 Compatibility**

The proposed Future Land Use Amendment from RR-10 to LR-1 is compatible with and consistent with the surrounding area. The subject site is located in the Loxahatchee area, surrounded by neighborhoods such as the Acreage. The character of this area is primarily residential, with the exception of the lot to the west of the southern parcel that is used as an Indian Trail Improvement District impoundment facility. The surrounding areas have Future Land Use Designations including RR-2.5 (Rural Residential, 1 unit per 2.5 acres), RR-5 Rural Residential, 1 unit per 5 acres, and RR-10 Rural Residential, 1 unit per 10 acres. Refer to the surrounding uses table below.

<b>Surrounding Properties</b>			
<b>Adjacent Property</b>	<b>FLU</b>	<b>Zoning District</b>	<b>Use</b>
<b>East</b>	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Agricultural Residential (AR)	Single Family Residential
<b>North</b>	Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential (AR)	Single Family Residential
<b>South</b>	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)	Single Family Residential / Equestrian
<b>West</b>	Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential (AR)	Single Family Residential
	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)	Utilities

It should be noted that if the property were to have been developed in the exact same development pattern as the land to the east in the Acreage, the number of lots that would have been built on the subject site would be higher than what is proposed. The proposed Future Land Use Amendment and development program in the companion zoning application proposes a density of 0.56 units per acre, which is lower than the typical 1.25-acre lots in the Acreage. Although the Applicant is requesting to shift to the LR-1 FLU Designation, the density of the development will be significantly lower than what is permitted. Considering the foregoing, the proposed development will be compatible with the surrounding areas and development and lower in density than the Acreage.

### **G.4 Consistency with Comprehensive Plan**

The proposed Future Land Use Amendment from RR-10 to LR-1 is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as outlined below:

#### **OBJECTIVE 1.4 Rural Tier**

**General:** *“The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO), and the Trotting Center Overlay, and the Rawlings Estates Overlay [proposed]. These areas support large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and non-residential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that*

***support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.”***

**Response:** The proposed FLUA Amendment from RR-10 to LR-1 is consistent with Objective 1.4 Rural Tier. The site is located within the proposed Rawlings Estates Overlay. The overlay, referenced in Objective 1.4.3 of the Future Land Use Element, allows for higher density (with a one-acre minimum lot size) than the rest of the Rural Tier. This promotes development consistent with the surrounding area while preventing higher density. As stated in this objective, there is increasing pressure for higher density in the Rural Tier, and there are strategies in place to protect and enhance the Rural Tier. The purpose of the proposed Text Amendment is to create additional housing opportunities in the County to serve the growing population and aid in addressing the ongoing housing crisis, while simultaneously preserving the character of the area by establishing a development pattern of one-acre minimum lot areas in the proposed Overlay, which is consistent with the existing development pattern to the east of the subject property. In addition, the proposed LR-1 FLU theoretically permits up to 104 homes on the site. However, the proposed development is being limited to 58 homes through the companion zoning application, decreasing the density further.

**OBJECTIVE 2.1 Balanced Growth: “It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.”**

**Response:** The proposed FLUA Amendment, Rawlings Estates Overlay, and development intend to further this goal by providing residential development that will enhance the existing Loxahatchee community and provide housing for the County’s growing population. The proposed development will be a compatible addition to the existing community, respecting the character of the area while introducing new housing opportunities. The proposed development will also preserve some of the existing wetlands on the property and create an upland preserve. The extension of water or sewer services to the subject property is not necessary because the one-acre lots will utilize well and septic systems like all of the surrounding residential properties. Overall, the proposed amendments will promote balanced growth in this area of the County.

**Policy 1.4-a: “The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:**

- 1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;***
- 2. Providing facilities and services consistent with the character of the area;***
- 3. Preserving and enhancing natural resources; and,***
- 4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community.”***

**Response:** The purpose of the proposed FLUA and Text Amendments is to encourage the protection of the rural residential character of the area. The residential land to the east of the proposed overlay is a residential area in Unincorporated Palm Beach County. This area consists of single-family homes on lots that average 1.25 acres. West and south of the property are lots that average approximately five-acres with single family residences. Single-family homes are proposed on the site, and will have similar character to the existing residential development in terms of scale, mass, intensity, and height. The natural environment, specifically wetlands on the site, will be preserved and an upland preserve will be created as well. In addition, no extension of water or sewer services to the subject property will be required because the one-acre lots will utilize well and septic systems like all of the surrounding residential properties.

**Policy 1.4-d: “Any parcel of land in the Rural Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless each parcel created is consistent with the minimum lot size required by its respective future land use designation or is developed as one of the following:**

- 1. Rural Residential (RR) Cluster;**
- 2. Variable-Lot-Size development; or**
- 3. Planned Unit Development developed under the Western Communities Residential (WCR) Future Land Use Category or within the Trotting Center Overlay.”**

**Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units of the reconfigured lots may not exceed the original number of units calculated for the lots being reconfigured.”**

**Response:** The proposed FLUA and Text Amendments are compatible with this policy. The subject site will be subdivided into individual lots for single family homes. This is consistent with the language of this policy, since each parcel created will be consistent with the minimum lot size required by the Rawlings Estates Overlay. The Rawlings Estates Overlay allows for lots with a minimum size of 1-acre, which the proposed development will comply with.

**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.”**

**Response:** The proposed amendments are consistent with Policy 2.1-a. The proposed residential development under the LR-1 Future Land Use and Rawlings Estates Overlay regulations will not exceed the natural or manmade constraints of the area. The Rawlings Estates Overlay and LR-1 FLU regulations allow for a maximum of 104 dwelling units. However, due to the proposed preservation of vegetation and wetlands on the 104.09 -acre site, 104 units are not feasible. The Applicant has evaluated the site, and proposed a plan that allows for development while also preserving existing wetlands and native habitat uplands. As a result of this, the Applicant is proposing up to 58 single family homes through the companion zoning application. The proposed density of 0.56 units per acre allows for the preservation of the natural resources on the site while also providing much needed residential development that is within the existing capacity for public facilities and services.

**Policy 2.1-d: “The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.”**

**Response:** The proposed FLUA Amendment from RR-10 to LR-1 and Rawlings Estates Overlay will be consistent with Table III.C in the FLUA Regulation Section of the Comprehensive Plan following the adoption of the concurrent text amendment application. The Text Amendment proposes to add a note this table that reads: “5. Within the Rawlings Estates Overlay, the LR-1 future land use designation is allowed for sites that meet Objective 1.4.2 and criteria in Policy 1.4.2-b.” This language allows LR-1 FLU in the Rawlings Estates Overlay.

**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.”***

**Response:** The proposed amendments intend to accommodate the future population of the County by creating additional housing opportunities in an underutilized site surrounded by existing housing. These housing opportunities will add to the community and character of the area by proposing one-acre lots at a low density, consistent with the surrounding homes.

**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.”**

**Response:** The proposed FLUA and Text Amendments do not encourage piecemeal development. The proposed overlay and development will provide infill development of an existing underutilized site in a cohesive, master planned approach. Further, the surrounding development is primarily residential. Therefore, incorporating additional housing in a master planned manner is not piecemeal development.

### **G.5 Consistency with Florida Statutes**

Florida Statute, Chapter 163.3177 is the principle state statute governing the comprehensive plans and plan amendments for all of the Counties within the State of Florida. In 2011, Chapter 163, F.S. was substantially revised and Rule 9J-5 was repealed and removed from the Florida Administrative Code (House Bill 7207). Today, Chapter 163.3177(1) (f) states, “all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government, that may include but not be limited to, surveys, studies, community goals and vision, and other data available on that particular subject at the time of adoption of the plan or plan amendment at issue.”

The data and analysis presented herein support the request for the proposed Future Land Use Atlas Amendment and demonstrate consistency with the Florida Statutes.

163.3177 – 6.a. Requires that a local government’s future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services, and other planning objectives.

If granted, the proposed Future Land Use Atlas Amendment and Comprehensive Plan Text Amendment would create an additional opportunity for a much-needed residential development within the Rural Tier for the subject site. The proposed FLUA Amendment will maximize an underutilized piece of land by offering additional and diversified housing choices to the existing and projected Palm Beach County population.

### **III. CONCLUSION**

On behalf of the Applicant, WGI, Inc. requests approval of the proposed Future Land Use Atlas Amendment to change the Future Land Use of the site from RR-10 to LR-1 and Comprehensive Plan Text Amendment to create the Rawlings Estates Overlay.



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

March 18, 2024

WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

RE: Rawlings Estates  
PCN: 00404315000001220, 004043150000005030  
104.08 Acres  
Service Availability Letter

Dear Ms. Hilliard,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to accommodate the Future Land Use Amendment Rural Residential 1 unit per 10 acres (RR-10) to Low residential, 1 units per acre (LR-1).

The nearest connection to utilities is a 24" watermain and a 20" sanitary sewer force main located approximately 8900' north and east of the subject property Seminole Prattt Whitney Road.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

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

Sincerely,

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

Jackie Michels, P.E,  
Project Manager

*"An Equal Opportunity  
Affirmative Action Employer"*



## ENGINEER'S DRAINAGE STATEMENT

**Rawlings Estates  
WGI No. 9639.00**

**May 8, 2024**

The subject property includes two (2) parcels of land located west of 180<sup>th</sup> Avenue North generally between 36<sup>th</sup> Court North and 30<sup>th</sup> Lane North in the Loxahatchee area of Unincorporated Palm Beach County. The subject parcels consist of PCN 00-40-43-15-00-000-1220 and 00-40-43-15-00-000-5030 comprising a total of 104.09 acres. The site is entirely undeveloped, highly vegetated, and includes wetland areas. The site is separated and bordered by Indian Trail Improvement District (ITID) property to the North and West, 180<sup>th</sup> Avenue North to the East, and Murray Lane to the South.

The project lies within sub-basin 10 of the South Florida Water Management District (SFWMD) C-51 drainage basin. This site is also within the zone AE Elevation 17.6 feet per FEMA FIRM Map Number 12099C0530F, effective October 5<sup>th</sup>, 2017. Flood compensation will be required for the subject property and the proposed preliminary subdivision plans have been prepared to accommodate the necessary flood compensation. Off-site run-on is not a concern with the ITID system surrounding the site.

The proposed improvements associated with the project include the development of a residential community composed of 56 single family residential units. The proposed drainage system will include a system of interconnected inlets, pipes, swales, an on-site wet detention lake, and multiple on-site dry detention areas that will drain through a control structure into the Indian Trail Improvement District canal which borders the north and west side of the project, the point of legal positive outfall.

The design stages are as follows:

- 3 year – 1 day Stage: Minimum Grate/Cover Elevation
- 10 year – 1 day Stage: Minimum Weir Elevation
- 25 year – 3 day Stage: Minimum Berm Elevation
- 100 year – 3 day Stage: Minimum Finished Floor Elevation

The proposed drainage improvements will be designed and permitted in accordance with Indian Trail Improvement District, SFWMD and Palm Beach County requirements.

Respectfully submitted,  
**WGI, Inc.**

ADAM W. SCHILDMEIER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 69218

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM W. SCHILDMEIER, PE. ON MAY 8, 2024 USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Adam Schildmeier, P.E.  
Florida License # 69218  
WGI, Inc. Cert. No. 6091



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
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Marci Woodward  
  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

March 18, 2024

WGI

Attention: Arianna Hilliard  
2035 Vista Parkway  
West Palm Beach, FL 33411

Re: Rawlings Estates

Dear Arianna Hilliard:

Per your request for response time information to the subject property located on Learwood Dr., PCN's 00-40-43-15-00-000-1220, and 00-40-43-15-00-000-5030. This property is served currently by Palm Beach County Fire-Rescue Station #22, which is located at 16650 Town Center Parkway S. The maximum distance traveled to subject property is approximately 4.00 miles from the station. The estimated response time to the subject property is 10 minutes 30 seconds. For fiscal year 2023, the average response time (call received to on scene) for this stations zone is 8:18.

Property owners need to be aware of the extended response time of 10 minutes 30 seconds to the subject property, which is much greater than our standard of 7 minutes 30 seconds.

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

Sincerely,

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue



**RAWLINGS ESTATES  
FLUA ENVIRONMENTAL REPORT  
Section 15, Township 43S, and Range 40E**

**INTRODUCTION**

The subject property consists of two separate parcels totaling approximately 103 acres to the west of 180th Avenue North between Sycamore Drive West and Dellwood Road in Unincorporated Palm Beach County, Florida (Palm Beach County parcel control numbers 00-40-43-15-00-000-1220 and 00-40-43-15-00-000-5030). The northern parcel and the southern parcel of the subject property are separated by an unimproved road (Dellwood Road) and a canal. The subject property is bound by single-family residences to the north, south, east, and west, and additionally a stormwater retention area partially bordered to the west. Please refer to Exhibit A (Location Map) for details.

