



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 25-A

BCC ADOPTION PUBLIC HEARING, FEBRUARY 27, 2025

A. Application Summary

I. General Data

Project Name:	The Reserve at Eagles Landing (LGA 2024-012)
FLUA Summary:	RR-10 to LR-1, with a Tier Change from the Rural Tier to the Urban/Suburban Tier
Acres:	26.24 acres
Location:	South side of Lantana Road and approx. 0.33 miles west of State Road 7
Project Manager:	Travis Goodson, Senior Planner
Applicant:	Lantana Farm Associates, Inc. (Thomas Mecca & Gary Smigiel)
Owner:	Lantana Farm Associates, Inc. (Thomas Mecca & Gary Smigiel)
Agent:	Josh Nichols, Schmidt Nichols
Staff Recommendation:	Staff recommends approval with conditions based upon the conclusions contained within this report.

II. Assessment & Conclusion

The applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier on the 26.24 acre subject site. The proposed tier change is to allow for a future land use amendment from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) for the development of 26 single family homes. The required Tier Study, prepared by staff, is provided in Exhibit 3 and demonstrates that the change is appropriate and meets the criteria in Future Land Use Element Policy 1.1-b.

The subject site is located along the south side of Lantana Road and west of State Road 7 and bounded by the Urban/Suburban Tier to the north and east, and the Agriculture Reserve Tier to the south and west. The west side of State Road 7 in this area consists primarily of low-density residential, agricultural uses, and various nonresidential uses, including industrial and commercial, around the intersection. The proposed LR-1 is the lowest FLU designation necessary to achieve the target density and is consistent and compatible with the existing development pattern of the area.

Staff recommends a condition limiting the site to 26 units with no further density increases permitted through density bonus programs. Consistent with past Board direction, staff is also recommending that 10 percent of the units be required as onsite workforce housing. However, the applicant is proposing to provide the workforce housing units offsite, limiting the available disposition methods to either the Off-site Construction/Same Developer or Offsite-Construction/Exchange Builder Option #1.

III. Hearing History

Local Planning Agency: Approval with conditions, motion by Barbara Roth, seconded by Sherri Scarborough, passed in 12 to 0 vote at the October 11, 2024 public hearing. The motion included the applicant's proposed condition #2 to provide the workforce housing obligation offsite. Commission discussion included the current use of the land, the timing and disposition of the workforce housing units, traffic concerns, and site design. One member of the public, representing the Lago Del Sol HOA, spoke in support of the project, indicating the majority of their property owners support the project, which was reflected in a letter submitted for the record (see Exhibit 10). Two members of the public spoke in opposition, citing concerns regarding traffic and safety issues related to the proposed site plan.

Board of County Commissioners Transmittal Public Hearing: Transmit, motion by Commissioner Weiss, seconded by Vice Mayor Marino, passed in a 5 to 0 vote (with Commissioner Baxter absent) at the November 6, 2024 public hearing. The motion included the applicant's proposed condition #2. Board discussion included comments regarding perimeter

landscape buffering, provision of sidewalks, connection to water and sewer, and concerns relating to individual driveway connections onto Lantana Road. Two members of the public spoke in support of the project, including a representative of the Lago Del Sol HOA, indicating the majority of the property owners support the project, while also citing potential safety concerns relating to future traffic and pedestrians. One member of the public spoke in opposition, citing concerns with increased density, development west of State Road 7, and the loss of agricultural land.

State Review Comments: The State Land Planning Agency reviewed this amendment under Round 24-06 ESR and issued a letter dated December 12, 2024 stating that the Agency had no comment on the proposed amendment. There were no comments from state reviewing agencies.

Changes Subsequent to Transmittal: Condition #3 in Exhibit 1-A requiring concurrent approval of zoning and future land use applications was removed as it is moot with the scheduling of the future land use and zoning hearings on the same date. This change is shown in ~~double strikethrough~~.

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: Rural Residential, 1 unit per 10 acres (RR-10)
Existing Land Use: Agriculture
Current Zoning: Agricultural Residential (AR)
Current Dev. Potential Max: Residential, up to 2 units

Proposed Future Land Use Change

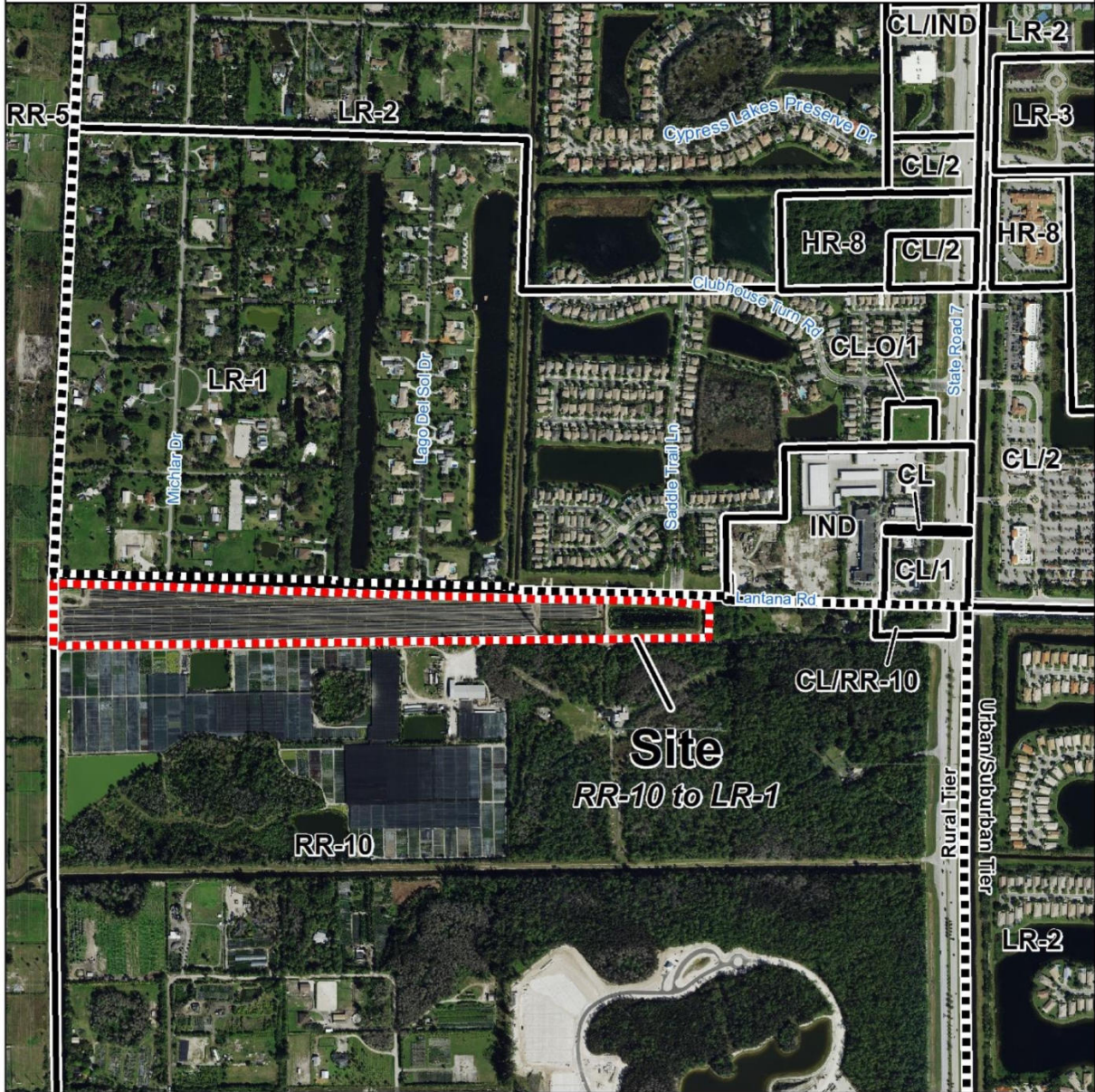
Proposed FLU: Low Residential, 1 unit per acre (LR-1)
Proposed Use: Residential
Proposed Zoning: Residential Single-Family (RS)
Dev. Potential Max/Conditioned: Residential, up to 26 units

General Area Information for Site

Tier: Rural Tier – (proposing change to Urban/Suburban)
Utility Service: Palm Beach County Water Utilities Department
Overlay/Study: None
Comm. District: Vice Mayor Sara Baxter, District 6

Future Land Use Atlas Amendment

The Reserve at Eagles Landing (LGA 2024-012)



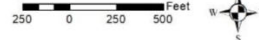
Site Data

Size: 26.24 acres
 Existing Use: Agricultural
 Proposed Use: Residential
 Current FLU: RR-10
 Proposed FLU: LR-1

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-10	Commercial Low, underlying RR-10
RR-5	Rural Residential, 1 unit/5 acres	CL/1	Commercial Low, underlying LR-1
LR-1	Low Residential, 1 unit/acre	CL/2	Commercial Low, underlying LR-2
LR-2	Low Residential, 2 units/acre	CL/IND	Commercial Low, underlying IND
LR-3	Low Residential, 3 units/acre	CL-O/1	Commercial Low - Office, underlying LR-1
HR-8	High Residential, 8 units/acre	IND	Industrial
CL	Commercial Low		

Date: 6/10/2024
 Contact: PBC Planning
 Filename: Planning/AMEND/25-A
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



C. Introduction

I. Intent of the Amendment

The 26.24-acre subject site is located in the Rural Tier on the south side of Lantana Road and approximately one-third mile west of State Road 7. Land uses within the area generally consist of low-density residential uses to the north and northeast, and rural residential and agricultural uses, including nurseries, equestrian and telecommunication uses, to the south and west.

Tier Change and Future Land Use Atlas (FLUA) Amendment. The applicant is requesting a Tier change from the Rural Tier to the Urban/Suburban Tier, which requires concurrent changes to the Managed Growth Tier System Map LU 1.1 and the Service Area Map LU 2.1. The proposed Tier change would allow for a FLUA amendment from Rural Residential, 1 unit per 10 acres (RR-10) to the Low Residential, 1 unit per acre (LR-1) future land use designation. This increases the maximum residential development potential from 2 units under the current RR-10 FLU designation to up to 26 units under the proposed LR-1 FLU designation. The applicant is proposing 26 single-family homes. Staff is recommending a condition of approval limiting the site to a maximum of 26 units proposed with no further density increases permitted through density bonus programs. The staff prepared Tier Study as required by Future Land Use Element (FLUE) Policy 1.1-b is provided in Exhibit 3 and supplements the findings and recommendations of this report.

Zoning Application. The concurrent zoning application, Z-2024-01037 with Control Number 2024-00099, is requesting to rezone the site from Agricultural Residential (AR) to Single Family Residential (RS) in order to develop up to 26 single-family homes.

II. Background/History

The subject site is an irregularly shaped narrow lot containing 26.24 acres and is currently used for agricultural production. The site has been the subject of a prior FLUA amendment and challenge as summarized below.