**METHODOLOGY**

WGI Environmental staff visited the subject property on July 10, 2023. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject property was performed by walking transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental resources.

**SITE CONDITIONS**

The subject property consists primarily of vacant, disturbed land. There is native and non-native vegetation throughout the parcel. Please refer to Exhibit B, FLUCCS Map.

**COASTAL RESOURCES**

The subject property is not located within an area that contains coastal resources.

**HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA**

The subject property is not located within a Hurricane Vulnerability Zone or a Coastal High Hazard Zone.

**VEGETATION INVENTORY**

The subject property consists of vacant, disturbed lands with native and non-native plant species throughout.

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>	<b><u>Designation</u></b>
Slash Pine	<i>Pinus elliottii</i>	Native
Dahoon Holly	<i>Ilex cassine</i>	Native
Sabal palm	<i>Sabal palmetto</i>	Native
Cocoplum	<i>Chrysobalanus icaco</i>	Native
Laurel Oak	<i>Quercus laurifolia</i>	Native
Bald Cypress	<i>Taxodium distichum</i>	Native
Muscadine	<i>Vitis rotundifolia</i>	Native
Cat Greenbrier	<i>Smilax glauca</i>	Native
Brazilian pepper	<i>Schinus terebinthifolia</i>	Non-native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native
Carrotwood	<i>Cupaniopsis anacardioides</i>	Non-native
Australian Pine	<i>Casuarina equisetifolia</i>	Non-native
Melaleuca	<i>Melaleuca quinquenervia</i>	Non-native

## **SOILS**

The following is the soil type found within the subject property according to the Soil Survey of Palm Beach County published by the U.S. Department of Agriculture Soil Conservation Service (1979). Please refer to Exhibit C, Soil Survey Map.

(15) Floridana fine sand, frequently ponded, 0 to 1 percent slopes – This is a nearly level, very poorly drained soil that is on broad, low flats and in depressions. Under natural conditions, the water table is within 10 inches of the surface for 6 months during the year or more during most years. Depressions are covered by water most of the year. Natural vegetation is cypress, willow, bay, southern bayberry, St. John's Wort, maidencane, ferns, scattered sawgrass, pickerelweed, sedges, and water tolerant grasses.

(29) Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes – This is a nearly level, poorly drained soil in nearly level areas that border sloughs and depressions. Under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and within 10 to 30 inches for 2 to 6 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, inkberry, pineland three awn, and many other grasses.

(36) Riviera fine sand, 0 to 2 percent slopes – This is a nearly level, poorly drained soil in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. Natural vegetation is saw palmetto, slash pine, pineland three awn, inkberry, blue maidencane, toothachegrass, chalky bluestem, scattered cabbage palm, and cypress trees.

(37) Riviera fine sand, frequently ponded, 0 to 1 percent slopes – This is a nearly level, poorly drained soil found in shallow, well defined depressions. This soil is covered with up to 2 feet of water for more than 6 months each year. Natural vegetation is cypress, needlegrass, St. John's wort, corkweed, melaleuca, pickerelweed, sand cordgrass, maidencane, and water tolerant plants.

## **SIGNIFICANT HABITAT**

No significant habitat occurs on the assessed parcel. Findings for state or federal listed plant or animal species are discussed below.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the subject property. According to this FWC database, there are no active wading bird rookeries within one mile of the subject property.

The USFWS wood stork (*Mycteria americana*) colony website was searched for active wood stork colonies located within 18.6 miles of the subject property. This 18.6-mile distance corresponds to the core foraging area (CFA) established by the USFWS for the wood stork. According to the USFWS wood stork colony website, the subject property is located within the 18.6-mile CFA of two wood stork nesting colonies.

The Audubon Florida EagleWatch Nest Map was searched for bald eagle (*Haliaeetus leucocephalus*) nests within the vicinity of the subject property. According to the Audubon GIS map, there are no known nests located within

the 330-foot buffer of any active bald eagle nests. The closest nest, PB025a, is located approximately 1.4 miles to the west of the subject property. Onsite and surrounding habitat is conducive to typical bald eagle habitat.

The subject property is located within the USFWS Consultation Area for the federally threatened Audubon's crested caracara (*Caracara cheriway*), which is protected under the federal Migratory Bird Treaty Act (MBTA). Caracara habitat includes wet prairies, wooded areas with saw palmetto, cypress, scrub oaks, and pastures. No observations of nests or physical sightings of the species were observed during field review.

The subject property is located within the USFWS Consultation Area for the federally threatened Everglades snail kite (*Rostrhamus sociabilis plumbeus*), also protected under the MBTA. Everglades snail kites prefer to inhabit shallow freshwater marshes and shallow grassy shorelines of lakes without mature canopy. Suitable habitat for this species was not observed on the subject property.

The subject property is located within the USFWS Consultation Area for the red-cockaded woodpecker (*Picoides borealis*). Suitable nesting habitat consists of pine stands or pine dominated pine and hardwood stands with a sparse understory and plenty of old-growth pine specimens. Suitable habitat is present on the subject property.

The Florida sandhill crane (*Antigone canadensis pratensis*) is a state-threatened species that is also protected under the MBTA. Sandhill cranes forage in a variety of open habitats including shallow, herbaceous wetlands, improved pastures, prairies, open pine forests, croplands, golf course, airports, and sod farms. Suitable foraging habitat was observed on the subject property. Suitable foraging habitat was observed on the subject property during field review.

The Florida burrowing owl (*Athene cunicularia floridana*) prefers habitat that has wide-open, sparsely vegetated areas like prairies, deserts, grasslands, and agricultural fields. During the field review, no apparent evidence of burrowing owls, their habitat, or their burrows were observed on the subject property.

The gopher tortoise (*Gopherus polyphemus*) is listed as state threatened. The gopher tortoise prefers well-drained, sandy soils for digging burrows and nesting, abundant herbaceous plants for forage and open sunny areas with sparse canopy. During the field review, WGI staff observed one gopher tortoise burrow with eggs present in the apron on the edge of the subject property. One additional potentially-active burrow was observed in the central portion of the subject property during field review. Please see Exhibit D, Gopher Tortoise Map.

### **WELLFIELD PROTECTION ZONE**

The subject property is located approximately 2.91 miles west of the nearest wellfield zone of influence in Palm Beach County. Please see Exhibit E, Wellfield Protection Zone of Influence Map by Palm Beach County Department of Environmental Resources Management.

### **POLLUTION SOURCES**

A Phase 1 Environmental Site Assessment was conducted by WGI, Inc. in July of 2023. No recognized environmental conditions were revealed in the report.

### **JOHN D. MACARTHUR/JONATHAN DICKINSON OVERLAY**

The subject property is located at a distance greater than 660 feet from the property lines of both the John D. MacArthur and Jonathan Dickinson State Parks.

### **HISTORIC AND ARCHAEOLOGICAL RESOURCES**

The project has remained mostly undisturbed since the 1980s's when Dellwood Road and the adjoining canal was constructed between the northern and southern parcel. Since then, the subject property has not been developed or cleared. In February 2024, a Phase 1 Cultural Resource Assessment Survey (CRAS) was conducted by Archaeological and Historical Conservancy, Inc. The CRAS revealed a low probability for having archaeological sites based on it historically having been sawgrass marsh with scattered ponds. Shovel tests were conducted to supplement the above opinion, all tests were negative, and no cultural materials were observed or collected. See Exhibit F, Cultural Resource Assessment Survey.

### **SURFACE WATERS AND WETLANDS**

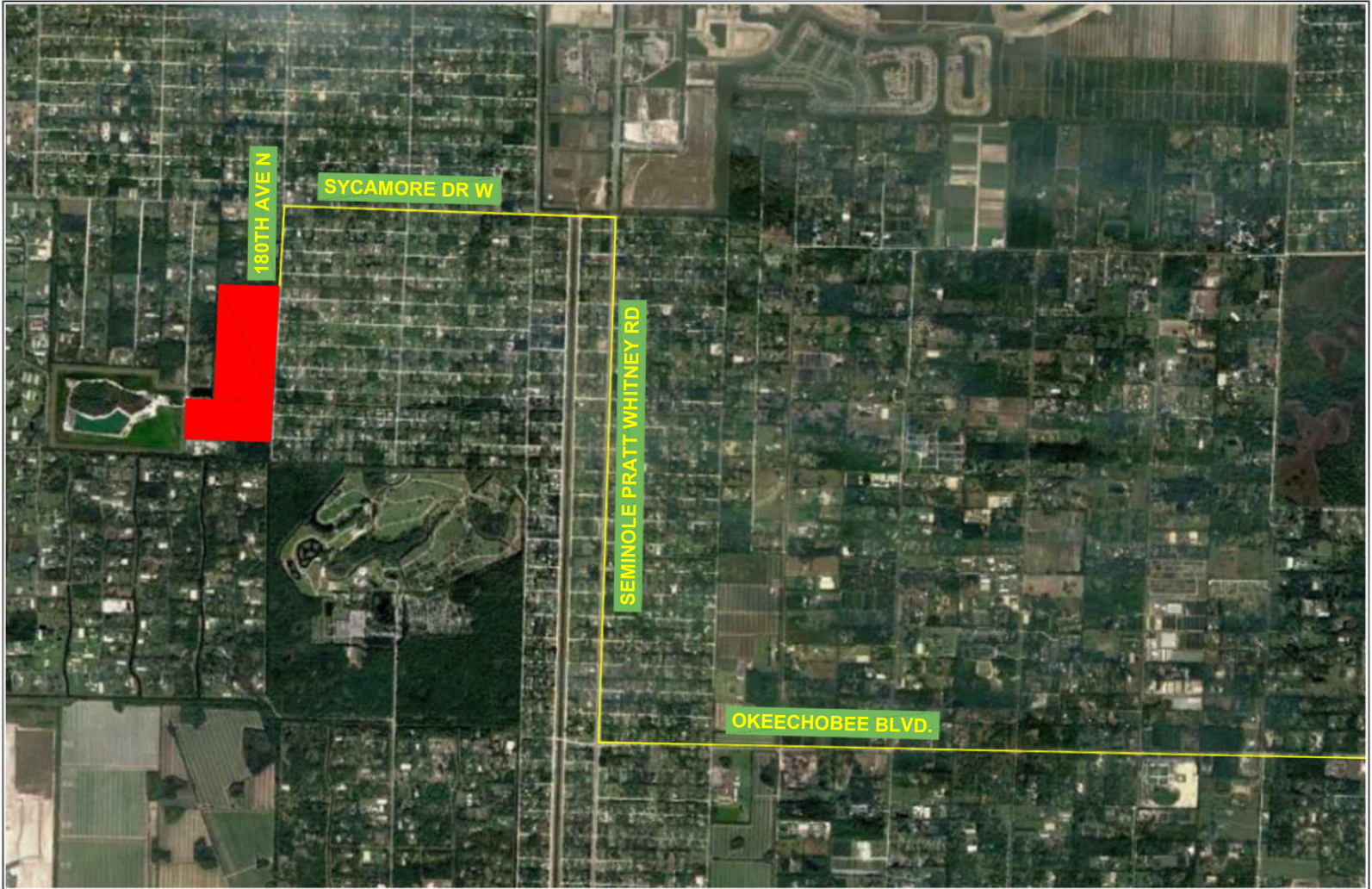
The subject property contains four cypress wetlands, one herbaceous wetland, and six exotic forested wetlands. No jurisdictional or formal wetland determinations have been performed on the subject property. Permitting for impacts to wetlands will be required. See Exhibit G, Wetland Boundary Map

### **TRASH AND DEBRIS**

No significant piles of trash or debris were observed.