- **Lantana SR7 Residential (LGA 2006-010).** In 2006, this parcel was the subject of a future land use amendment, known as Lantana/SR 7 Residential (LGA 2006-010), for a tier change from the Rural to Urban/Suburban and amend the future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) in order to construct 26 single family dwelling units. Planning staff recommended denial at the time due to the absence of a Tier Study; the lack of justification to support increased density and the need for a tier change and land use amendment; and, creation of an irregular tier boundary that may encourage piecemeal development. The Board subsequently adopted the amendment via Ordinance 2006-029 on August 21, 2006.
- **Remedial Plan Amendment and Final Order.** Following adoption of Ordinance 2006-029, the Department of Community Affairs (DCA) found the amendment to be “not in compliance” and filed a petition with the Division of Administrative Hearings (DOAH) to challenge the amendment. Four additional parties, including 1,000 Friends of Florida, filed a petition to intervene and were allowed to join the challenge (DOAH Case No: 06-004544GM). Subsequently, a settlement agreement was entered into by the County and DCA which acknowledges the County’s submission of additional documentation and analysis in support of the challenged amendment, and would also require the adoption of a Remedial Plan Amendment, which would amend the current Tier Boundary for the Urban/Suburban Tier, to include the Lantana Farm Associates, Inc. property as well as the two parcels to the west. The intent was to avoid piecemeal tier re-designations. DCA agreed to the proposed settlement agreement and found the Comprehensive Plan amendment to be “in compliance.” The required Remedial Plan amendment to rescind Ord 2006-029, changing the three parcels south of Lantana Rd from the Rural to the Urban/Suburban Tier, was adopted by the BCC on January 15, 2008 via Ordinance 2008-002. This ordinance also included a FLUA change for the Lantana Farm Associates, Inc. site (subject to this current amendment) from RR-10 to LR-1. Due to the settlement agreement, the DOAH hearing then continued with the parties realigned, Palm Beach County and DCA becoming joint respondents against petitioners Rosa Durando and 1,000 Friends of Florida. The presiding administrative law judge entered a recommended order that DCA find the amendment not in compliance and the Secretary of DCA and Administration Commission concurred. As directed by the Final Order, the Board adopted Ord 2009-003, which rescinded Ord 2008-002 and 2006-029 leaving all three sites to remain in the Rural Tier with a RR-10 future land use designation.

III. Data and Analysis Summary

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

A. Overview of the Area. The subject site is located in the southern portion of the Rural Tier, along the south side of Lantana Road and west of State Road 7. This portion of the Rural Tier is bounded by the Urban/Suburban Tier to the north and east, and the Agriculture Reserve Tier to the south and west. The subject site is located just south of, and adjacent to, the Urban/Suburban Tier boundary. The west side of State Road 7 in this area consists primarily of low-density residential, agricultural and equestrian uses. Other uses in the area include commercial, industrial, and utility uses including two communication towers and FP&L power lines.

B. Tier Change. Included in this amendment request, and in fact a prerequisite for the proposed LR-1 designation, is a request to change the Tier for the subject site from the Rural Tier to Urban/Suburban Tier as the LR-1 designation is not allowed in the Rural Tier. The staff prepared Tier Study (see Exhibit 3) concludes that the proposed Tier change is appropriate and meets the criteria in FLUE Policy 1.1-b.

C. Appropriateness of the FLUA Amendment.

1. Appropriateness of the FLU. In its assessment of the proposed amendment, staff calculates the lowest FLU designation necessary to achieve the target density, in conjunction with available density bonuses. The lowest FLU required to achieve the applicant's target of 26 units is the requested LR-1 FLU designation. Further, since the applicant is not requesting the use of any density bonuses through the WHP or TDR programs to reach the requested 26 units, and the LR-1 FLU designation is the lowest residential land use designation available within the Urban/Suburban Tier, the amendment to LR-1 is appropriate.

2. Workforce Housing Requirements. As discussed above, the subject site is requesting a Tier Change from the Rural Tier to the Urban/Suburban Tier, and will therefore be subject to the County's mandatory workforce housing program.

In recent years, staff sought direction from the Board of County Commissioners on the suitable minimum percentages of workforce housing to be required when density increases are requested through the future land use amendment process. Beginning in 2018, the Board directed staff to recommend conditions of approval for density increases requiring a minimum of WHP units, and requiring the units to be onsite - 10% for single family projects, 20% for townhomes, and 25% for multifamily developments.

Therefore, consistent with Board direction and prior amendments requesting increased densities, staff is recommending a condition requiring a minimum of 10% of the total dwelling units to be built as onsite workforce housing units. However, the applicant is proposing to provide the WHP units off-site limiting the disposition methods to the Off-site Construction/Same Developer or Offsite-Construction/Exchange Builder Option #1. These options allow the developer to either build the offsite units themselves at another project or to engage with an exchange developer to transfer the obligation to that builder's project through payment of an "exchange fee" between the two parties.

C. Compatibility. The subject site is located within the Rural Tier and surrounded by land to the south and east that is designated as 1 unit per 10 acres, and land to the west that is designated as 1 unit per 5 acres. Residential developments known as Thoroughbred Lakes Estates and Lago Del Sol, as well as an unrecorded subdivision, are located to the north of the subject site. These developments are located within the Urban/Suburban Tier and developed consistent with their respective LR-1 designations and the density provisions in the Comprehensive Plan. The proposed LR-1 land use designation would be consistent and compatible with developments to the north in the Urban/Suburban Tier. The LR-1 designation would also be compatible with the residential and agricultural character of the area to the south and west considering the low density and large lot nature of the proposed development, and that the development will share no common access with these parcels.

- D. Assessment and Recommendation.** The applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier on the 26.24 acre subject site. The proposed tier change is to allow for a future land use amendment from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) for the development of 26 single family homes. The required Tier Study, prepared by staff, is provided in Exhibit 3 and demonstrates that the change is appropriate and meets the criteria in FLUE Policy 1.1-b.

The subject site is located along the south side of Lantana Road and west of State Road 7 and bounded by the Urban/Suburban Tier to the north and east, and the Agriculture Reserve Tier to the south and west. The west side of State Road 7 in this area consists primarily of low-density residential, agricultural uses, and various nonresidential uses, including industrial and commercial, around the intersection. The proposed LR-1 is the lowest FLU designation necessary to achieve the target density and is consistent and compatible with the existing development pattern of the area.

Staff recommends a condition limiting the site to 26 units with no further density increases permitted through density bonus programs. Consistent with past Board direction, staff is also recommending that 10 percent of the units be required as onsite workforce housing. However, the applicant is proposing to provide the workforce housing units off-site, limiting the available disposition methods to either the Off-site Construction/Same Developer or Offsite-Construction/Exchange Builder Option #1.

Therefore, staff is recommending ***approval with conditions.***

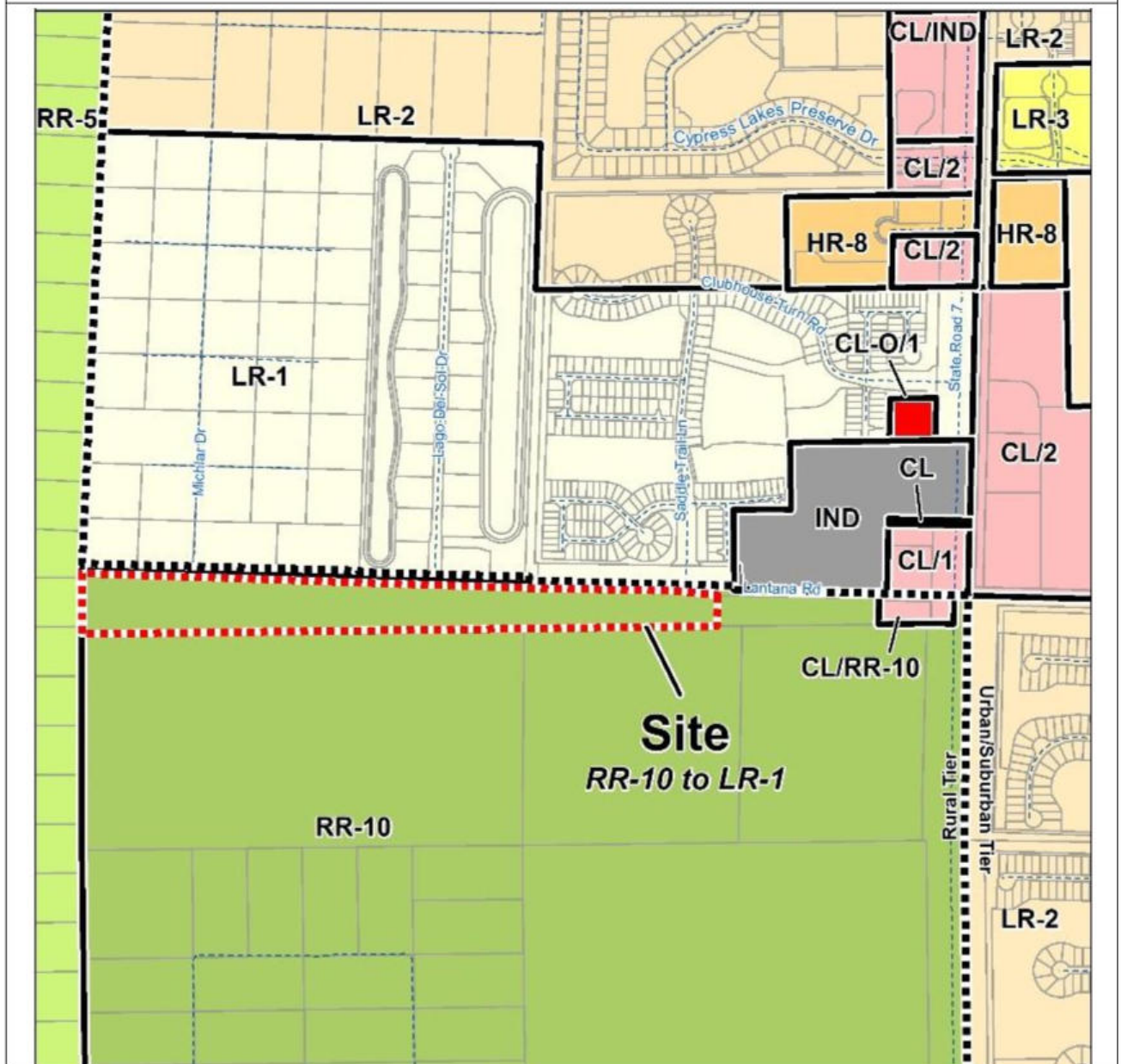
Exhibits	Page
1A. Future Land Use Map & Legal Description	E-1
1B. Proposed Text Amendment and Map Series Amendments	E-3
2. Consistency with Comprehensive Plan	E-7
3. Tier Study	E-14
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6. Applicant's Public Facility Impacts Table	E-42
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8. Water & Wastewater Provider LOS Letter	E-46
9. Applicant's Disclosure of Ownership Interests	E-47
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Exhibit 1-A

Amendment No:	The Reserve at Eagles Landing (LGA 2024-012)
FLUA Page No:	80
Amendment:	From Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) with conditions and a Tier Change from the Rural to the Urban/Suburban Tier
Location:	South side of Lantana Road and approx. 0.33 miles west of State Road 7
Size:	26.24 acres approximately
Property No:	00-41-44-37-00-037-0021

Conditions:

1. Residential dwelling units shall be limited to a maximum of 26 units with no further density increases permitted through density bonus programs.
2. ~~**Staff Proposed**~~ - The zoning development order shall require a minimum of 10% of the total dwelling units to be provided as onsite workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of the ULDC. **OR**
2. **Applicant Proposed** - The zoning development order shall require a minimum of 10% of the total dwelling units to be provided as off-site workforce housing units, through the Off-site Construction/Same Developer option or the Off-site Construction/Exchange Builder Option #1 of the Workforce Housing Program (WHP). The workforce housing units are subject to the applicable requirements of the WHP in Article 5.G.1 of the ULDC.
3. ~~The proposed future land use amendment and the proposed rezoning shall be considered for adoption by the Board of County Commissioners at the same public hearing.~~



Legal Description

AS SET FORTH IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 12871, PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE LAND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 12555, PAGE 307, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL DESCRIBED IN ORB 12871, PAGE 1902

A PARCEL OF LAND IN LOTS 2, 3 AND 4, BLOCK 37, LANTANA HIATUS, IN TOWNSHIP 44 ½ SOUTH, RANGE 41E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE U.S. GOVERNMENT LAND OFFICE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 E, WHICH MONUMENT IS ALSO THE NORTHEAST CORNER OF SAID BLOCK 37, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1529.00 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL; THENCE CONTINUE N88°08'25"W ON SAID TOWNSHIP LINE A DISTANCE OF 3872.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 37, THENCE RUN S00°04'08"E ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 369.30 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE RUN N89°42'20"E ON THE SOUTH LINE OF LOTS 4, 3 AND 2 OF SAID BLOCK 37, A DISTANCE OF 3863.82 FEET; THENCE RUN N01°37'50"E A DISTANCE OF 224.72 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6473, PAGE 1608, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS:

A PARCEL OF LAND IN LOT 2, BLOCK 37, LANTANA HIATUS, IN TOWNSHIP 44 ½ SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 37 OF THE LANTANA HIATUS:

THENCE RUN NORTH 88°08'25" WEST, ALONG THE NORTH LINE OF SAID BLOCK 37, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1529.00 FEET TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 88°08'25" WEST ALONG SAID TOWNSHIP LINE A DISTANCE OF 267.96 FEET; THENCE SOUTH 83°13'05" EAST A DISTANCE OF 208.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 01°47'46" AND A CHORD BEARING OF SOUTH 84°06'58" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.34 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°37'50" EAST A DISTANCE OF 22.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL DESCRIBED IN ORB, 12555 PG 307

A PORTION OF THE NORTH 40 FEET OF LOT 2, TRACT 37, LANTANA HIATUS IN TOWNSHIP 44 ½ SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 44 SOUTH, RAGE 41 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 37, LANTANA HIATUS THENCE NORTH 88°33'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 37, A DISTANCE OF 1796.96 FEET TO THE WESTERLY CORNER THAT CERTAIN TRACT CONVEYED IN OFFICIAL RECORDS BOOK 6473, PAGE 1608 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE SOUTH 83°37'59" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 208.63 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1925.00 FEET THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'46" A DISTANCE OF 60.34 FEET, TO THE EAST LINE OF PARCEL SIX AS CONVEYED IN OFFICIAL RECORDS BOOK 11265, PAGE 346 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°12'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 17.86 FEET; THENCE NORTH 88°33'19" WEST, ALONG A LINE PARALLEL WITH AND 40 FEET TO THE WEST LINE OF SAID LOT 2, THENCE NORTH 00°34'37" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°3'19" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 897.82 FEET TO THE POINT OF BEGINNING.

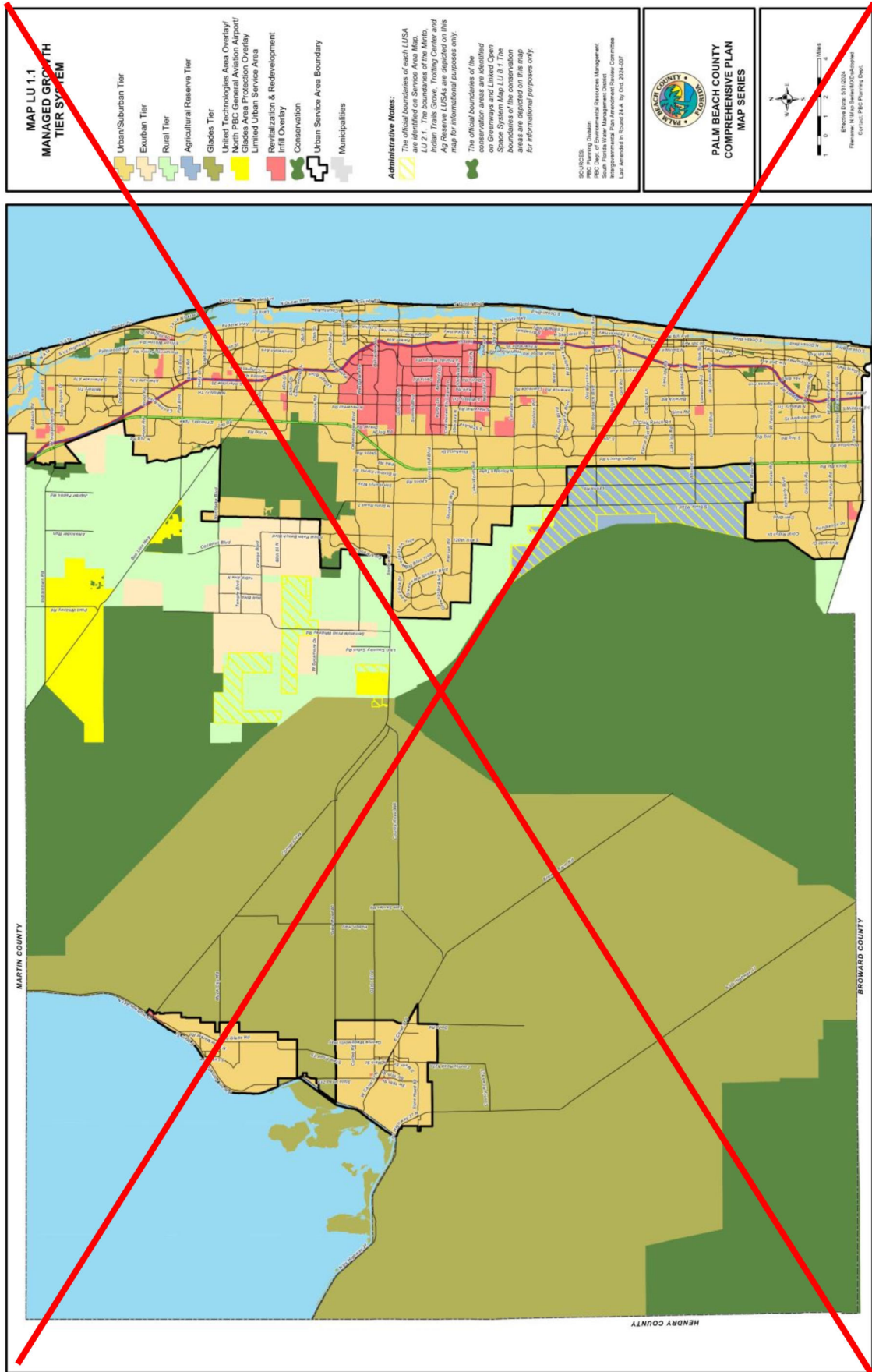
CONTAINING 26.24 ACRES MORE OR LESS.

Exhibit 1-B

Proposed Map Series Amendments

A. Map Series, Managed Growth Tier System Map LU 1.1, The Reserve at Eagles Landing Tier Change

REVISIONS: To depict the subject site within the Urban/Suburban Tier. **Map to be deleted.**

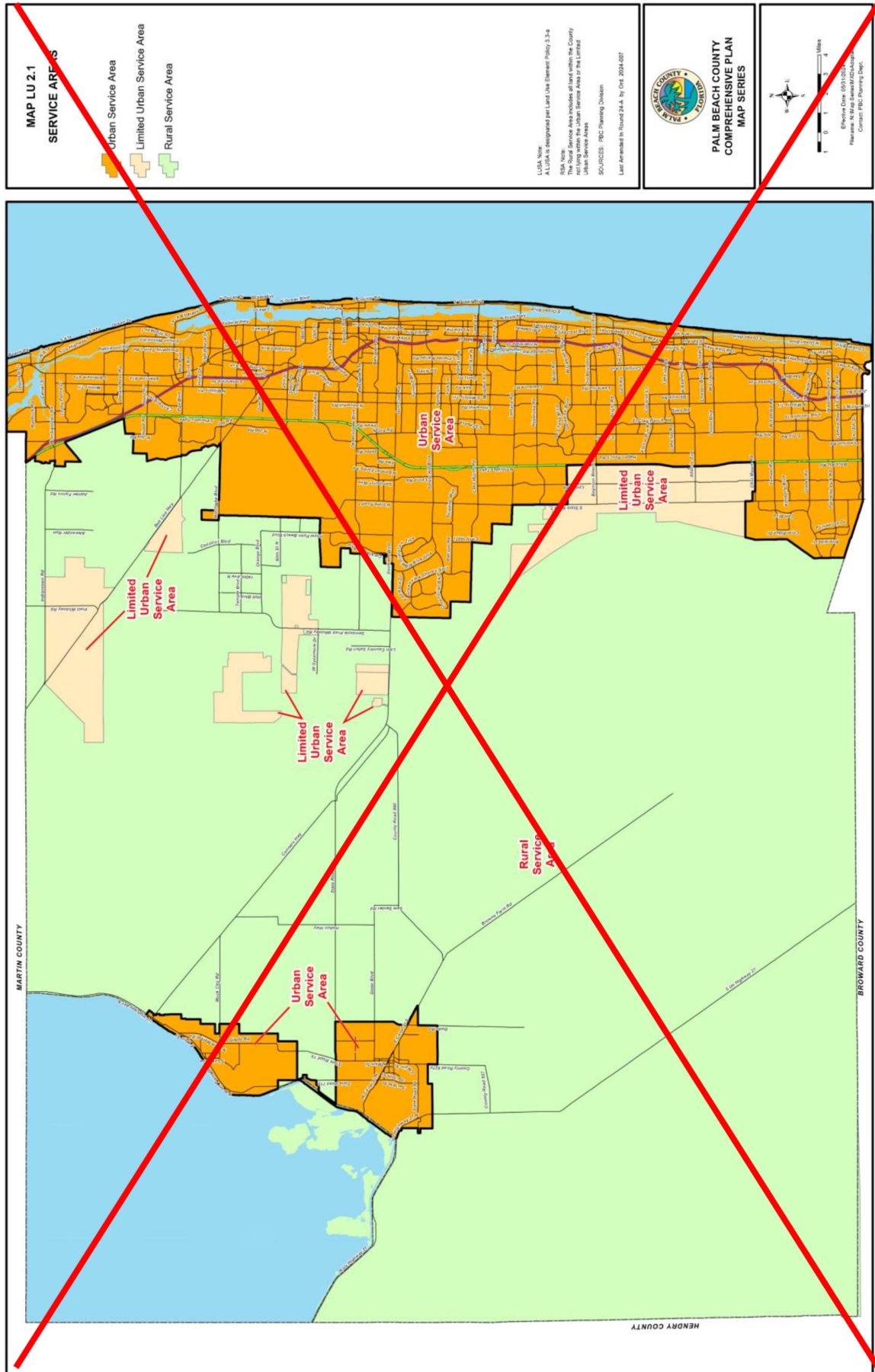


REVISIONS: To depict the subject site within the Urban/Suburban Tier. **Map to be revised to depict the subject site within the Urban/Suburban Tier as shown below.**



B. Map Series, Service Area Map LU 2.1, The Reserve at Eagles Landing Service Area Change

REVISIONS: To depict the subject site as an Urban Service Area. **Map to be deleted.**



REVISIONS: To depict the subject site within the Urban Service Area. **Map to be revised to depict the subject site within the Urban Service Area as shown below.**