### **CONCLUSION**

The lack of suitable habitat makes it improbable for most listed animal species to occur on the site. An active gopher tortoise burrow with eggs present in the apron was observed during field review. Onsite impacts that would disturb any active burrows will be further coordinated with FWC. There are native trees that will require permitting and mitigation through Palm Beach County if impacted. There are 11 wetlands between the northern and southern parcels of the subject property. Impacts to these wetlands will incur permitting and mitigation costs. A historical trail of potential historical significance traverses the subject property. A Certificate To Dig (CTD) is required to ensure no cultural resources or human remains would be adversely affected by the proposed project development.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME: RAWLINGS ESTATES SITE  
PROJECT #: 9639.00  
DATE: 07/19/2023  
CREATED BY: CNC  
CHECKED BY: RMH

LOCATION MAP  
EXHIBIT A



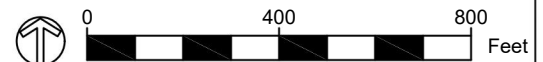
2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411



PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055



SOURCE: FDOT AERIALS GIS



PROJECT NAME: RAWLINGS ESTATES  
 PROJECT #: 9639.00  
 DATE: 02/22/2024  
 CREATED BY: CNC  
 CHECKED BY: RMH

## LAND USE MAP EXHIBIT B



PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055

2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411


Soil Map—Palm Beach County Area, Florida  
(103-Acre Loxahatchee Site)



Soil Map—Palm Beach County Area, Florida  
(103-Acre Loxahatchee Site)


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp


 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	0.3	0.3%
29	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	46.6	44.9%
36	Riviera fine sand, 0 to 2 percent slopes	31.6	30.4%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	25.5	24.5%
<b>Totals for Area of Interest</b>		<b>104.0</b>	<b>100.0%</b>



SOURCE: FDOT AERIALS GIS

## GOPHER TORTOISE MAP EXHIBIT D



PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055

2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411



SOURCE: PALM BEACH COUNTY GIS

PROJECT NAME: RAWLINGS ESTATES  
PROJECT #: 9639.00  
DATE: 07/19/2023  
CREATED BY: CNC  
CHECKED BY: RMH

## WELLFIELD MAP EXHIBIT E



The subject property is located approximately 2.91 miles west of the nearest wellfield zone of influence in Palm Beach County.

SOURCE: PALM BEACH COUNTY GIS

PROJECT NAME: RAWLINGS ESTATES  
 PROJECT #: 9639.00  
 DATE: 07/19/2023  
 CREATED BY: CNC  
 CHECKED BY: RMH

## WELLFIELD MAP ATTACHMENT M



PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411



**Department of Planning,  
Zoning & Building**

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

Planning Division 233-5300  
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**Palm Beach County  
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**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

January 25, 2024

Arianna Hilliard  
Planner  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: Cultural Resource Evaluation letter for Rawlings Estates - Learwood Dr., Unincorporated Palm Beach County, under PCNs: 00-40-43-15-00-000-1220 & 00-40-43-15-00-000-5030.**

Dear Ms. Hilliard:

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

Per Unified Land Development Code (ULDC) Article 9.A.1.B.5, staff research indicates the presence of a historic trail traversing the property of potential historical significance. Additionally, given the properties' location between two major drainages, the high ground is regarded as a high probability for the presence of prehistoric archaeological sites.

As such, consistent with the County's Comprehensive Plan Future Land Use Element Policy 5.7-a, and Historic Preservation Element Policies 1.3-b & -c, as well as ULDC Art. 9.A.1.B.7 a Certificate To Dig (CTD) is required to ensure no cultural resources or human remains would be adversely affected by the proposed undertaking. Further, if during construction or any other ground disturbing activities, should skeletal remains be encountered, the provisions of Chapter 872 Florida Statutes applies, and construction must stop around the remains and the Sheriff and medical examiner contacted.

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

Sincerely,

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

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Stephanie Gregory, AICP, Principal Planner, PBC Planning Division

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"An Equal Opportunity  
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**PALM BEACH COUNTY STANDARD CERTIFICATE TO DIG**

**Certificate To Dig Application:** Rawlings Estates – Learwood Dr., FL

**Submitted By:** Arianna Hillard / WGI

**Date of Submittal:** January 18, 2024

**Date of Staff Determination:** April 24, 2024

=====

**Background:** Per Article, 9 of the Unified Land Development Code (ULDC) **Rawlings Estates – Learwood Dr., Unincorporated Palm Beach County Florida under the PCN's: 00-40-43-15-00-000-1220 & 00-40-43-15-00-000-5030**, was determined to indicate the presence of a historic trail traversing the property of potential historic significance. Additionally, the properties location lies between two major drainages, high ground that is regarded as high probability for the presence normally of prehistoric archaeological sites. Therefore, a Certificate To Dig (CTD) would be required for the completion of the project.

The property was subject to a Phase I Archaeological Investigation by Archaeological and Historical Conservancy, Inc., completed in March 2024. The survey determined that the Rawlings Estates parcel had an overall low probability for archaeological sites. The parcel was characterized as primarily sawgrass marsh with scattered ponds.

The work was found to comply with Article 9 of the ULDC. Per FS 872 *Offenses Concerning Dead Bodies* to knowingly disturb human remains is a felony. If human remains are encountered, then all work will stop and the State Archaeologist and the Medical Examiner will be contacted.

**Determination:** Given the above conditions, Planning Division Staff determines that the Certificate To Dig requirements are satisfied.



Christian Davenport MA, RPA  
County Historic Preservation Officer/ Archaeologist

C: file

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# A PHASE I CULTURAL RESOURCE ASSESSMENT SURVEY OF THE RAWLINGS ESTATES PARCEL, PALM BEACH COUNTY, FLORIDA

ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.



AHC TECHNICAL REPORT NO. 1466  
AHC PROJECT NO. 2024.15  
MARCH 2024

# A PHASE I CULTURAL RESOURCE ASSESSMENT SURVEY OF THE RAWLINGS ESTATES PARCEL, PALM BEACH COUNTY, FLORIDA

By:

Ryan Franklin, PhD  
Maleah Inboden, B.A.  
Robert S. Carr, M.S.  
John Beriault, B.A.

## **ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.**

4800 SW 64th Avenue, Suite 107  
Davie, Florida 33314  
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(954) 792-9776

For:

WGI

AHC PROJECT NO. 2024.15  
AHC TECHNICAL REPORT NO. 1466  
MARCH 2024



# TABLE OF CONTENTS

LIST OF FIGURES	ii
CONSULTANT SUMMARY	1
PROJECT SETTING	3
PREVIOUS RESEARCH	10
CULTURAL SUMMARY	13
METHODOLOGY	18
RESULTS AND CONCLUSIONS	20
REFERENCES CITED	21
APPENDIX I: FLORIDA SURVEY LOG	26

## LIST OF FIGURES

<b>Figure 1.</b> USGS map of the Rawlings Estates Parcel	2
<b>Figure 2.</b> 1855 plat map for Township 43S, Range 40E	4
<b>Figure 3.</b> 1953 black and white aerial photograph of the project parcel	5
<b>Figure 4.</b> 1965 USGS map of the project parcel	6
<b>Figure 5.</b> 2023 color aerial orthophotograph of the project parcel	7
<b>Figure 6.</b> Central portion of the parcel, looking southwest	8
<b>Figure 7.</b> Northeastern portion of the parcel, looking east	9
<b>Figure 8.</b> Southern portion of parcel, looking south	9
<b>Figure 9.</b> Map showing all previously recorded sites within 1 mile of the parcel	11
<b>Figure 12.</b> Aerial photograph of the project parcel showing shovel test locations	19
<b>Figure 13.</b> Representative shovel test profile	20

## LIST OF TABLES

<b>Table 1.</b> Literature Review Summary	10
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## CONSULTANT SUMMARY

In February 2024, the Archaeological & Historical Conservancy, Inc. (AHC) conducted a Phase I cultural resource assessment for WGI of the Rawlings Estates parcel. The 104-acre parcel is located in unincorporated Palm Beach County, Florida. The parcel is within Section 15 in Township 43S, Range 40E (Figure 1).

The parcel was surveyed to locate and assess any sites of archaeological and/or historical significance. This assessment was conducted to fulfill historic and cultural resource requirements for Florida's Chapters 267 and 373 and cultural resource objectives of the Palm Beach County Historic Commission, ULDC Article 9, Section 2. The work and the report conform to the specifications set forth in Chapter IA-46, Florida Administrative Code.

This Phase I cultural resource assessment included an archival review, a pedestrian survey, and shovel testing across the parcel. A site search with the Florida Master Site File (FMSF) found no historic or archaeological sites on the parcel or within one mile of the project parcel.

The entire parcel was considered to be low probability for having archaeological sites based on it historically having been sawgrass marsh with scattered ponds (Figures 3,4). The tests were dug at 100 meter intervals along three north-south transects, supplemented with judgmental test as needed. In total 31 shovel tests were dug. All tests were negative and no cultural materials were observed or collected.

It is the consultant's opinion based on available data that no historic properties eligible for listing on the NRHP will be affected by the proposed development of the project parcel. Should subsequent development reveal archaeological materials, the consultant archaeologist and relevant agencies should be notified. If human remains are uncovered, the provisions of Florida statute 872.05 will apply.

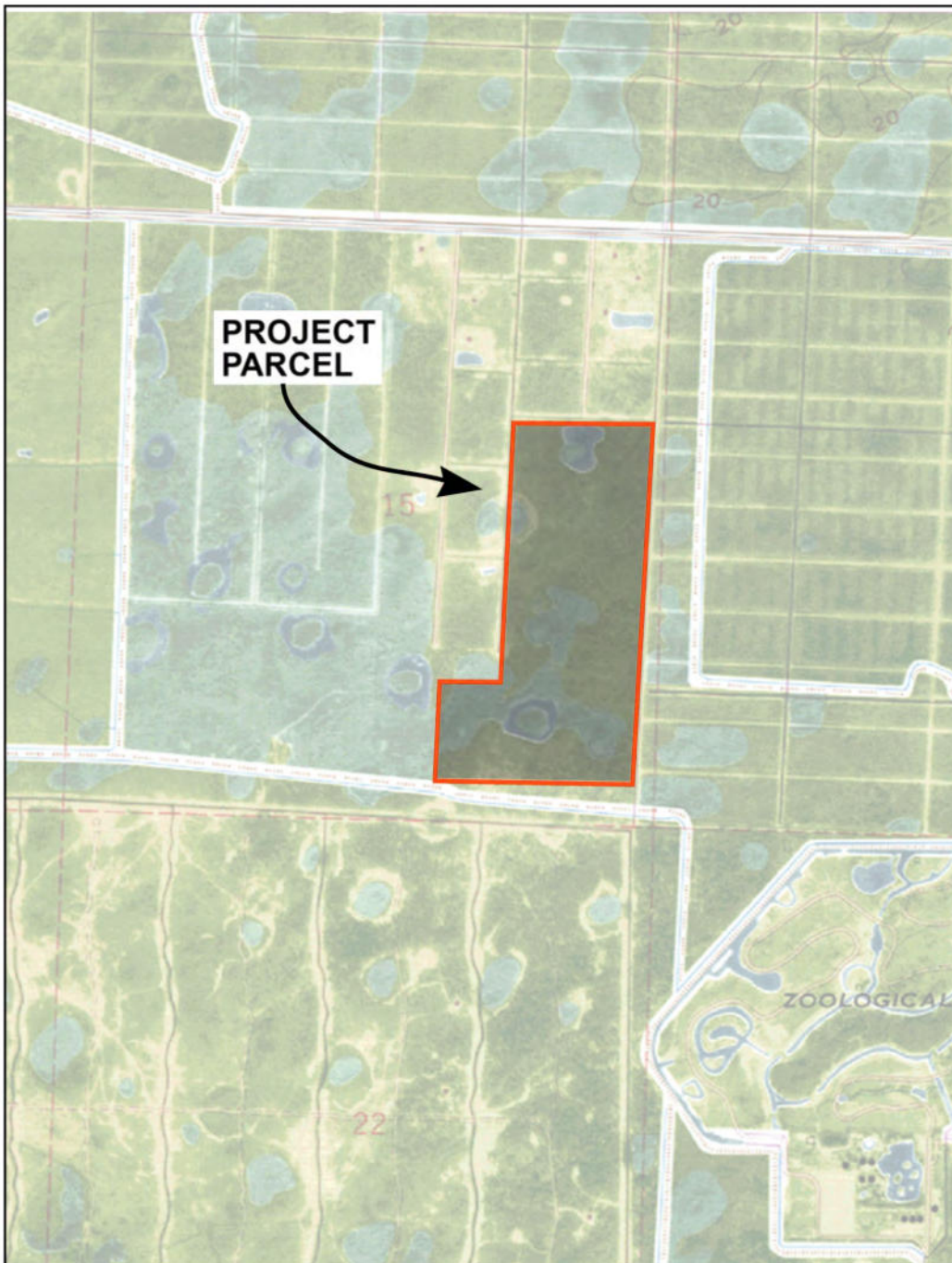
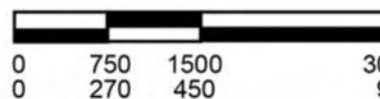


Figure 1. USGS Map of the Rawlings Estates parcel.