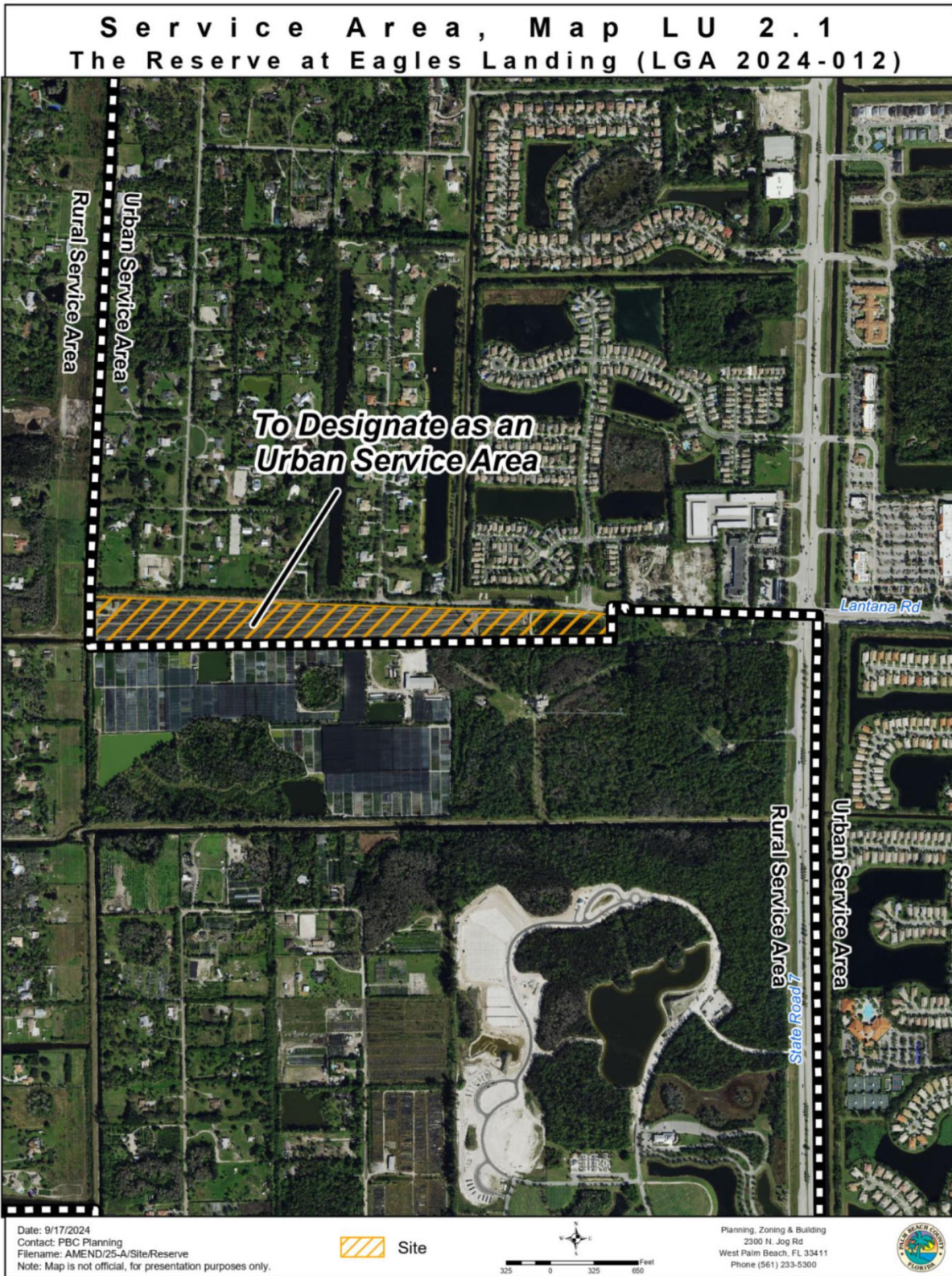


Exhibit 2

Consistency with Comprehensive Plan

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

A. Consistency with the Comprehensive Plan - General

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

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

The applicant provides a Justification Statement (Exhibit 5) which states that the amendment is justified on the basis of changes in the characteristics of the area that have occurred since the adoption of the County's Comprehensive Plan. The applicant provides further justification to support the request and is briefly summarized as follows:

- *“Due to the COVID-19 pandemic, a large number of employers either moved their operations to Palm Beach County, or moved to a remote-work environment, both of which resulted in a large migration of new residents into the County from elsewhere. These new residents now compete with existing residents for a limited supply of housing, resulting in price increases and other market impacts. Therefore, recent changed circumstances have significantly increased the feasibility of constructing new housing units, particularly in the single-family housing sector.”*
- *“The proposed future land use designation of LR-1 is appropriate for the site based on surrounding uses as it creates a transition between the existing industrial uses to the northeast and low density residential and rural uses to the north, west, and south.”*
- *“The proposed tier redesignation will not impact the lifestyle and character of the Rural Tier. The subject site fronts on Lantana Road, which also supports similar subdivisions.”*

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regards to justification, there are several themes presented by this amendment that are discussed individually here and throughout this document.

The applicant states that the proposed Tier Change from the Rural Tier to the Urban/Suburban Tier is necessary to support the increased demand for housing in Palm Beach County, recognizing the built and changed circumstances that have occurred throughout the County and in the surrounding area since the adoption of the Comprehensive Plan in 1989. The applicant further indicates that the proposed LR-1 FLU designation and proposed number of units is compatible with the existing residential subdivisions in the area.

The application proposes the lowest urban residential land use designation that allows for the target number of units and is not increasing density through the use of available density bonus program. The preliminary subdivision plan provided as part of the concurrent zoning application indicates 26 single-family dwelling units situated on relatively large lots, and results in a density of 1 unit per acre. In consideration of the facts and information provided, staff finds that the proposed land use amendment from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) to develop a maximum of

26 single family homes will be consistent and compatible with the low density character of the area. Therefore, the applicant has provided an adequate justification.

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

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

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

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

Direction 5. Neighborhood Integrity. *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

Staff Analysis: The County's Managed Growth Tier System is the primary vehicle by which the County Directions are realized. The Managed Growth Tier System identifies distinct geographic areas which together, offer lifestyle choices for all residents, and allow for sustainable communities. The associated Comprehensive Plan policies and land development regulations to implement each Tier also reflect the County Directions.

The proposed amendment furthers **Direction 1, Livable Communities** and **Direction 2, Growth Management** by providing a low-density suburban community consisting of single family estate-style development in proximity to other low density residential communities and essential urban services and facilities. **Direction 5, Neighborhood Integrity** is achieved through the density, scale and elements of the proposed subdivision, which is consistent with and respectful of the low density character of the surrounding area. Development of the site to support up to 26 single family homes does not detract from the ability of neighboring properties to continue with or pursue agricultural and equestrian opportunities. **Direction 4, Land Use Compatibility**, is discussed in the Compatibility section of this report.

3. **Piecemeal Development – FLUE 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 same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines piecemeal development as "small portions of a larger, undeveloped property is developed in a sequential manner, such that land use decisions are being made for individual sub-areas of the original parent tract independent from the whole." There are no other parcels under the same or related ownership adjacent to the subject site that are not included in the proposed amendment whereby residual parcels would be created. Therefore, the proposed amendment would not constitute piecemeal development. See also Tier Study (Exhibit 3) for analysis of "piecemeal or parcel by parcel redesignations" of tiers, Policy 1.1-b.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within*

or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as "a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties." As there are no other parcels under the same or related ownership, the proposed amendment would not result in the creation of any residual parcels.

5. Tier Re-designation Criteria- FLUE Policy 1.1-b: *In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.*

1. *The County shall not approve a change in tier boundaries unless each of the following conditions are met:*
 - a) *The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and*
 - b) *A Study must be conducted to determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by-parcel redesignations. If a neighborhood plan or study recognized by the Board of County Commissioners includes the area and makes recommendations concerning tier boundaries, such neighborhood plan or study may serve as the Study required by this policy.*
2. *Additionally, the following factors shall be considered, as part of the required Study, to evaluate the merit of the potential Tier redesignation.*
 - a) *The availability of sufficient land to accommodate growth within the long range planning horizon, considering existing development approvals;*
 - b) *The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through a Specific Area Plan within a Sector Plan or through the Community Planning process;*
 - c) *For redesignations to the Urban/Suburban Tier, the necessity of designating additional land for urban/suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);*
 - d) *For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and characters of these tiers, including maintaining physical contiguity of existing neighborhoods and land use compatibility;*
 - e) *The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;*
 - f) *For redesignations to the Urban/Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,*
 - g) *The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.*

If any property is removed from an assigned tier through the future land use amendment process, as allowed for under this policy, the Planning Division shall conduct a Study to determine the property's impact on the tier system, the appropriate tier designation for the property and if and how tier boundaries need to be further adjusted in the area of the property. In making these determinations, the Study shall employ the criteria listed above for evaluating adjustments to the tier system.

Staff Analysis: Included in this amendment request, and in fact a prerequisite for the proposed LR-1 designation, is a request to change the Tier for the subject site from the Rural Tier to Urban/Suburban Tier as the LR-1 designation is not allowed in the Rural Tier. The staff prepared Tier Study (see Exhibit 3) concludes that the proposed Tier change is appropriate. However, in order to ensure a logical demarcation between Tiers and prevent future parcel-by-parcel redesignations, two abutting parcels to the east could also be considered for a Tier Change from the Rural to Urban/Suburban Tier. Collectively, these three parcels form a wedge-shaped strip of land that lies within the "hiatus area" on the

south side of Lantana Road. Considering the unique circumstances of the location of the subject site which is across from existing low-density urban residential and commercial future land uses in the Urban/Suburban Tier, the redesignation of the subject site results in a logical demarcation between Tiers and is appropriate for a Tier change from the Rural Tier to the Urban/Suburban Tier.

7. **Policy 1.1-d:** The County shall not modify the Tier System if the redesignation would exhibit the characteristics of urban sprawl, as defined by 163.3164(51), F.S.

Staff Analysis: The subject site is not considered urban sprawl and thus is consistent with this policy as the re-designation would not exhibit the characteristics of sprawl. See Urban Sprawl analysis in Exhibit 4.

B. Consistency with Urban Suburban Tier Requirements

The applicant's request includes a tier change from the Rural Tier to the Urban/Suburban Tier. Accordingly, the following policies would be applicable and thus are analyzed for consistency. Future Land Use Element Objective 1.1, Managed Growth Tier System, states that "*Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....*"

OBJECTIVE 1.2 Urban Suburban Tier

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

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

Staff Analysis: While the subject site currently has a residential land use designation, the proposed amendment would introduce an urban low-density residential land use designation that is consistent and compatible with the existing low-density suburban community to the north. Additionally, department review has determined sufficient capacity of public facilities to service the site, and the development would connect to water and sewer infrastructure consistent with the level of service standards of the Urban Service Area.

2. **Density Increases – Policy 2.4-b:** *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

1. *an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
2. *an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or*
3. *an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:*
 - a. *West Lake Worth Road Neighborhood Plan.*

Staff Analysis: As the site is currently within the Rural Tier, density bonus increases provided by the Workforce Housing Program are not available as the provision applies only in the Urban/Suburban Tier. In addition, density increases through the Transfer of Development Rights (TDR) program are not available in the Rural Tier as the program is only applicable within the Urban/Suburban Tier in order to promote infill and redevelopment initiatives. The applicant is requesting a Tier Change to the Urban/Suburban Tier, and a FLUA amendment to LR-1. The LR-1 designation is the

lowest available residential FLU designation in the Urban/Suburban Tier, and is the lowest FLU designation needed to obtain the requested 26 units. Therefore, TDRs are not required to increase the density and the amendment is consistent with this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and future land use designations and provides a compatibility analysis in Exhibit 5.

Surrounding Land Uses: Surrounding the subject site are the following:

Urban/Suburban Tier

- **North** – To the north of the subject site, across Lantana Road and within the U/S Tier, are three separate residential subdivisions with a future land use designation Low Residential, 1 unit per acre (LR-1) transitioning northward to Low Residential, 2 units per acre (LR-2). Starting from the west is an area commonly known as Seminole Ranches, which is comprised of single family and accessory agricultural uses on 3 to 5 acre lots. Next is the Lago Del Sol PUD, supporting 28 single-family homes on 1 acre lots and a density of 0.46 units per acre. Lastly is the Thoroughbred Lake Estates, consisting of 283 Zero Lot Line homes and an overall density of 2.99 units per acre.
- **Northeast** – To the northeast of the subject site, at the northwest corner of Lantana Road and State Road 7 within the U/S Tier, are parcels supporting a variety of nonresidential uses. The parcels located on the hard corner have a FLU designation of Commercial Low, with underlying Low Residential, 1 unit per acre (CL/1), and support a gas station and a drive-through coffee shop. To the north and west of these uses, are parcels with an Industrial (IND) FLU designation support vehicle repair and maintenance, self-service storage, and contractor storage yard.

Rural Tier

- **East** –The immediately adjacent 3.89-acre parcel has a FLU designation of RR-10 and currently support a single family home with accessory agricultural uses. Further east, at the southwest corner of Lantana Road and State Road 7 in the Rural Tier, is an undeveloped 1-acre parcel with a Commercial Low, with underlying Rural Residential, 1 unit per 10 acres (CL/RR-10) FLU designation. The parcel has been the subject of several prior land use amendments, with the most recent occurring in 2021 when the Board adopted the then-requested Commercial Low designation. Under the CL designation, the site has a maximum development potential of 4,487 square feet.
- **South** – To the south are parcels of land supporting primarily rural residential and agricultural uses with an RR-10 FLU designation. Directly abutting the subject site to the south is an approximately 81-acre parcel under current agricultural operation. Continuing east from this agricultural parcel, are two parcels consisting of approximately 40 and 34 acres, respectively, and are both supporting communication towers. Further south is the lateral LWDD Homeland Canal, with the Heritage Farms neighborhood beyond it. At the southern end of Heritage Farms is the recently approved and expanded Trotting Center Overlay, consisting of 311 unbuilt single-family homes.
- **West** – West of the subject site, beyond an approximately 300-foot-wide Florida Power & Light easement supporting electrical transmission lines, are agricultural and residential uses in the Homeland Subdivision. This neighborhood consists of 5 acre to 10 acre lots that are located in the Rural Tier with a future land use designation of Rural Residential, 1 unit per 10 acres (RR-10). Further west are large tracts of land owned by the South Florida Water Management District (SFWMD) and the federal government for water and conservation purposes, and are located within the westernmost boundaries of the Agricultural Reserve Tier.

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

Staff Analysis: The subject site is located within the Rural Tier and surrounded by land

to the south and east that is designated as 1 unit per 10 acres, and land to the west that is designated as 1 unit per 5 acres. Residential developments known as Thoroughbred Lakes Estates and Lago Del Sol, as well as an unrecorded subdivision, are located to the north of the subject site. These developments are located within the Urban/Suburban Tier and developed consistent with their respective LR-1 designations and the density provisions in the Comprehensive Plan. The proposed LR-1 land use designation would be consistent and compatible with developments to the north in the Urban/Suburban Tier. The LR-1 designation would also be compatible with the residential and agricultural character of the area to the south and west considering the low density and large lot nature of the proposed development, and that the development will share no common access with these parcels.

D. Consistency with County Overlays, Plans, and Studies

- 1. Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The subject site is not located within an overlay.

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

Staff Analysis: The subject site is not located within the boundaries of a neighborhood plan or study area as recognized by the Comprehensive Plan.

E. Public Facilities and Services Impacts

The proposed amendment was reviewed at the maximum development allowed under the Low Residential, 1 unit per acre (LR-1) designation of 26 dwelling units. Public facilities impacts are detailed in the table in Exhibit 6.

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

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

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services), and the School District.

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

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

Staff Analysis: The Traffic Division reviewed this amendment at a maximum potential of 26 units. According to the County’s Traffic Engineering Department (see letter dated August 2, 2024 in Exhibit 7), the amendment would result in an increase of 230 trips per day. The Traffic letter concludes *“Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meet Policy 3.5-d of the Future Land*

Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above."

The Traffic Study, dated March 27, 2024 and revised July 19, 2024, was prepared by Andrea Troutman, P.E. of Pinder Troutman Consulting, Inc. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

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

3. **Fire Rescue:** The Palm Beach County Fire-Rescue Department indicated that Station 48 serves the site and is approximately 4 miles away from the subject site. The estimated response time to the subject property is 10 minutes and 30 seconds, which is greater than the FY 2022 average response time of 7 minutes and 30 seconds. The letter concludes, *"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."*

II. Public and Municipal Review

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

- A. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on September 19, 2024. To date, no comments have been received.
- B. **Other Notice:** Public notice by letter was mailed to the owners of properties within 1000 feet of the perimeter of the site on September 19, 2024. In addition, interested parties were notified by mail including the Homeland Property Owner's Association, Lago Del Sol HOA, and the Thoroughbred Lakes HOA. On the same date, municipal notice was provided to the Village of Wellington. In addition, a courtesy email was sent on September 20, 2024 to known interested parties within the Heritage Farms area. Correspondence received are added to Exhibit 10 during the course of the amendment process.

Exhibit 3

Planning Division Tier Change Study

I. INTRODUCTION

Property owners can request that the assigned Tier on a property be changed through the Comprehensive Plan Amendment process subject to the analysis requirements in policies in the Future Land Use Element. The policies establish that a tier study shall be prepared by the County to evaluate the merit of the potential Tier re-designation. This Study provides an Introduction to the amendment request, an overview of the Managed Growth Tier System, Land Use Data, the required Tier Re-designation Analysis, and a Conclusion and Recommendation. This document serves as the Tier Study for the privately initiated site-specific amendment The Reserve at Eagles Landing (LGA 2024-012).

A. Proposed Amendment

The amendment proposes to change the future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1) for the 26.24-acre subject site. As the LR-1 designation is an urban residential land use and is therefore not allowed in the Rural Tier, the applicant's proposed amendment includes a request for a tier change from the Rural Tier to the Urban/Suburban Tier. Additionally, since the Rural Tier is designated as part of the Rural Service Area (RSA), a Tier change would also result in the inclusion of the site into the Urban Service Area (USA) and consequently require changes to the boundaries of the RSA and USA.

B. Location & History

Located on the south side of Lantana Road and approximately one-third of a mile west of State Road 7/US 441, the subject site is located within the County's southern portion of the Rural Tier. The Urban Suburban Tier/Urban Service Boundary borders the site to the north at Lantana Road and to the east at State Road 7. Land uses within the area generally consist of low-density suburban residential uses to the north and northeast, non-residential to the northeast, and rural residential and agricultural uses, including nurseries and equestrian activities, to the south and west. The subject site currently supports agricultural row crops and related equipment storage.

II. MANAGED GROWTH TIER SYSTEM

The Managed Growth Tier System (MGTS) was adopted in 1999 to recognize five distinct geographic regions of the County, each of which exhibits distinctive physical development patterns with different needs for services to ensure a diversity of lifestyle choices. Each tier has specific goals, objectives and policies to further the particular lifestyles and land uses in those areas. The five tiers are Urban/Suburban, Exurban, Rural, Agricultural Reserve and Glades. The Tier System is the basis of the structure of the future land uses within the County as defined and regulated by the Future Land Use Element of the Comprehensive Plan.

A. Rural Tier

In 1999, the County adopted the Managed Growth Tier system to recognize the County's diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The subject site is located within the Rural Tier, an area established to support five and ten acre residential lots, as well as agricultural operations and equestrian uses. The unincorporated portions of the Rural Tier consist of 44,670 acres. Heritage Farms along with the Homeland subdivision are within an isolated pocket of the Rural Tier. The Central Western Communities and Jupiter Farms consist of the remaining portions of the Rural Tier in the County. The purpose of the Tier is described in the Comprehensive Plan as Objective 1.4.

The Rural Tier allows residential development to occur at a maximum of 1 unit per 5 acres, though depending upon the future land use designation of a parcel, the maximum development may be 1 unit per 10 acres and up to 1 unit per 20 acres. The alternative styles of development are outlined in Future Land Use Element Policy 1.4-d, which requires a minimum of 5 acre lots unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. These two rural residential planned unit development options allow for an alternative to a subdivision plan *"to accommodate low-density residential development in conjunction with the protection and maintenance of rural, equestrian, agricultural communities."*

The traditional planned unit development, a development pattern that is primarily located only in the Urban/Suburban Tier, is only allowed in the Rural Tier with the Western Communities Residential Overlay (WCRO) and the Trotting Center Overlay. In addition, sites within this Tier are not able to utilize the density bonus increases provided by the Workforce Housing Program nor through the Transfer of Development Rights (TDR) program as these programs are only applicable within the Urban/Suburban Tier in order to promote infill and redevelopment initiatives.

1. Residential Development Options for the subject site within the Rural Tier

The subject site has a FLU designation of Rural Residential, 1 unit per 10 acres (RR-10). Accordingly, this yields a maximum density by land use designation of 3 units after rounding is applied for the 26.24-acre parcel. However, Rural Tier policy require the minimum lot size of each parcel to be consistent with its respective future land use designation unless developed alternatively using one of the enumerated options. Thus, in order to maintain minimum 10-acre lot sizes, the maximum number of units that can be constructed is two. While alternative development options are available in the Tier, including Variable Lot Size and clustering, the Unified Land Development Code (ULDC) requires a minimum of 100 acres, and the resulting maximum number of units for this site makes the use of an alternative development style unrealistic. Further, the use the Workforce Housing Program (WHP) and Transfer of Development Rights (TDR) Program are not available within the Rural Tier.

2. Public Services and Facilities in the Rural Tier

The Comprehensive Plan identifies the Rural Tier as a Rural Service Area (RSA). As an RSA, properties within the Rural Tier are afforded typical Rural Levels of Service, such as on-site septic systems and water wells, where FLUE Policy 3.4-a states that *“the extension of urban levels of service is neither foreseen during the long range planning horizon nor warranted by the development patterns or densities or intensities allowed.”* It should be noted, however, that levels of service for other public facilities and services (Mass Transit, Fire/Rescue, Solid Waste, and others) are provided at a level of service that is established countywide and/or based upon the type of development (FLUE Table 3.1-1, Service Provision by Service Area).

A. Urban/Suburban Tier

The Urban/Suburban Tier was initially identified prior to the MGTS as land within the Urban Service Area Boundary, and it continues to be coterminous with this boundary. The Tier includes the coastal region and a portion of the Glades area. The Urban/Suburban Tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation.

1. Residential Development Options for the subject site within the Urban Suburban Tier

By becoming part of the Urban/Suburban (U/S) Tier, the subject site could apply for more intense future land use designations than would be allowed in the Rural Tier. The U/S Tier allows for a range of residential future land use designations with the lowest density designation being Low Residential, 1 unit per acre (LR-1). The Tier also allows LR-2, LR-3, MR-5, and HR-8. The highest density future land use designation is High Residential, up to 12 units per acre (HR-12). This Tier also allows qualifying properties to become a Planned Unit Development (PUD), in which the gross density of the development may be clustered and arranged to accommodate different unit types and lots sizes, and provides for the creation of individual “pods” to support complementary community uses such as recreation, commercial, civic or institution. In addition, residential properties within the U/S Tier are eligible to receive density bonuses through the Workforce Housing Program and the Transfer of Development Rights Program.

The subject site is applying for the LR-1 designation, which will allow the property to construct up to 26 dwelling units. Through the concurrent zoning application, the applicant is requesting to rezone to the Single Family Residential (RS) Zoning District, and has opted not to pursue additional units through the available density bonuses programs above the maximum allowed by the proposed LR-1 FLU designation.