TOWNSHIP 43S, RANGE 40E, SECTION 15  
 USGS Map: LOXAHATCHEE, REV. 1984



3000 Feet approx.  
 900 Meters approx.

## PROJECT SETTING

The Rawlings Estates parcel is located immediately west of 180<sup>th</sup> Avenue North, about 20 miles west of the Atlantic coastline, in unincorporated Palm Beach County, Florida, within Section 15 in Township 43S, Range 40E. The parcel encompasses approximately 104 acres and is bounded all sides by urban/suburban commercial and residential properties and very little remaining uncleared woodland (Figure 1). The Loxahatchee National Wildlife Refuge lies 11/2 miles southwest. The relevant USGS map is Loxahatchee.

The immediate region is moderately low (10-15 feet, NGVD) formerly vegetated in sawgrass marsh with scattered seasonal ponds. The Loxahatchee Slough is not, as many believe, a monoculture of sawgrass but a fairly diverse community of other sedges and grasses such as beak rushes (*Rhynchospora spp.*), and succulent marsh plants such as arrowhead (*Sagittaria spp.*), pickerelweed (*Pontederia lanceolata*), and lizard's tail (*Saururus cernuus*) as well as coastal plain willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*) and other plants whose presence and percentage in any given area is governed by periodic fires occurring in the dry season.

This diverse plant community is found growing in shallow water varying in depth from a few inches to two or more feet in the wet season of the year (late summer/early fall). Certain animals such as the alligator play a major role in the disposal and shaping of plant communities by creating depressional ponds that act as “oases” for fishes, snakes, birds, and other wildlife during times of low water in the late spring of the year. Aerial photographs of the area southwest of the subject parcel in the Loxahatchee National Wildlife Refuge shows a series of remarkably regular circular formations that are Everglades Marsh plant associations maintained by some of the natural forces such as fire and alligator activity. These unique natural communities grow in a fine black silty “muck” (properly termed peat) that is the end product of at least five thousand years deposition of plant activity.

Soil types found on the parcel include: Floridana fine sand, frequently ponded, 0-1 percent slopes; Pineda-Pineda wet sand, 0-2 percent slopes; Riviera fine sand, 0-2 percent slopes; and Riviera fine sand, frequently ponded, 0-1 percent slopes (USDA website 2023).

The parcel and much of the surrounding area was historically part of the Loxahatchee Slough near its northern head and vegetated in sawgrass marsh areas and a series of round to ovoid marsh ponds. The 1859 survey of the general area (Figure 2) indicates that the area to the east was vegetated in “rough pine and palmetto” and lay immediately east of a “band of cypress swamps bordering the Glades” (now the Loxahatchee National Wildlife Refuge). Vintage aerial photographs taken in 1953 shows the parcel as largely undisturbed with several intact slough and wetland areas (Figure 3). In 1968 the entire parcel remained mostly undisturbed (Figure 4). The parcel is currently vacant land largely undisturbed. No modern or historic structures occur on the parcel.

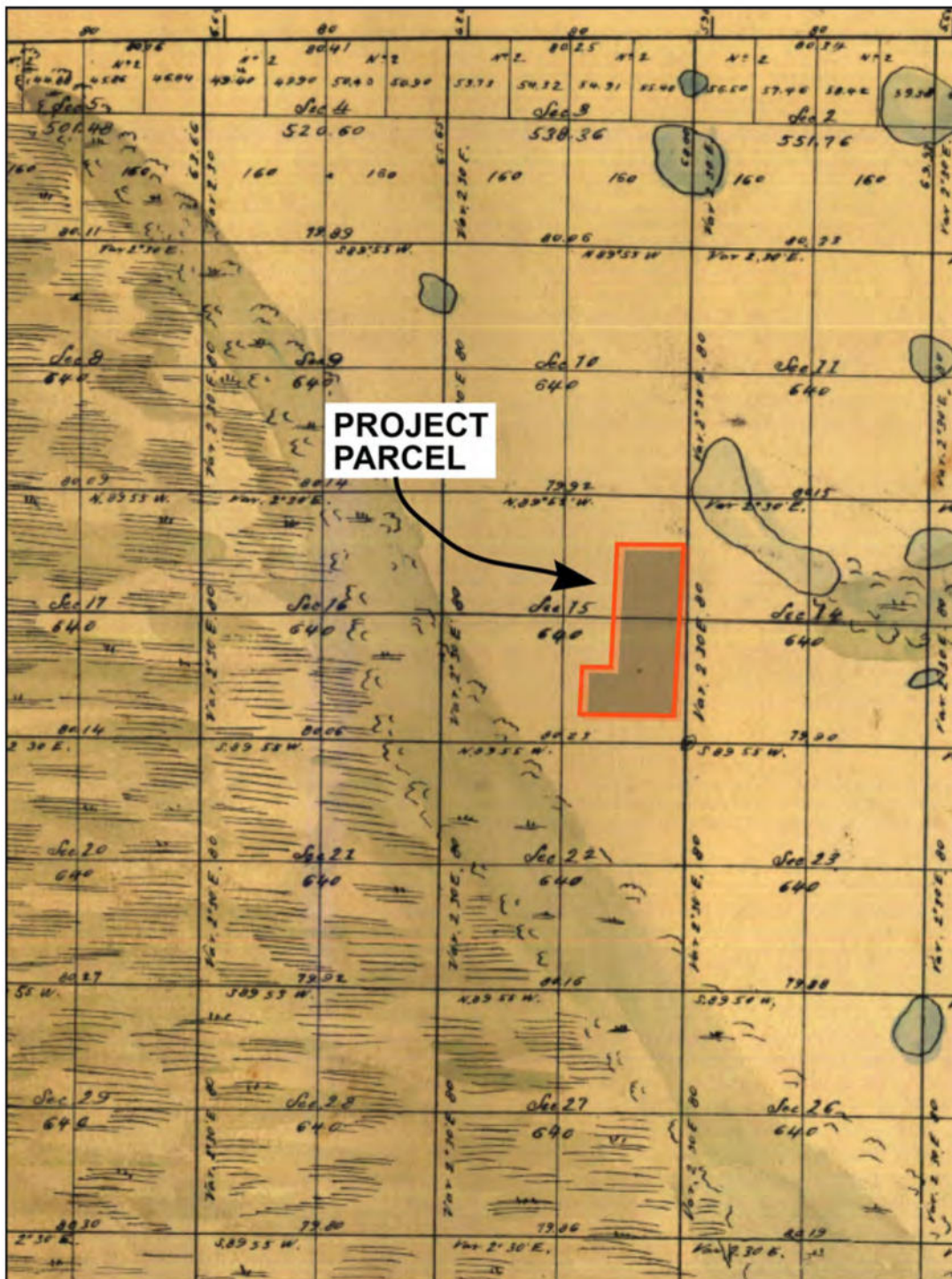


Figure 2. Portion of the 1859 plat map for Township 43S, Range 40E with the project parcel boundaries superimposed.



0 1500 3000 6000 Feet approx.  
0 450 900 1800 Meters approx.



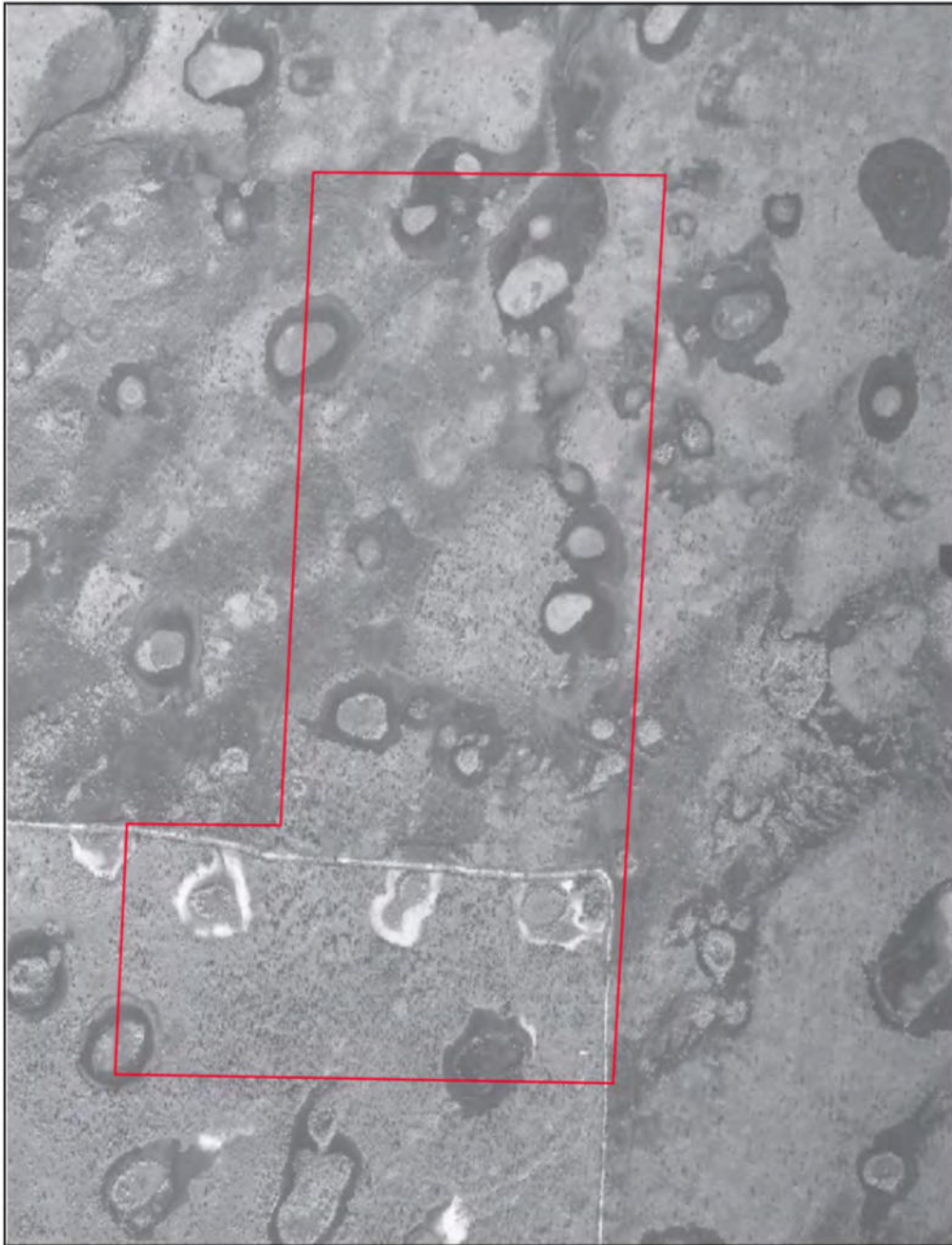


Figure 3. 1953 black and white aerial photograph of the project parcel.



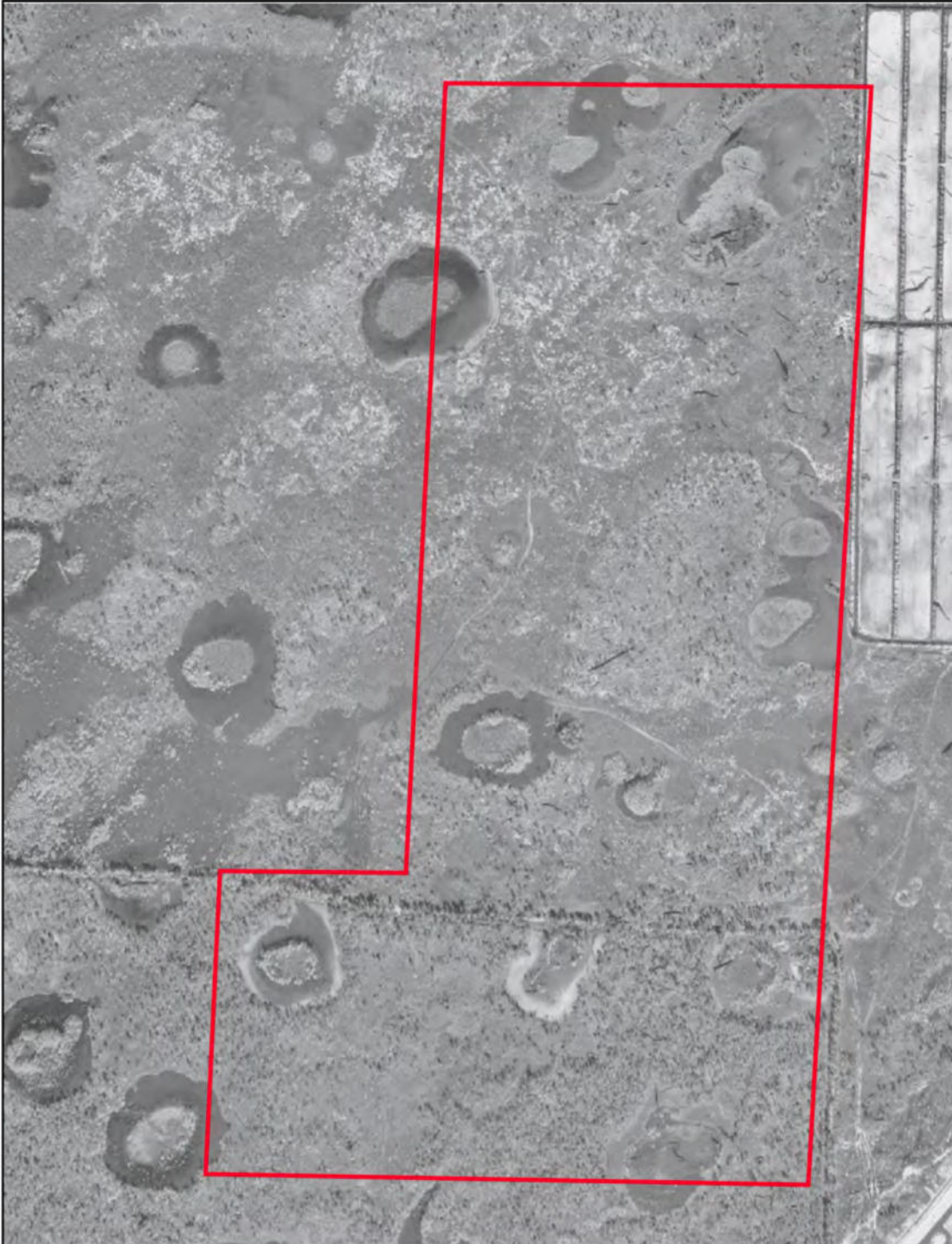


Figure 4. 1968 black and white aerial photograph of the project parcel.