2. Public Services and Facilities in the Urban Suburban Tier

The Urban Suburban Tier is identified as an Urban Service Area (USA) by the Comprehensive Plan. The Urban Service Area, as stated by FLUE Policy 3.2-a, *“shall be*

defined to include those areas in which the County anticipates the extension of urban services through the long range planning horizon.” As the Managed Growth Tier System identifies the Urban Suburban Tier to accommodate the bulk of the County’s development and population, it is appropriate the Tier is designated as an USA. A primary distinction between the Rural and Urban Service Areas comes down to the availability and extension of centralized potable water and sanitary sewer systems, as other services and facilities are generally and typically provided at Countywide LOS dependent upon the type of development. The proposed development intends, and will be required, to provide services and facilities in accordance with the adopted LOSs for the USA, including extension and connection to public potable water and sewer.

III. LAND USE DATA

A. Surrounding Land Uses

The 26.24-acre subject site is located in the Rural Tier on the south side of Lantana Road and approximately one-third mile west of State Road 7. A boundary encompassing the surrounding area within both the Rural and Urban/Suburban Tier was used to generate data on the surrounding land uses in the area, with consideration given to respect the natural and man-made boundaries of existing neighborhood. The table below indicates that approximately 2,647 parcels totaling 4,806 acres are located within the boundaries of the tier study. The predominate land use across both Tiers is residential, which accounts for approximately 46% of the total acres in the Rural Tier, and 39% in the U/S Tier. A map of the existing land uses within the tier study, including the study boundaries, can be found attached to this Study (see Figure 1 at the end of this Study).

Table 1a - Surrounding Land Uses in the Rural Tier

Use	# of parcels	Units	Acres	% of Acres
Single Family Residential	263	263	1,258.17	46
Agricultural	60	10	444.05	16
Utility/Transportation	2	-	73.77	3
Civic	1	-	313.30	12
Equestrian	44	9	301.34	11
Mortuary	1	-	5.32	>1
Natural Area/Open Space	26	-	89.91	3
Recreational	1	-	10.33	>1
Residential - Common Area	2	-	23.95	1
ROW	2	-	1.67	>1
Vacant	43	-	200.7	7
Total	445	282	2,722.51	100

Source: PZB Planning Division, Exlu24, net parcel data

Table 1b - Surrounding Land Uses in the Urban Suburban Tier

Use	# of parcels	Units	Acres	% of Acres
Agricultural	1	-	5.07	>1
Commercial	14	-	68.98	3
Congregate Living	1	-	6.74	>1
Districts	5	-	58.22	3
Education	1	-	1.19	>1
Equestrian	3	2	12.63	1
Golf	4	-	317.2	15
Government lands	2	-	9.51	>1
Industrial	2	-	4.57	>1
Natural Area/Open Space	2	-	1.06	>1
Park	2	-	84.28	4
Residential Common Areas	95	-	622.23	30
Multi-Family Residential	1	204	26.59	1
Single Family Residential	2049	2051	788.67	38
Vacant	19	-	72.28	3
Water	1	-	4.68	>1
Total	2202	2257	2,083.90	100

Source: PZB Planning Division, Exlu24, net parcel data

1. Residential Land Uses

There are 15 unincorporated residential projects within the boundaries of the Study. The majority (11 projects) are located within the Urban/Suburban Tier, and the remaining (4) are located in the Rural Tier. The location of these projects is included in the Residential Projects map at the end of this Study (Figure 2). Table 2 provides the Planning Division Residential Projects data for each project, including the future land use designation, acres, approved units and density.

As demonstrated in Table 2, the overall average density for projects in the area is approximately 2.39 units per acre. The density within projects in the Urban/Suburban Tier average approximately 3.94 units per acre, and the density within the Rural Tier average approximately 0.83 units per acre. The four residential projects in the immediate vicinity of the site are summarized below.

Table 2 - Residential Projects within Study Area

Project Name	FLU	Acres	Approved Units	Avg. Density
Homeland	RR-5	1,443.97	274	.19 unit/acre
Heritage Farms	RR-10	1,304.88	64 ¹	.05 unit/acre
Trotting Center	LR-2 ²	105.98	166	1.57 unit/acre
Verdura Farms PUD	LR-2 ²	96.14	145	1.51 unit/acre
¹ Number reflects built units.				
² Projects are within the Trotting Center Overlay.				
Total within Rural Tier		2,950.97	649	0.83 unit/acre
Bellagio	LR-2	562.79	1099	1.95 unit/acre
Brentwood of Wellington	HR-8	10.16	132	13 unit/acre
Country Cove Estates	LR-2	60.95	127	2.08 unit/acre
Countryside Estates	LR-2	69.56	118	1.7 unit/acre
Fieldstone	LR-2	56.69	107	1.89 unit/acre
Lago Del Sol	LR-1	60.81	28	.46 unit/acre
Sherbrooke Estates	LR-2	531.63	449	.84 unit/acre
Thoroughbred Lake Estates	LR-1/LR-2	97.9	283	2.89 unit/acre
Wellington Club	LR-3	36.49	204	5.59 unit/acre
Windsong Estates	LR-2	35.45	100	2.82 unit/acre
Windsor Place	MLU	39.7	400	10.08 unit/acre
Total within Urban Suburban Tier		1,562.13	3,047	3.94 unit/acre
Total Overall		4,513.27	3,696	2.39 unit/acre

2. Non-Residential Land Uses

Other nonresidential land uses in the vicinity of the subject site include the following:

- To the north of the subject site, along the east and west side of State Road 7 within the U/S Tier, are various nonresidential future land use designations supporting a variety of uses. These uses include commercial retail, restaurants, medical office, financial institutions, daycare, and self-service storage.
- To the northeast of the subject site, at the northwest corner of Lantana Road and State Road 7 within the U/S, are parcels supporting a variety of nonresidential uses. The parcels located on the hard corner have a FLU designation of Commercial Low, with underlying Low Residential, 1 unit per acre (CL/1), and support a gas station and a drive-through coffee shop. To the north and west of these uses, are parcels with an Industrial (IND) FLU designation support vehicle repair and maintenance, self-service storage, and contractor storage yard.
- To the east of the subject property, at the southwest corner of Lantana Road and State Road 7 in the Rural Tier, is an undeveloped parcel with a Commercial Low, with underlying Rural Residential, 1 unit per 10 acres (CL/RR-10) FLU designation. The parcel has been the subject of several prior land use amendments, with the most recent occurring in 2021 when the Board adopted the then-requested Commercial Low designation. Under the CL designation, the site has a maximum development potential of 4,487 square feet.
- To the south, directly abutting the subject site in the Rural Tier, is an approximately 81-acre parcel under current agricultural operation. Continuing east from this

agricultural parcel, are two parcels consisting of approximately 40 and 33 acres, respectively, and are both supporting communication towers.

IV. TIER RE-DESIGNATION ANALYSIS

The Comprehensive Plan recognizes opportunities for tier re-designations of parcels due to changed conditions if specific criteria are met. The Future Land Use Element (FLUE) establishes the analysis requirements for a Tier re-designation through conditions and factors established within two policies. Policy 1.1-b establishes that a tier re-designation must meet two mandatory conditions: The parcel must be contiguous to the tier to which it would be assigned; and a tier study must be conducted to determine the appropriate tier designation. The Policy requires that the Study evaluate the merit of the potential Tier re-designation upon a series of factors. The criteria and standards are provided and analyzed below.

A. Tier Re-designation Criteria

The first two criteria in FLUE Policy 1.1-b are mandatory conditions for a tier change. The remainder of the criteria in this policy are called 'factors' that shall be considered as a whole in evaluating a potential tier change, *where no single factor is mandatory*.

FLUE Policy 1.1-b: *In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.*

1. *The County shall not approve a change in tier boundaries unless each of the following conditions are met:*
 - a) *The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and*

Staff Analysis: Contiguity with regards to a tier study is not defined in the Comprehensive Plan's Introduction and Administrative Element. However, it is generally defined as "touching along a boundary", "in proximity", or "adjacent to." The boundary between the Rural Tier and the Urban Suburban Tier is Lantana Road at the site's northern boundary. The subject site, according to the submitted survey, has approximately 3,600 feet of frontage along Lantana Road on its northern boundary. Therefore, the subject site is considered to be contiguous and the request meets this required standard.

- b) *A Study must be conducted to determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by-parcel redesignations. If a neighborhood plan or study recognized by the Board of County Commissioners includes the area and makes recommendations concerning tier boundaries, such neighborhood plan or study may serve as the Study required by this policy.*

Staff Analysis: The subject site is not the subject of any neighborhood plan or study area, nor a study that makes recommendations concerning tier boundaries. Therefore, this Exhibit serves as the Tier Study required by this policy.

2. *Additionally, the following factors shall be considered, as part of the required Study, to evaluate the merit of the potential Tier redesignation.*
 - a) *The availability of sufficient land to accommodate growth within the long-range planning horizon, considering existing development approvals;*

Staff Analysis: The County is currently experiencing increased growth and development as new businesses, employees, and residents are moving to the area. Urban infill and redevelopment is also occurring in response to the influx of these new businesses and residents. Under the existing RR-10 FLU designation, the subject site yields a maximum of 3 dwelling units per acre by density calculation after rounding is applied; however, the number of units that can be built on site in order to comply with minimum lot size policies of the Rural Tier is 2 units. Under the proposed tier change and subsequent LR-1 FLU designation, the subject site yields a maximum of 26 dwelling units by FLU designation, an increase of 24 units over the current maximum. While these new units will add to the County's housing inventory, it must also be recognized that the Board recently approved the Trotting Center and Verdura Farms amendments at the southern end of Heritage Farms within the Rural Tier consisting of 311 single family homes. As these units have not yet been constructed nor sold, it is unknown as to whether the area surrounding the

subject site will require additional land area to accommodate growth. Therefore, staff finds that the proposed tier change does not satisfy this factor.

- b) *The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through a Specific Area Plan within a Sector Plan or through the Community Planning process;*

Staff Analysis: The subject site is not addressed by a specific area plan or neighborhood plan, and therefore this factor is not applicable.

- c) *For redesignations to the Urban Suburban Tier, the necessity of designating additional land for Urban Suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);*

Staff Analysis: Urban infill and redevelopment is occurring countywide, in both the unincorporated County and within municipalities. This amendment would not hinder infill or redevelopment opportunities.

- d) *For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and characters of these tiers, including maintaining physical contiguity of existing neighborhoods and land use compatibility;*

Staff Analysis: The subject site lies in a small area commonly known and referred to collectively as the "Lantana Hiatus," and form a wedge-shaped tract of land. This acreage, including the subject site, are not considered to be part of the Heritage Farms neighborhood. The recently adopted Heritage Farms Rural Overlay, which is intended to preserve the rural and agricultural lifestyle of the neighborhood, did not include the parcels within the Lantana Hiatus. Additionally, the subject parcel does not share common access with either Heritage Farms or Homeland. The property is buffered from Homeland to the west by a 290-foot wide FP&L power line easement and the LWDD Heritage Canal. Therefore, the Tier Change would not impact the lifestyle and character of the surrounding area within the Rural Tier, nor detract from the physical contiguity of existing neighborhoods.

- e) *The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;*

Staff Analysis: The subject site is consistent with this factor, as the property will be able to maximize the use of existing and/or planned public facilities and services within the requested Urban/Suburban Tier. The Water Utilities Department (WUD) has confirmed that the subject site is within its service area and can maintain its level of service while accommodating the proposed residential development. The proposed development will have the ability to connect to potable water, which is located adjacent to the site along Lantana Road and currently serves the residential and non-residential developments to the north of the site with the exception of Seminole Ranches. Similarly, centralized sanitary sewer is also available, and extension of the existing facilities will be required to the subject site. Additionally, as determined through the County's Department Review, other public facilities and services are available to serve the property, including but limited to schools, emergency services (Sheriff and Fire-Rescue), and public transportation (Palm Tran). It should be noted, however, that the latter listed services are available to the subject site regardless of its Tier designation.