0 250 500  
0 70 150

1000 Feet approx.  
300 Meters approx.





Figure 5. 2024 aerial photograph of the project parcel.





Figure 6. Central portion of parcel, looking southwest.



Figure 7. Northeastern portion of parcel, looking east.



Figure 8. Southern portion of parcel, looking south along farm road.

## PREVIOUS RESEARCH

Archaeological research in the interior of Palm County outside of the Lake Okeechobee area, has not been extensive. Exceptions have been the assessments done along the Loxahatchee River where sites dating from the Late Archaic Period through the historic period, including the Second Seminole War Battle of Loxahatchee.

Other work of importance includes Phase I through III assessments of Palm Beach Aggregates where remnant creeks were discovered that had been obscured by sugar cane fields (Carr et al. 2017). Two prehistoric sites (8PB17113 and 8PB17114) were discovered there reflecting Late Archaic through East Okeechobee II Period habitation and mortuary activities.

Other areas in the interior include the Loxahatchee Preserve, which is the northeastern Everglades, characterized by tree island sites. Previous research there includes the studies of Griffin and Miller (1979), yielding zero sites and Carlson et al. (2019) identifying 10 prehistoric sites.

## LITERATURE REVIEW

A search was requested on 1-19-24 with the Florida Division of Historic Resources for archives and literature associated with the Rawlings Estates project area. This included site forms and cultural resource assessment reports from the Master Site File in Tallahassee of previously recorded archaeological sites and surveys within the project parcel and within one mile of the parcel (Table 1).

**Table 1. Literature Review Summary**

Previously Recorded Sites:	0
Within Project Parcel	0
Within One Mile of Project Parcel	0
Previous Assessments:	0
Within Project Parcel	0
Within One Mile of Project Parcel	0

A review of Florida site files determined that no previously recorded archaeological or historic sites occur within one mile of the project parcel.

A review of the state report files indicated that no cultural resource assessments were previously conducted within one mile of the project parcel.

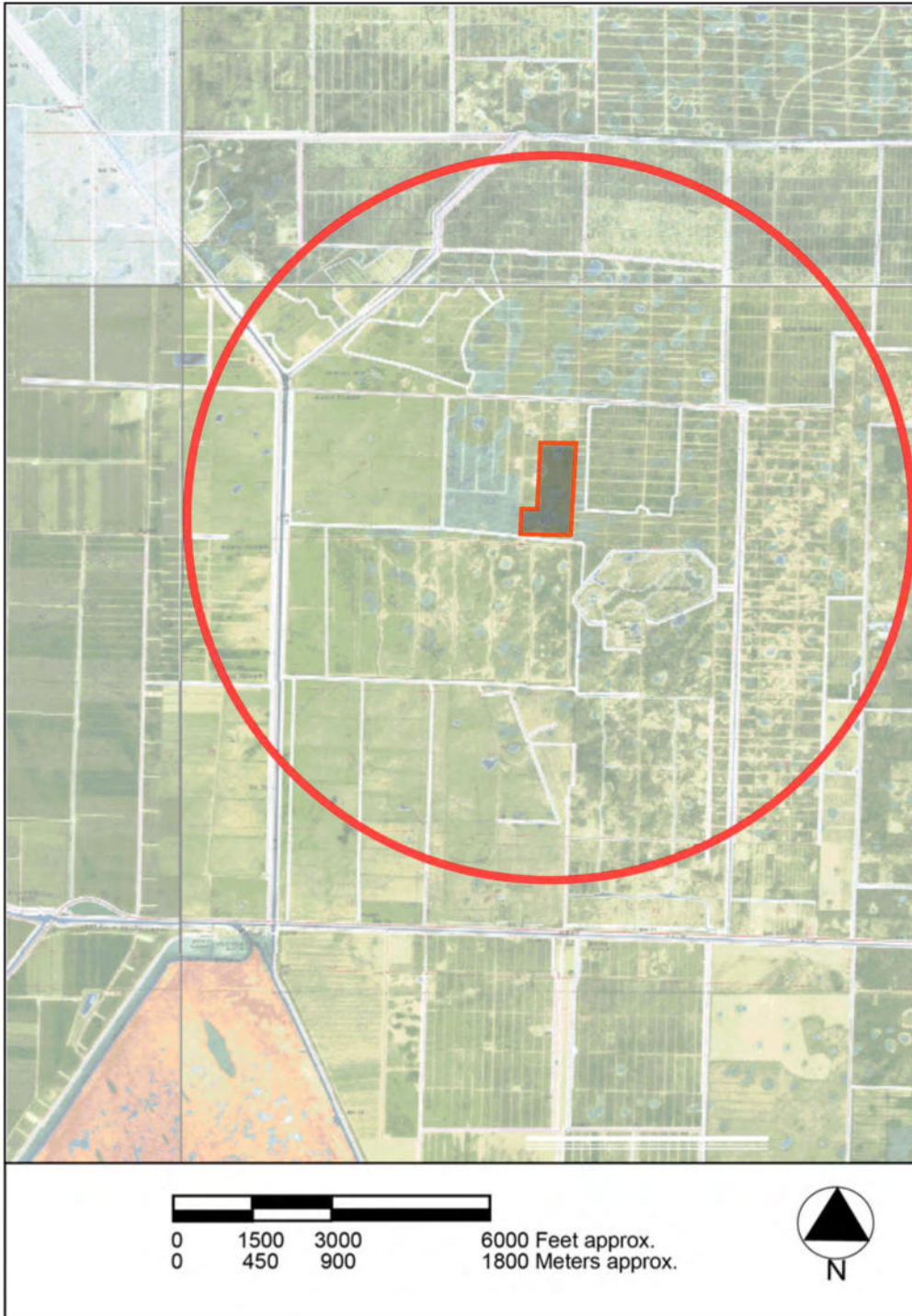


Figure 9. Map showing all previously recorded resources within one mile of the project parcel.

## CULTURAL SUMMARY

The area east of Lake Okeechobee, including coastal Palm Beach and Martin Counties, has long been an archaeological enigma. This is mainly due to a lack of systematic research in this region.

John M. Goggin was the first to recognize this area as being somewhat unique, defining it as the East Coast Region of the Okeechobee archaeological subarea (Goggin n.d.). In his description of the region, Goggin noted that no "local" ceramic forms could be found here. Undoubtedly, this is partly a reference to a lack of distinctive local incised types. In addition, Goggin also lists a number of traits for the region, which are usually considered to be more common in northern sites. Among these is a large quantity of Biscayne Plain and Biscayne Check Stamped pottery, which are now called St. Johns Plain and St. Johns Check-Stamped.

Little archaeological work was conducted in the region until the 1970s. When John Furey, a graduate student at Florida Atlantic University, investigated several sites in the Boca Raton area. Collectively these sites are known as the Spanish River Complex (Furey 1972). Although the complex was supposed to fall just within the southern border of Goggin's East Coast Region of the Okeechobee Subarea, Furey's ceramic analysis concluded that almost half of the sherd collection consisted of the type Belle Glade Plain. Partly because of this, Furey interpreted the Spanish River Complexes as representing a coastal extension of the interior Belle Glade area. Furey also generalized that all of coastal Martin and Palm Beach counties were predominantly influenced from the Lake Okeechobee area. Furey's interpretation was strengthened by Browning's (1975) work at the Rocky Point 2 Site (8MT33) in northern Martin County. Browning reported a sherd assemblage at this site that consisted of 25% Belle Glade Plain.

Despite this, Milanich and Fairbanks (1980) included the coastal portions of Martin and Palm Beach counties in a "Circum-Glades" area. They defined the Circum Glades area as including all of southeastern Florida and the east coast as far north as Indian River County. The term, "Circum-Glades," was coined earlier by Griffin (1974) who argued that the major focus for settlement and subsistence in southeastern Florida was along the coast. He interpreted the smaller tree-island sites within the Everglades as small, temporary hunting camps, which were used sporadically by the coastal inhabitants. Milanich and Fairbanks considered this interpretation to be appropriate for coastal Palm Beach and Martin counties as well, although they provided little explanation for this argument.

Carr and Beriault (1984) rejected most of the cultural names and boundaries used by Milanich and Fairbanks for southern Florida and reiterated Furey's generalizations on the coastal portions of Martin and Palm Beach counties. In their analysis, Boca Raton was the southern boundary of a separate cultural area, which they called "East Okeechobee." This area was hypothesized as being mainly influenced from the west. Based on the work of Browning at Rocky Point, Carr and Beriault suggested that the northern boundary for the area was somewhere around the boundary of Martin and St. Lucie counties. A western boundary was chosen that would exclude inland sites adjacent to Lake Okeechobee like

Big Mound City (8PB48), Barley Barber I (8MT19), and Belle Glade (8PB41), as these sites seem to be complexes and earthworks associated with the Lake Okeechobee (Belle Glade) culture area.

In his synthesis of Everglades archaeology, Griffin (1988) provided a detailed discussion concerning of South Florida cultural boundaries. He supported the boundaries that Carr and Beriault used for their East Okeechobee Area, but he did not accept their name for the area. Instead, Griffin referred to the area as being "unclassified," probably due to the lack of archaeological work conducted there. He also refers to the area as being transitional between three different areas, presumably the Belle Glade Area to the west, the Everglades Area to the south and another cultural area to the north. He suggested that it might be more appropriate to consider this area to be a district of one of its neighboring areas.

In doctoral work conducted under the direction of Milanich, McGoun (1989) renamed the Circum-Glade's area "Southeast Florida." Overall, he kept Milanich's boundaries for this area intact, arguing that there were no major differences within the area from Cape Canaveral to Cape Sable. He also stressed the predominance of sand-tempered plain pottery within this area.

## **PALEO PERIOD (10000 BC TO 8000 BC)**

Paleoindians lived in southern Florida in association with mammoths, bison, and other types of megafaunas. Deposits of fossilized Pleistocene bone have been uncovered by dredging and quarry operations from several locations in southern Florida including Palm Beach (Carr and Beriault 2004) and from solution holes in south Dade County. These deposits yielded a wide range of grazing ungulates and sloths, indicating the presence of more extensive grasslands than present (Webb and Martin, 1974). With the extinction of the megafauna by about 11,000 BP, Paleoindians apparently adapted to the emerging wetlands of southern Florida and began to establish the patterns of subsistence that were to provide the basis of resource procurement for the subsequent 10,000 years. Evidence of the Paleo period in southern Florida is now well established with the discovery of a late Paleo/Early Archaic site at Cutler in south Dade County (Carr 1986, 2015). Radiocarbon dates of  $9,640 \pm 120$  years BP were determined for this site, which yielded evidence of exploitation of deer and rabbit, some marine fauna, and some indication of hunting extinct horse and peccary. However, most of the recovered material from this site reflects Native American adaptation to the extinction of New World megafauna.

## **ARCHAIC PERIOD (7500 BC TO 750 BC)**

During the Post Glacial, the sea level rose and diminished Florida's land size. It has been calculated that the rate of sea level rise was approximately 8.3 cm per 100 years from 6000 to 3000 BP. That rate has decreased to about 3.5 cm per 100 years from 3000 BP to present (Scholl and Stuiver 1967).

By 5000 BP, cypress swamps and hardwood forests characteristic of the sub-tropics began to develop in southern Florida (Carbone 1983, Delcourt and Delcourt 1981). The Archaic

Period was characterized by an increased reliance on shellfish and marine resources on the coast by the native populations, and a generally expanded hunting, fishing, and plant gathering base throughout southern Florida.

Florida archaeologists recognize three temporal divisions for the Florida Archaic: early, middle and late. Although these divisions have traditionally been based on changes in projectile points and pottery types, recent environmental and climatic data and increased knowledge of artifact assemblages and site types are now also used for dividing the Archaic (Milanich 1994).

### **EARLY ARCHAIC (7500 BC TO 5000 BC)**

To date, only a few sites are known in southern Florida that contain early Archaic components. The Cutler site seems to date mainly to the early Archaic, as do the Little Salt Spring and Warm Mineral Spring sites in Sarasota County. These two sites are both deep solution holes that were utilized as waterholes in the early Archaic. Other southern Florida sites from this time may yet be identified. If such sites are found they will likely be ancient cenotes or solution holes, which served as sources of fresh water (Milanich 1994).

### **MIDDLE ARCHAIC (5000 BC TO 3000 BC)**

During the middle Archaic areas of surface water ponds and lakes increased in southern Florida. Most known habitation sites are located around ancient springs, which provided reliable sources of fresh water. One culture trait that is prominent to the Early and Middle Archaic of southern Florida is the mortuary pond. The Bay West site (Beriault et al. 1981), Little Salt Spring (Clausen et al. 1979), Warm Mineral Spring (Cockrell 1970), and the Republic Grove site (Wharton et al. 1981) all contain human interments placed in the water. Preservation of organic materials from these pond burials is excellent because of the anaerobic condition of the ponds and the mucky soils that underlie them. Middle Archaic middens are located on the edges of these mortuary ponds. Small campsites frequently occur as scatters of lithic artifacts and debitage.

### **LATE ARCHAIC (3000 BC TO 750 BC)**

By 3000 BC, the climate and environment of Florida had reached essentially modern conditions. This was associated with a growing regionalization of cultures as discrete groups throughout Florida that developed adaptations specific to their local environments (Milanich 1994). During the late Archaic, the first pottery was produced. The development of ceramics is important as it suggests that the peoples of this time adopted a more sedentary lifestyle.

Pepe has suggested that in southern Florida, two separate late Archaic cultures can be identified archaeologically: the Orange culture and, for lack of a better term, the Glades Archaic culture.

The Orange culture is known primarily from northeast Florida, particularly from the Atlantic coast and the St. Johns River drainage. The Orange peoples made a distinctive pottery

tempered with fiber and distinctive shell tools (i.e., *Busycon* adzes and *Strombus* celts). It is possible that both *Busycon* adzes and *Strombus* celts were traded into north Florida from south Florida (Wheeler 1993). Site types include oyster and shell middens along the coast and freshwater pond snail middens along the inland rivers and streams. Coastal shell rings representing habitation sites have also been documented.

The Orange culture seems to have originated in northeast Florida. However, Orange artifacts have been recovered from several sites in southern Florida. In southwestern Florida, fiber-tempered pottery has been identified at the Palmer site and at Useppa Island (Marquardt 1992), and sites on Marco Island (Cockrell 1970). Several sites around Lake Okeechobee have also yielded fiber-tempered pottery, including Ft. Center (Sears 1982), Pahokee Ridge #1 (8PB6293) and #2 (8PB6297) (Kennedy et al. 1991). In southeastern Florida, semi-fiber-tempered pottery has been recovered along Biscayne Bay at the Atlantis site (Carr 1981a,b) and at interior sites such as the Honey Hill site (8DA411) (Carr et al. 1992), and the Markham Park site (8BD183) in Broward County (Mowers and Williams 1972). Along the Atlantic coast east of Lake Okeechobee, a possible semi-fiber-tempered sherd was recovered from the House of Refuge Midden on Hutchinson Island in Martin County during avocational excavations (Feaster 1965). In addition, several possible semi-fiber-tempered sherds from another Hutchinson Island site, Santa Lucea (8MT37), are on display at the Elliot Museum. Several semi-fiber-tempered sherds are also reported for Jupiter Inlet I (8PB34) farther south in Palm Beach County (Kennedy et al. 1993).

Pepe suggested that a separate late Archaic culture, referred to as the "Glades Archaic," also was present in southern Florida and probably had only limited ties to the Orange culture. The presence of this culture is suggested by numerous non-ceramic faunal bone middens now recognized as being present on most interior tree islands or former tree islands in southern Florida. This site type is well documented for the Big Cypress Swamp (Ehrenhard et al. 1978; 1979; 1980). Comparable sites are known from the Everglades, such as the Tree Island site (8DA1087) and the Bass Creek site (8BD2878). These sites have been identified along the Loxahatchee River (Carr et al. 1995). Some of these sites, such as Reese #3 (8PB7988), are dense and likely represent long-term, perhaps permanent, occupations. Smaller and less dense sites represent short-term camp sites. Faunal remains from these sites are all dominated by freshwater species, such as turtles, fish, and pond apple snail, which could have been easily obtained from the marshes that once surrounded most of these sites.

The Glades Archaic is postulated as being a culture that was well adapted to the interior wetlands during the late Archaic. This adaptation was so complete that Glades Archaic culture was able to remain relatively unchanged for over 2000 years.

### **EAST OKEECHOBEE PERIOD (ca. 750 BC TO AD 1750)**

Archaeological projects in the area indicate that Goggin's (1947) Glade's chronology is not useful for the East Okeechobee Area. A revised chronology, the East Okeechobee periods, specific to this area is used. It should be noted though, that most radiocarbon dates recorded in the area have come from Jupiter Inlet I (8PB34) and the coast, and the following chronology

is based on sites in the Jupiter area. The chronology will be most successfully applied to sites found along the Loxahatchee River and Jupiter Inlet.

The East Okeechobee I period (750 BC - ca. AD 800) is characterized by undecorated sand-tempered pottery in most of the area, such as in the Hungryland Midden (8PB6294) (Kennedy et al. 1991), and sites along the upper Loxahatchee River (Kennedy et al. 1991; Kennedy et al. 1994; Carr et al. 1995), and in basal levels of Jupiter Inlet I (8PB34) (Kennedy et al. 1993). Belle Glade Plain is a minor type except in and around Boca Raton where it is reported as the dominant type and Sand-tempered Plain is the minor type. However, other sites in the area do not reflect that ratio. This pattern is evidenced by the ceramic assemblage from the Spanish River Complex (Furey 1972). If true, this may be the result of Lake Okeechobean influence in the Boca Raton area. Other types of pottery are absent or make up only trace amounts of total assemblages from this period.

Sites from this period occur in the interior wetlands such as on the Loxahatchee preserve and along the upper Loxahatchee River Glades Archaic, East Okeechobee I sites may be found along the upper reaches of rivers and streams in the area. These sites represent camps that were occupied seasonally and not located in the same place every year. This would explain the extended size and unevenly distributed middens of most of the upper Loxahatchee sites. Coastal sites such as Jupiter Inlet I were occupied seasonally as well during this time. The time span for this period could be broken down into sub-periods after more research is completed in the area. Changes in ceramic rim styles may prove to be useful tool for this purpose.

The East Okeechobee II period started around AD 800 and extended to about AD 1000. This relatively short period is marked by the appearance of St. Johns Plain ceramics as documented at Jupiter Inlet I (8PB34) and Suni Sands (8PB7718). The noticeable lack of St. Johns ceramics in the interior sites during East Okeechobee testifies to a change in settlement patterns for East Okeechobee II. It appears that permanent settlements in this period were concentrated along the coast for the first time (excepting earlier Orange settlements). In the southern part of the area, dominated by the proposed Lake Okeechobean settlement, this period is marked by an increase in the use of sand-tempered plain pottery and by a corresponding decrease in Belle Glade Plain. The dates for this period in and around Boca Raton may also be slightly later, from about AD 950 to AD 1200.

Jupiter Inlet I (8PB34) has provided a marker type for the beginning of the next period, East Okeechobee III. The marker type for this period, St. Johns Check Stamped, making its first appearance at about AD 1000. No date on the first appearance of this type has been obtained from the Spanish River Complex, but it may very well appear later, at around AD 1200, as it does in the rest of southern Florida. In all parts of the East Okeechobee Area though, this period is marked by a substantial increase in the St. Johns ceramic series, until St. Johns Plain and St. Johns Check-stamped eventually become the dominant types. This can be seen at the Riviera Site (8PB30) (Wheeler 1992). Before the St. Johns series became dominant in the Boca Raton area, there was an increase in Sand-tempered Plain and a decrease in Belle Glade Plain that ends with the appearance of European goods. A tentative date in line with other areas in southern Florida for sustained European contact is AD 1500.

The subsequent East Okeechobee IV Period is marked by the same ceramics as the previous period except for the addition of European goods. The St. Johns series is dominant, and the Riviera Site (8PB30) suggests that St. Johns Check-Stamped may be the most dominant ware. The tribe encountered in the East Okeechobee Area by Europeans at this time was called the Jeaga. It is possible that the Jeaga were under the political dominance of the Calusa, a tribe centered on the southwestern coast of Florida (Fontaneda in True 1945). However, the substantial amounts of St. Johns pottery and other artifacts from the Indian River and St. Johns Areas in the East Okeechobee Area during this time suggests a dominant influence from these northern areas instead. As mentioned before, Jonathan Dickinson (1885) observed that the Jeaga were forced to hand over his shipwrecked cargo to the Ais, their neighbors to the north. Thus, if the Calusa did exert any control over the Jeaga and Jobe, it was minimal or sporadic and not as strong as was that exerted by the Ais and perhaps by the Timucua farther to the north.

It has been estimated that there were about 20,000 Indians in south Florida when the Spanish arrived (Milanich and Fairbank 1980). By 1763, when the English gained control of Florida, that population had been reduced to several hundred. These last survivors were reported to have migrated to Cuba with the Spanish (Romans 1962), however, it is likely that the so-called "Spanish Indians" (Sturtevant 1953), who raided Indian Key in 1840, were the mixed-blood descendants of the Calusa and/or refugees from north Florida missions raided by the English in the early eighteenth century. The Spanish-Indians joined the Seminoles, who had fled en masse into south Florida in 1838 after the Battle of Okeechobee, although some Creek groups apparently had migrated to south Florida earlier in the century.

The earliest documentary evidence of Seminole settlement in South Florida is an account by John Lee Williams (1837) describing Snake Warrior's Island at the headwaters of Snake Creek. This site was recently identified as probably being site 8BD1867 in Miramar in southern Broward County.

A large Seminole population had settled on the Loxahatchee River during the Second Seminole War by 1838. That settlement was again displaced in the Battle of Loxahatchee the same year. Fort Jupiter was constructed in 1838 at nearby Pennock Point. Numerous Seminole sites have been found in Palm Beach County associated with the fort and the river including the Loxahatchee River Battlefield of the Second Seminole War (Carr 1995). Evidence at Riverbend Park indicates that the Seminoles had returned to the Loxahatchee River.

# **METHODOLOGY**

## **ARCHIVAL REVIEW**

Prior to conducting fieldwork, relevant archives and literature were reviewed. This included, but was not limited to, studying the previous archaeological reports for sites in Palm Beach County, reviewing information from the Master Site File in Tallahassee concerning nearby sites, and examining USGS maps of the project area. A review of the Labins database of land surveys also was conducted. In addition, archival aerial photographs from the project area, which could aid in revealing anthropogenic changes to the topography and floral communities were interpreted. A site search with the Florida Division of Historic Resources determined that one previously recorded archaeological site occurs within one mile of the project parcel.

## **RESEARCH DESIGN**

This Phase I level cultural resource survey of the Rawlings Estates parcel incorporated the use of certain predictive archaeological site models. These models postulate that hammocks adjacent to wetlands (i.e. creeks, sloughs or marsh ponds) and adjacent to riverine/estuarine systems are at least medium probability areas for being associated with archaeological sites. These and possible cultural anomalies can be identified examining vintage aerial photographs taken prior to modern development. The elevational information on the Palm Beach Farms Quadrangle map for the area was used. It was determined that overall, the project parcel has a low probability for archaeological sites based on the homogeneity of wetland communities observed on 1953 and 1968 aerial imagery (Figures 3,4).

## **FIELDWORK**

The project parcel was assessed by pedestrian survey and systematic subsurface testing. Shovel tests were dug across the parcel at 100m intervals along three (3) north-south transects and judgmentally (Figure 10).