- f) *For redesignations to the Urban Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,*

Staff Analysis: Redesignation of the subject site into the Urban Suburban Tier has the potential to further County land use goals and objectives considering the future land use designation and the type of residential units being proposed. The LR-1 designation is the lowest density urban residential land use at 1 unit per acre, and the density proposed is generally compatible with the existing residential development pattern in the immediate and surrounding area. The development is also subject to the County's mandatory Workforce Housing Program through which the County has the opportunity to gain WHP units. While the subject site may apply to be a Planned Development, mixed-use

development may not be appropriate at this location given its proximity to low density residential and location at the terminus of Lantana Road.

- g) *The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.*

Staff Analysis: As discussed above, the subject site is located on the south side of Lantana Road at the boundary of the Rural and Urban/Suburban Tiers. The Rural Tier boundary in this area runs along Lantana Road west from State Road 7 to the eastern edge of the Homeland subdivision, then continues north along said eastern edge. The Urban/Suburban Tier, conversely, runs along the north side of Lantana Road from State Road 7, then north at the eastern boundary of Homeland. While Lantana Road currently serves as a logical boundary between the Tiers, relocation of the boundary to the southern property line of the subject site would also be logical, as this would follow a straight line along the boundary of the adjacent properties. Further, as discussed elsewhere, the relocation would not detract from the integrity of existing neighborhoods. The eastern boundary would then create a “notch” between the subject site and the two properties to the east within the Rural Tier. Inclusion of the two parcels to the east into the Urban Suburban Tier may result in a clearer demarcation between Tiers.

In addition to the above listed Standards, Future Land Use Element **Policy 1.1-b** requires that the tier study conducted for a parcel must “*determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by-parcel redesignations*”.

Staff Analysis: In order to ensure a logical demarcation between Tiers and prevent future parcel-by-parcel redesignations, the two abutting parcels to the east of the subject site could be included within the Urban Suburban Tier. The remaining parcels in the hiatus to the south of these parcels have no access to or frontage on Lantana Road, nor access to Heritage Farms. By re-designating these parcels fronting Lantana Road, the boundary between Tiers would follow a straight line, and buffer existing neighborhoods from urban-type development with an 80-acre agricultural operation, two parcels supporting communication towers, and the LWDD Homeland Canal.

B. Consistency with Urban Sprawl Rule

Future Land Use Element Policy 1.1-d states that *The County shall not modify the Tier System if the redesignation would exhibit the characteristics of urban sprawl, as defined by 163.3164(51), F.S.*

Staff Analysis: Overall, the Urban Sprawl Analysis (included in this staff report as Exhibit 4) indicates that the proposed tier change in conjunction with the FLUA request does not exhibit the characteristics of urban sprawl. Therefore, the requested FLUA amendment and Tier Change request are consistent with this Policy.

V. CONCLUSIONS AND RECOMENDATION

This Tier change study is a prerequisite to changing the Tier and the applicant’s request for more density and intensity than allowed by the limitations within the Rural Tier. This Tier change would not significantly burden delivery of urban levels of service, detract from the ongoing infill and redevelopment opportunities elsewhere in the County, or create incompatibilities that would impact the integrity and character of the adjacent land uses. The suburban land use pattern in this area of the County is comprised of low density, largely single-family residential development and neighborhood and community scaled commercial shopping centers within the requested Tier. The site is already surrounded by this existing land use pattern.

Staff, therefore, recommends that the Board approve the proposed Tier change. In addition, it may be appropriate for the two adjacent parcels to the east to also be located within the Urban/Suburban Tier.