All test holes were 50cm in diameter and dug to a depth of one meter. All sediments were screened through ¼"-mesh hardware cloth and all cultural materials were collected. Shovel test forms were completed and a handheld GPS unit was used to record the location of all test holes.

## **COLLECTIONS**

No collections were made. All notes, maps, and photographs repose at the AHC offices.

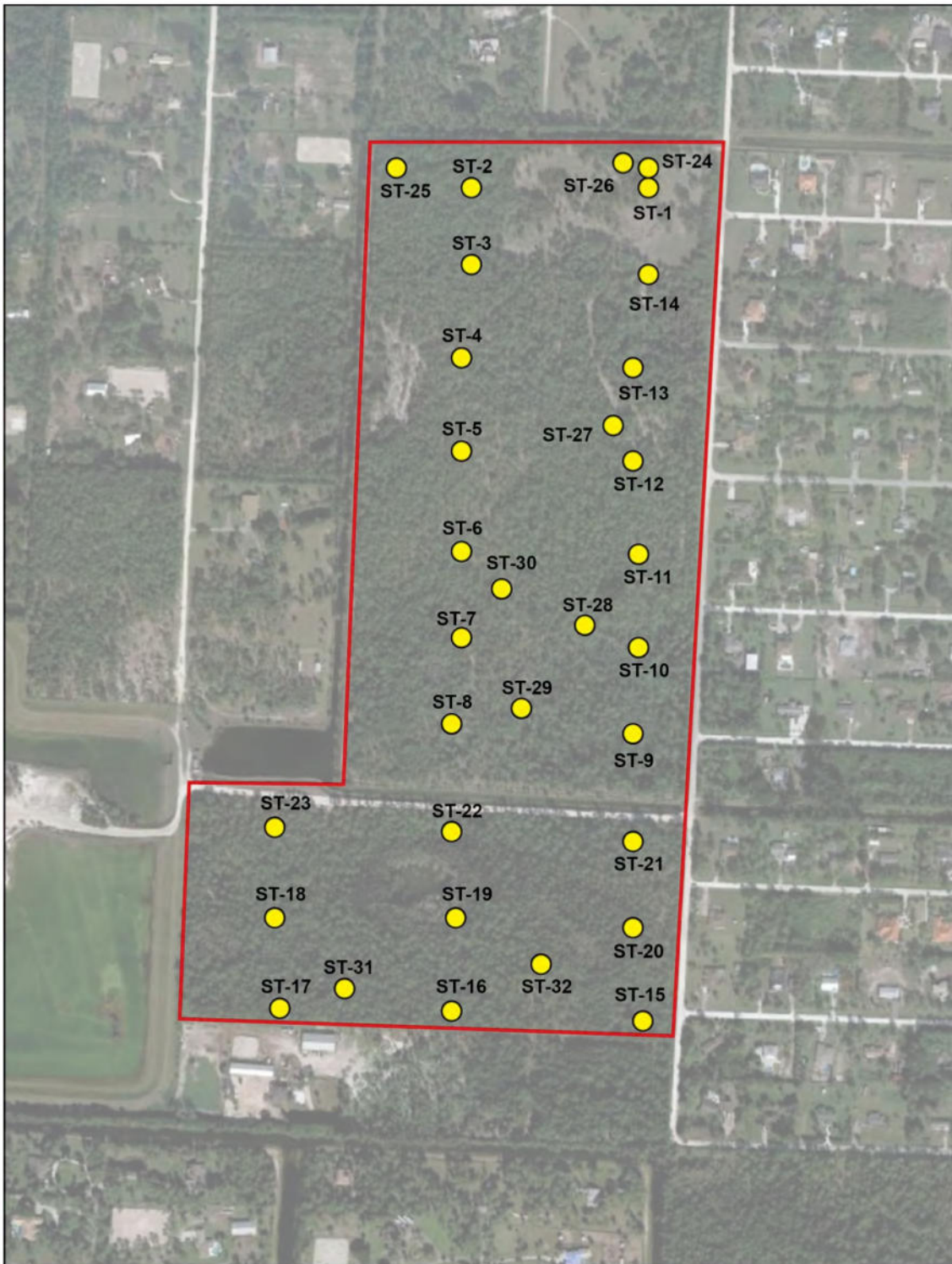


Figure 10. Aerial photograph showing shovel test locations.

● = Negative Shovel Test



## RESULTS AND CONCLUSIONS

This Phase I cultural resource assessment determined that the Rawlings Estates parcel had an overall low probability for archaeological sites. The parcel was characterized as primarily sawgrass marsh with scattered ponds (Figures 3,4).

In total 31 shovel tests were dug. Twenty-three were dug at 100m intervals along 3 north-south transects, and the remaining eight were dug judgmentally (Figure 10). Overall, the stratigraphy was relatively uniform (Figure 11). The upper horizon was characterized as a gray (10YR 5/1) loamy sand 0-30cmbs. Below that was a transition to natural soils, specifically a very pale brown (10YR 7/4) or white (10YR 8/1) to about 85-120cmbs where there was a transition yellowish-brown (10YR 5/8) sandy clay loam or gray (10YR 6/1) sandy clay. All tests were negative and no cultural materials were observed or collected.

It is the consultant's opinion based on available data that no archaeological or historical sites eligible for listing on the National Register of Historic Places will be affected by the proposed development of the project parcel. Should subsequent development reveal archaeological features or artifacts, the consultant archaeologist and relevant agencies should be notified, and efforts should be made to document these resources. If human remains are uncovered then the provisions for Florida Statute 872.05, the Unmarked Human Graves Act, will apply.



Figure 11. Representative shovel test profiles.

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## **APPENDIX I: FLORIDA SURVEY LOG**

Ent D (FMSF only) \_\_\_\_\_



# Survey Log Sheet

Florida Master Site File  
Version 5.0 3/19

Survey # (FMSF only) \_\_\_\_\_

Consult *Guide to the Survey Log Sheet* for detailed instructions.

## Manuscript Information

Survey Project (name and project phase)

Report Title (exactly as on title page)

Report Authors (as on title page)

1. \_\_\_\_\_ 3. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_

Publication Year \_\_\_\_\_

Number of Pages in Report (do not include site forms) \_\_\_\_\_

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names \_\_\_\_\_

Affiliation of Fieldworkers: Organization \_\_\_\_\_ City \_\_\_\_\_

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_ 7. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_ 8. \_\_\_\_\_

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name \_\_\_\_\_ Organization \_\_\_\_\_

Address/Phone/E-mail \_\_\_\_\_

Recorder of Log Sheet \_\_\_\_\_ Date Log Sheet Completed \_\_\_\_\_

Is this survey or project a continuation of a previous project? No Yes: Previous survey #s (FMSF only) \_\_\_\_\_

## Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name \_\_\_\_\_ Year \_\_\_\_\_ 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name \_\_\_\_\_ Year \_\_\_\_\_ 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Field Dates and Project Area Description

Fieldwork Dates: Start \_\_\_\_\_ End \_\_\_\_\_ Total Area Surveyed (fill in one) \_\_\_\_\_ hectares \_\_\_\_\_ acres

Number of Distinct Tracts or Areas Surveyed \_\_\_\_\_

If Corridor (fill in one for each) Width: \_\_\_\_\_ meters \_\_\_\_\_ feet Length: \_\_\_\_\_ kilometers \_\_\_\_\_ miles

## Research and Field Methods

**Types of Survey** (select all that apply): archaeological architectural historical/archival underwater  
 damage assessment monitoring report other(describe): \_\_\_\_\_

## Scope/Intensity/Procedures

## Preliminary Methods (select as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- *local public* local property or tax records other historic maps LIDAR  
 Florida Photo Archives (Gray Building) library-special collection newspaper files soils maps or data other remote sensing  
 Site File property search Public Lands Survey (maps at DEP) literature search windshield survey  
 Site File survey search local informant(s) Sanborn Insurance maps aerial photography  
 other (describe): \_\_\_\_\_

## Archaeological Methods (select as many as apply to the project as a whole)

Check here if **NO** archaeological methods were used.

surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m) metal detector  
 surface collection, uncontrolled water screen soil resistivity other remote sensing  
 shovel test-1/4" screen posthole tests magnetometer pedestrian survey  
 shovel test-1/8" screen auger tests side scan sonar unknown  
 shovel test 1/16" screen coring ground penetrating radar (GPR)  
 shovel test-unscreened test excavation (at least 1x2 m) LIDAR  
 other (describe): \_\_\_\_\_

## Historical/Architectural Methods (select as many as apply to the project as a whole)

Check here if **NO** historical/architectural methods were used.

building permits demolition permits neighbor interview subdivision maps  
 commercial permits windshield survey occupant interview tax records  
 interior documentation local property records occupation permits unknown  
 other (describe): \_\_\_\_\_

## Survey Results

Resource Significance Evaluated? Yes No

Count of Previously Recorded Resources \_\_\_\_\_ Count of Newly Recorded Resources \_\_\_\_\_

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

Site Forms Used: Site File Paper Forms Site File PDF Forms

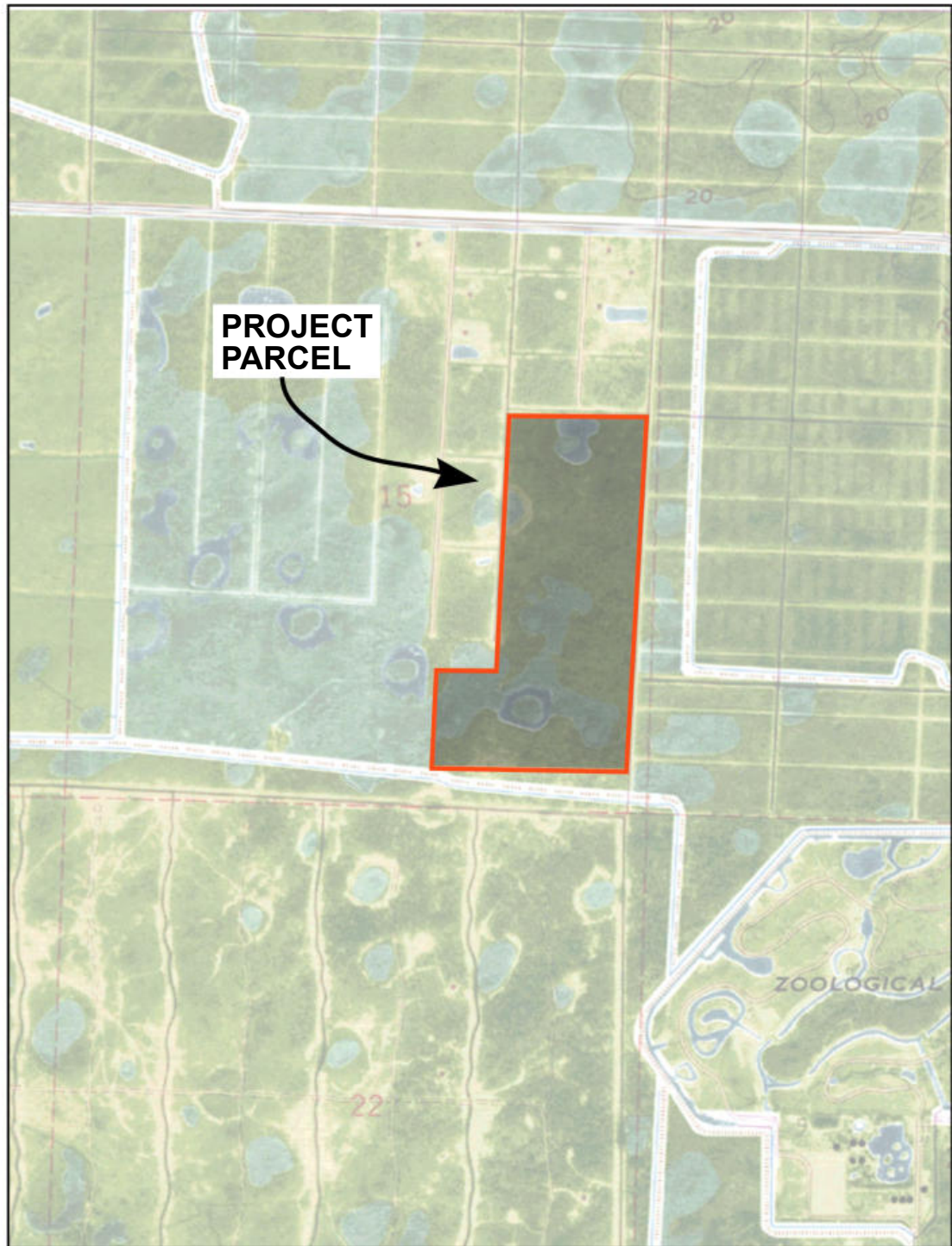
## REQUIRED: Attach Map of Survey or Project Area Boundary

## SHPO USE ONLY

## SHPO USE ONLY

## SHPO USE ONLY

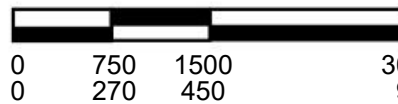
Origin of Report: 872 Public Lands UW 1A32 # \_\_\_\_\_ Academic Contract Avocational  
 Grant Project # \_\_\_\_\_ Compliance Review: CRAT # \_\_\_\_\_  
 Type of Document: Archaeological Survey Historical/Architectural Survey Marine Survey Cell Tower CRAS Monitoring Report  
 Overview Excavation Report Multi-Site Excavation Report Structure Detailed Report Library, Hist. or Archival Doc  
 Desktop Analysis MPS MRA TG Other: \_\_\_\_\_  
 Document Destination: \_\_\_\_\_ Plotability: \_\_\_\_\_



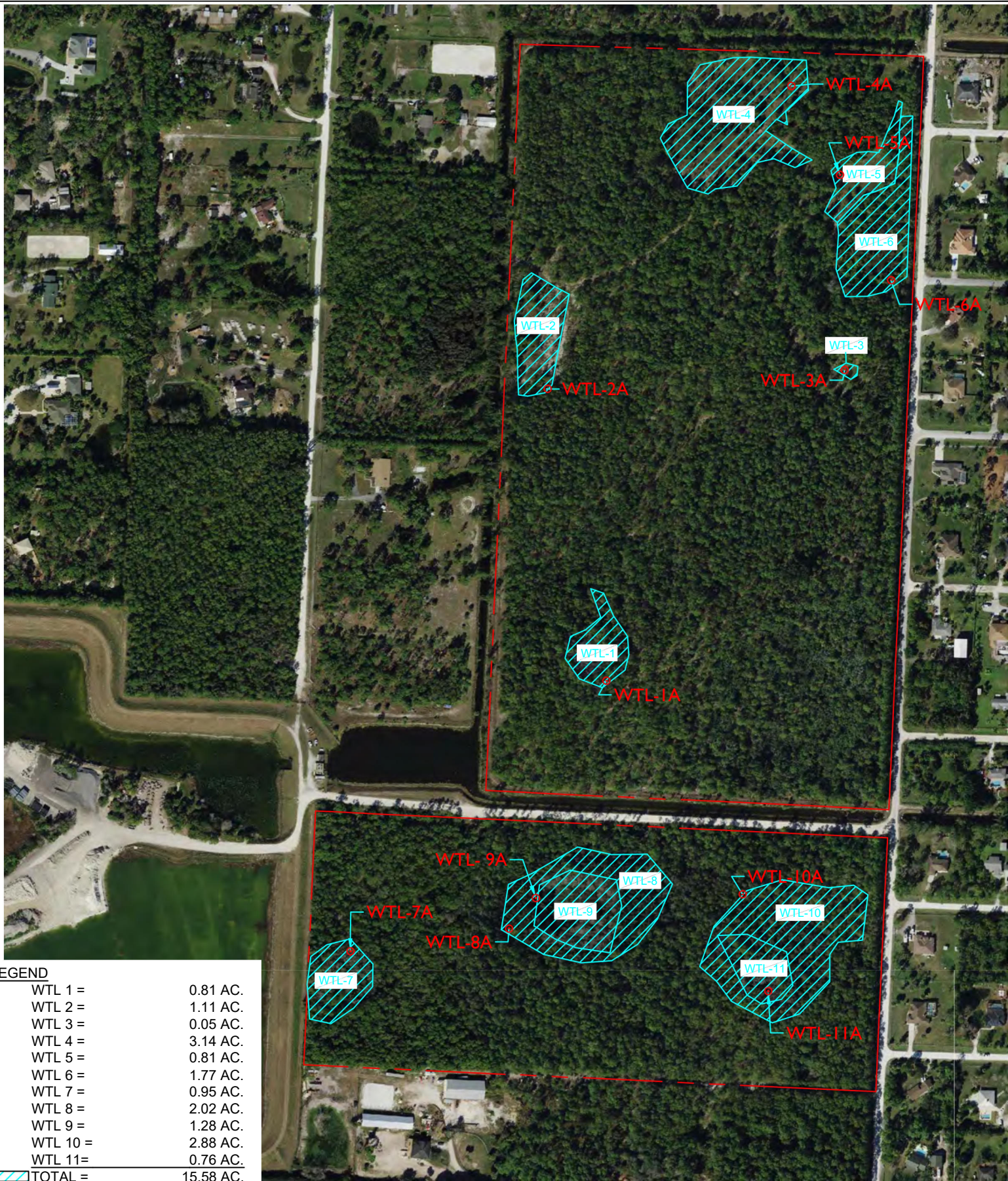
USGS Map of the Rawlings Estates parcel.



TOWNSHIP 43S, RANGE 40E, SECTION 15  
USGS Map: LOXAHATCHEE, REV. 1984



3000 Feet approx.  
900 Meters approx.



SOURCE: FDOT AERIALS GIS

PROJECT NAME: RAWLINGS ESTATES  
PROJECT #: 9639.00  
DATE: 02/22/2024  
CREATED BY: CNC  
CHECKED BY: RMH

## WETLAND BOUNDARY MAP EXHIBIT G



PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055

2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411

## **Exhibit H - Site Photographs**



**Photo 1:** Northwestern area of northern parcel. Earleaf acacia dominates the canopy with intermittent slash pine individuals and generally sparse understory.



**Photo 2:** Northeastern upland area on northern parcel. Typical view of the disturbed pine flatwood area.



**Photo 3:** Wetland in the northeastern area of northern parcel.



**Photo 4:** Typical view of the interior upland areas on northern parcel. Trails are intermittent throughout.



**Photo 5:** Uplands on the southern edge of northern parcel.



**Photo 6:** View of the uplands on the southern parcel. Slash pine and earleaf acacia are present in the canopy. As shown here, there are areas with saw palmetto present within the understory.



**Photo 7:** View of the melaleuca-dominated area that surrounds the central cypress wetland on the southern parcel.



**Photo 8:** Melaleuca-dominated area surrounding cypress wetland.



**Photo 9:** Center of central cypress wetland on southern parcel. Swamp fern and pond apple was observed within this area.



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

MICHAEL J. BURKE  
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK ROAD NORTH, 200  
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561-434-8942

[WWW.PALMBEACHSCHOOLS.ORG](http://WWW.PALMBEACHSCHOOLS.ORG)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/03/2024		
	SCAD No.	24040301F/FLU; 24040301Z/Re-Zoning; 24040301D/D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control Number	00-40-43-15-00-000-1220 and 00-40-43-15-00-000 5030		
	Development Name	Rawlings Estates		
	Owner / Agent Name	Beverly Rawlings / Matthew Barnes (WGI, Inc.)		
	SAC No.	420D		
	Proposed FLU/Re-Zoning Proposed D. O.	Maximum 104 Residential Units 58 Single-Family Units		
Impact Review		Loxahatchee Groves Elementary School	Osceola Creek Middle School	Seminole Ridge High School
	New Students Generated	10	5	7
	Capacity Available	-25	-120	-440
	Utilization Percentage	103%	111%	119%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary, middle</b> and <b>high school level</b>, the property owner shall contribute a total of <b>\$132,779.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from <b>04/10/2024</b> to <b>04/09/2025</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>04/09/2025</b> or this determination will expire automatically on <b>04/09/2025</b>.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

*Joyce Cai*

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

April 10, 2024

Date

[joyce.cai@palmbeachschools.org](mailto:joyce.cai@palmbeachschools.org)

Email Address

CC: Jeff Gagnon, Interim Planning Director  
Vismery Dorta, Site Plan Technician, Palm Beach County  
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida  
A High-Performing School District  
An Equal Opportunity Education Provider and Employer

# 2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 7. Text Amendment Application

### A. Proposed Text Amendment Summary

<b>Elements &amp; Policies to be revised</b>	The applicant is revising Objective 1.4 Rural Tier and Table III.C, Future Land Use Designation By Tier, in the Future Land Use Element of the Comprehensive Plan. The Special Planning Areas Map LU 3.1 is proposed to be revised to identify the Rawlings Estates Overlay. In addition, new Objective 1.4.3 is proposed. Please refer to the following page for the exact language of the revisions.
<b>Purpose</b>	The purpose of the Rawlings Estates Overlay is to allow for the LR-1 Future Land Use Designation to be implemented in the Rural Tier. The current language in the Comprehensive Plan allows for density in the range of 1 unit per 5 acres to 1 unit per 20 acres, which prohibits the proposed LR-1 (Low Density Residential, 1 unit per acre) FLU Designation. The proposed overlay will allow for additional housing development on minimum 1-acre lots on the site while matching and maintaining the low-density character of the surrounding area. Please refer to Attachment G – Consistency with the Plan, for further justification and the following page for exact language.
<b>Justification</b>	Please refer to Attachment G – Consistency with the Plan for further justification, and the following page for exact language.
<b>Consistency</b>	Please refer to Attachment G – Consistency with the Plan.
<b>Text Changes</b>	The proposed text amendment will create the Rawlings Estates Overlay (“Overlay”). The proposed Overlay will allow the LR-1 Future Land Use category to be applied within the Rural Tier if the criteria of the Overlay are met. The language of Objective 1.4 Rural Tier is proposed to be revised to include the proposed Overlay as a special planning overlay that is exempt from certain Rural Tier regulations and add Objective 1.4.3 which outlines the Overlay criteria related to the boundaries, approval process, acreage, density, and minimum lot size. In addition, Table III.C is proposed to be revised to add a note that states that the LR-1 future land use designation is allowed in the Rural Tier for sites that meet Objective 1.4.3 and criteria in Policy 1.4.3-b. The Special Planning Areas Map LU 3.1 is proposed to be revised to identify the Overlay. Please refer to the following page for the exact language of the Proposed Text Amendment.
<b>ULDC Changes</b>	There are no proposed ULDC amendments.

## **Proposed Comprehensive Plan Text Amendment**

Proposed additions are in red and underline text, proposed deletions are in red and strikethrough text.

### **REVISED OBJECTIVE 1.4 Rural Tier**

General: The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO), ~~and the Trotting Center Overlay,~~ and the Rawlings Estates Overlay. These areas support large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and non-residential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.

### **NEW OBJECTIVE 1.4.3: Rawlings Estates Overlay**

**Objective:** The purpose of the Rawlings Estates Overlay is to preserve the low-density rural character of the area by allowing residential density of one unit per acre that is consistent with the existing lot pattern of the surrounding areas.

**Policy 1.4.3.a: Boundaries.** The boundaries of the Rawlings Estates Overlay are within the Rural Tier, generally bounded by 180<sup>th</sup> Avenue North on the east, Murray Lane on the south, the Indian Trail Improvement District Canal "A" and Impoundment Facility on the west and the Indian Trail Improvement District Canal "C" on the north. The specific boundaries of the Rawlings Estates Overlay are depicted on the Special Planning Areas Map, LU 3.1.

**Policy 1.4.3.b: Overlay Criteria.** In order to preserve the low-density rural character of the surrounding area, the County shall allow residential development within the Rawlings Estates Overlay subject to the following criteria:

- 1. Approval Process.** A Future Land Use Atlas amendment shall be accompanied by a concurrent zoning application and a preliminary master plan or preliminary subdivision plan in order to demonstrate compliance with this policy.
- 2. Acreage.** Shall be a minimum of 100 contiguous acres. For the purpose of this policy, contiguous includes sites owned by the same owner and separated by land owned by the Indian Trail Improvement District.
- 3. Density.** The maximum density is one unit per acre with no further density increases permitted through density bonus programs, such as the Transfer of Development Rights Program, the Workforce Housing Program, or the Affordable Housing Program. The maximum density shall be identified in the adopting ordinance.
- 4. Minimum Lot Size.** The minimum lot size shall be one (1) acre.

**REVISED TABLE III.C, FUTURE LAND USE DESIGNATION BY TIER**

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA <sup>1</sup>
<b>Rural Residential</b>	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
<b>Western Communities Residential</b>	WCR	---	---	X	---	---
<b>Urban Residential</b>	LR, MR, HR	X	---	---	---	---

Text omitted for brevity

5. Within the Rawlings Estates Overlay, the LR-1 future land use designation is allowed for sites that meet Objective 1.4.3 and criteria in Policy 1.4.3.b.

**Map Series, Special Planning Areas Map LU 3.1, Rawlings Estates Overlay REVISIONS:** To identify the Rawlings Estates Overlay.