Figure 1 – Tier Study Boundary and Future Land Use Designations

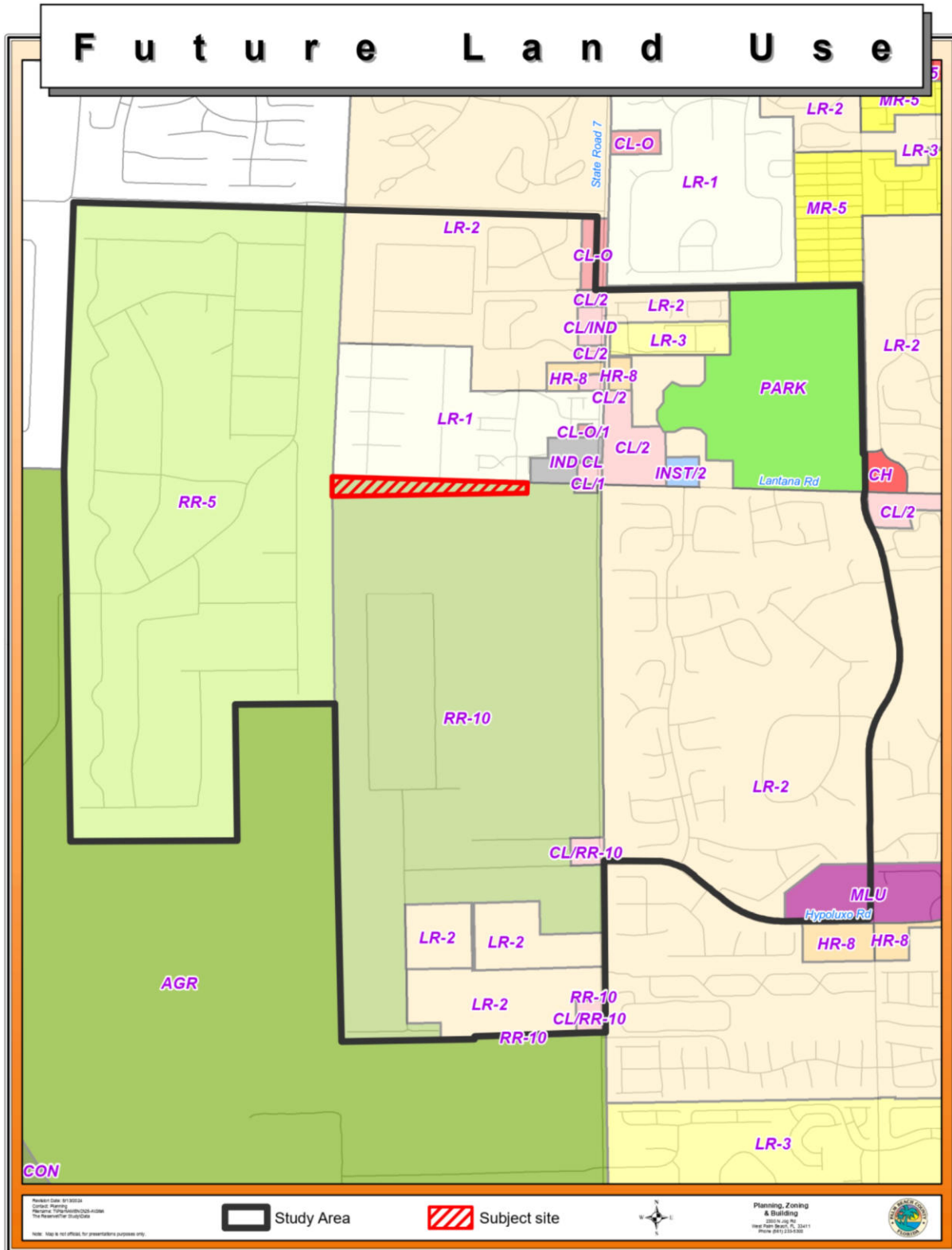


Figure 2 – Residential Projects within the Tier Study Boundaries

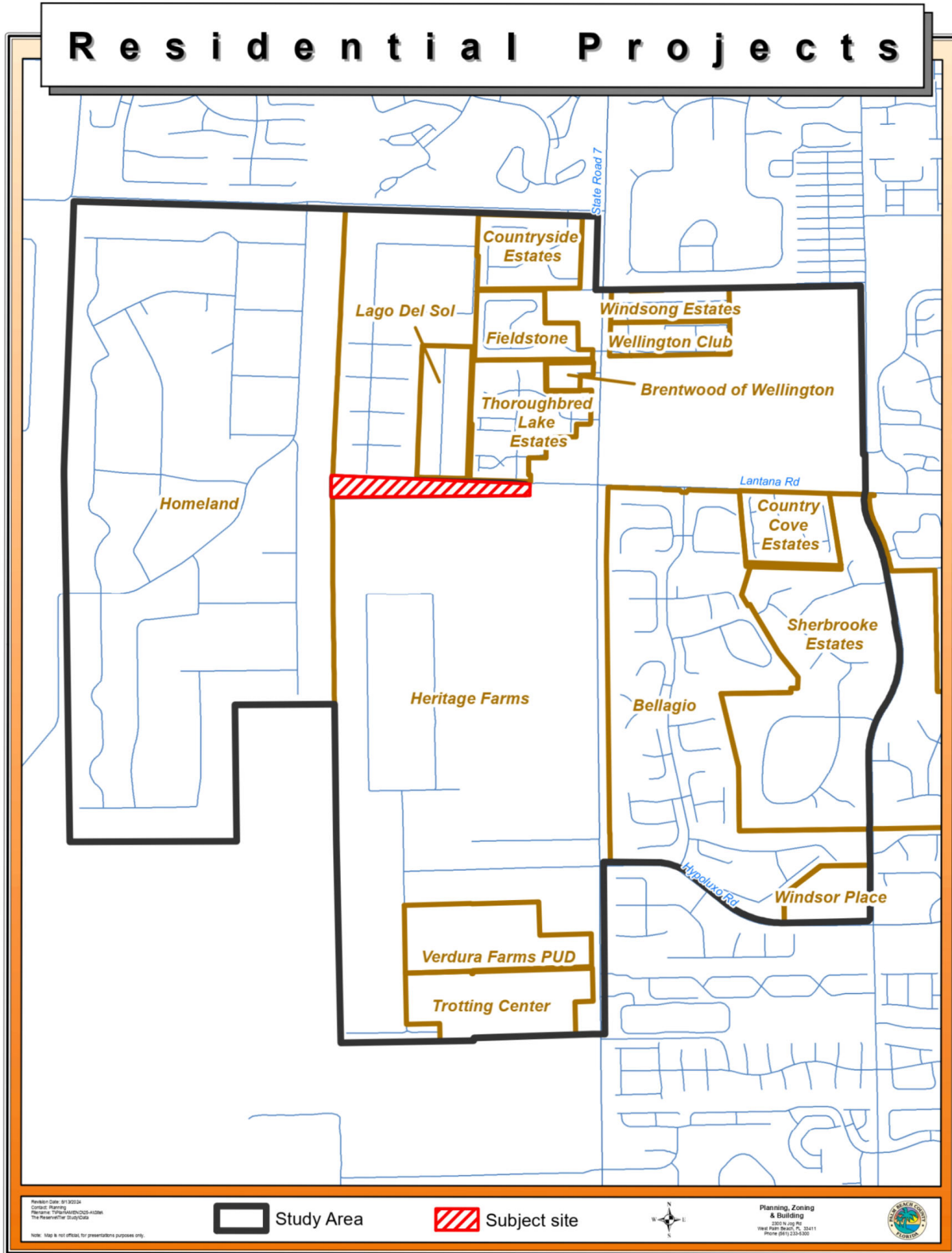


Exhibit 4
Urban Sprawl Analysis

Primary Indicators that an amendment does not discourage urban sprawl	Staff Assessment	Sprawl Indicated?
Criteria Related to Land Use Patterns		
Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.	This amendment does not promote, allow or designate a substantial area of the County to develop as low-intensity, low-density, or single-use development or uses.	No
Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.	This amendment does not designate urban development emanating from existing urban development in a strip pattern.	No
Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	This amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.	No
Fails to encourage functional mix of uses.	This amendment will introduce new housing opportunities.	No
Results in poor accessibility among linked or related land uses.	The proposed amendment does not result in poor accessibility among related land uses.	No
Results in the loss of significant amounts of functional open space.	The proposed amendment will not result in the loss of a significant amount of functional open space.	No
Criteria related to sites located outside or at the edge of the Urban Service Area		
Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development	The site is proposed to become part of the Urban Service Area (USA), in which urban levels of services and facilities are adjacent or in the direct vicinity of the subject site, and therefore, does not promote, allow, or designate a significant amount of urban development to occur in rural areas at substantial distances from existing urban areas.	No
Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems	The property does not contain any environmentally sensitive areas. The site is not within a Wellfield Protection Area.	No
Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.	The amendment will not impact adjacent agricultural areas due to proposed buffers.	No
Fails to provide a clear separation between rural and urban uses.	The amendment does provide a clear separation between rural and urban uses as it allows a comparable low-density residential development between the Rural and Urban/Suburban Tiers.	No
Criteria Related to Public Facilities		
Fails to maximize use of existing public facilities and services.	Public facilities and services will be provided and water and wastewater will be available.	No
Fails to maximize use of future public facilities and services.	The amendment proposes an Urban Service Area, which provides urban levels of service. The subject site would maximize the use of future public facilities available in the area.	No
Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.	There are no adverse or disproportionate impacts to public facilities and services as indicated by service providers through department review.	No
Overall Assessment: As demonstrated above, the proposed amendment does not meet any of the indicators of urban sprawl.		

Exhibit 5

Applicant’s Justification/Consistency with Comprehensive Plan

Request

The 26.24-acre subject property (PCN: 00-41-44-37-00-037-0021) is located on the south side of Lantana Road, approximately 0.3 miles west of State Road 7. Currently, the subject property supports a Future Land Use Atlas (FLUA) designation of Rural Residential, 1 dwelling unit per 10 acres (RR-10) and currently has a Agricultural Residential (AR) Zoning designation. The subject property currently supports an active agricultural farming operation.

Lantana Farms Associates, Inc. herein referred to as the “Applicant,” requests a FLUA amendment from Rural Residential, 1 dwelling unit per 10 acres (RR-10) to Low Residential, 1 dwelling unit per acre (LR-1) for the purposes of constructing a single-family residential subdivision (of up to 26 lots). The applicant is also requesting a Managed Growth Tier System Change to convert the subject property from the Rural Tier to the Urban/Suburban Tier as part of this FLUA amendment application. A companion application to the PBC Zoning Division for an Official Map Amendment (Rezoning) will be submitted alongside the subject FLUA Amendment application.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Single-Family Residential	RR-10 (Existing) LR-1 (Proposed)	AR (Existing) RS (Proposed)
North	ZLL Homes, Single-Family Residential	LR-1	AR, RE, PUD
South	Office/Packing House/Golf Car Shed/Shop Space/Security Quarters/ Chemical Storage Building/Self Supporting Weather Tower/Unmanned TV Guyed Tower	RR-10	AR
East	Agricultural	RR-10	CG
West	Single-Family Residential	RR-5	AR



Site Aerial

Justification, Consistency & Compatibility

G.1 - Justification: The applicant is requesting to amend the FLUA designation of the subject property from RR-10 to LR-1. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the PBC Comprehensive Plan (Plan) an applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

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

Response: The proposed single-family residential use is suitable and appropriate for the subject site. The proposed single-family residential use is generally considered to be a low traffic generator. Furthermore, demand for housing has increased exponentially in recent years, while supply has not been able to keep up. As a result of the recent population and employment boom in Palm Beach County, thousands of new residential units are needed to keep up with demand. The subject site is an ideal location for single-family residential, as it is situated between low-residential to the north, low-impact industrial to the northeast, and rural residential uses to the south and west. Therefore, the proposed single-family residential use would act as a transition zone between neighboring uses. Moreover, the existing residential uses to the north and west of the subject property will be compatible with the proposed residential subdivision.

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

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

Response: The Future Land Use designations on adjacent properties and on properties in the immediate area generally follow a residential development pattern. The subject property is located in a transitional zone between low-impact industrial to the northeast surrounded by mostly low density residential and rural FLU designations. The proposed future land use designation of LR-1 is appropriate for the site based on surrounding uses as it creates a transition between the existing industrial uses to the northeast and low density residential and rural uses to the north, west, and south.

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

Response: The subject site is situated around a variety of residential subdivisions which have been in existence for decades. Demand for

housing in Palm Beach County is rising, while supply lags behind, resulting in greater market pressure for housing in this area. Considering the low residential density and rural uses surrounding the site that have been developed over the last several decades, the site is an ideal location for a single-family residential use.

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

Response: The subject site is situated with low-impact industrial uses to the northeast and is further surrounded on nearly all sides by residential land uses of a suburban character. The site directly abuts a zero-lot line and single-family residential development to the north with an LR-1 FLU designation. The subject site serves as a transitional zone between the existing industrial use to the northeast and the adjacent residential uses to the north, west, and south. Furthermore, the site's existing RR-10 FLU designation is no longer the highest and best use for the site due to changes in the market. A recent boom in population has occurred in Palm Beach County that has put significant strain on the housing market, which is struggling with limited supply. Due to the COVID-19 pandemic, a large number of employers either moved their operations to Palm Beach County, or moved to a remote-work environment, both of which resulted in a large migration of new residents into the County from elsewhere. These new residents now compete with existing residents for a limited supply of housing, resulting in price increases and other market impacts. Therefore, recent changed circumstances have significantly increased the feasibility of constructing new housing units, particularly in the single-family housing sector. Therefore, the proposed LR-1 FLU designation is the highest and best use for the site.

- *Inappropriateness of the adopted FLU designation;*

Response: The adopted FLU designation on the site is RR-10. The adopted FLU designation is inappropriate because the subject site has access to existing utilities within the Urban/Suburban Tier in which the current Rural Tier shouldn't have access to said utilities. Generally, this existing land use produces relatively insignificant traffic demand, especially during peak hours. Furthermore, the site is directly adjacent to a zero-lot line and single-family residential development to the north, which is an ideal location for the proposed single-family residential development. Therefore, the proposed LR-1 FLU designation would be reasonable as it would create a transition between the residential uses to the north, west, and south, and the existing industrial use to the northeast. Additionally, the proposed LR-1 FLU designation would allow for a single-family residential development that is anticipated to result in compatible traffic patterns with less overall impact to the vehicular circulation system and public facilities.

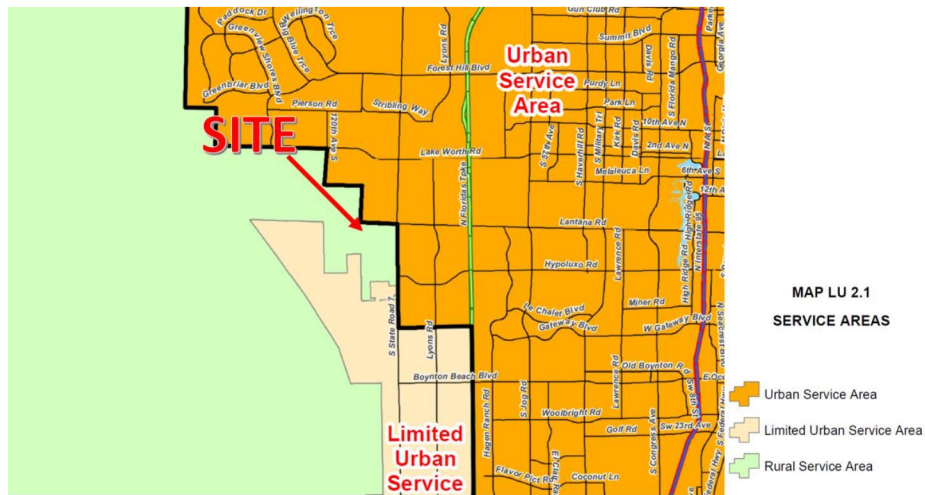
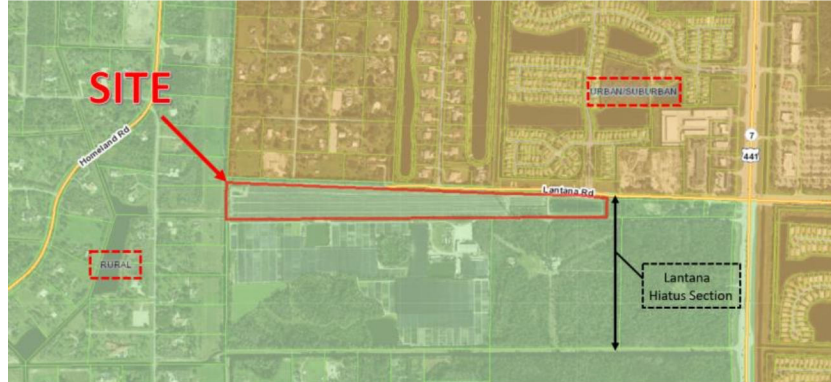
- *Whether the adopted FLU designation was assigned an error.*

Response: After review of the managed growth tier map and LU 2.1 Service Area map for the subject property, it appears the County created an arbitrary line for the specific limits of the location of the Urban/Suburban Tier and the Rural Tier in relation to the subject property as well as the other 2 parcels directly to the east of the subject property that also front on Lantana Road. Please refer to the managed growth tier map below for the subject property, which indicates the northern side of Lantana Road is served by the Urban/Suburban Tier and the southern side of Lantana Road is served by the Rural Tier.

Lantana Road east of State Road 7 is a major arterial within the County in relation to the subject property and should be classified solely as an Urban/Suburban roadway, which is currently serviced by existing Urban/Suburban utilities and facilities. Please refer to the below LU 2.1

Service Area map showing the subject property is currently fronting on Lantana Road.

Essentially, the other two properties to the east of the subject site that also front on Lantana Road should also be in the Urban/Suburban Tier as they are also served by existing Urban/Suburban utilities and facilities (similar to the subject property).



G.2 – Residential Density Increases: Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

1) *Demonstrate a need for the amendment.*

Response: Within the last several years, Palm Beach County has seen a population boom. The county is a prime destination for people migrating out of the northern states in search of better weather, better taxes, and better public facilities. As a result of the COVID-19 pandemic, this migration pattern has been amplified, as a number a large employers have moved their operations into Palm Beach County, while others have gone to a remote-work environment which allows employees to live in a location of their choosing. These factors have resulted in a significant and novel increase in housing demand and have spurred a secondary significant and novel increase in housing prices. Housing supply remains low as a result of the development lull that occurred in the last decade following the Great Recession.

Therefore, there is significant and unprecedented market demand for housing in Palm Beach County. While much of the market consists of fee-simple single-family residences, the market for single-family residential homes has seen a very significant increase in demand and a subsequent increase in prices. As home prices have risen, a growing number of buyers have been pushed to the rental market as they need a place to live while working their way towards an ever-increasing financial goal of homeownership. Moreover, a large percentage of Americans do not have enough savings to cover a major unexpected expense, indicating that renting is still a highly desired form of housing, as it requires less up-front costs to tenants. Therefore, there is a significant need for single-family

residential homes, as supply is lagging behind demand in Palm Beach County.

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

Response: The existing RR-10 designation is no longer appropriate for this site and per Table 2.2.1-g.1, the existing RR-10 designation is not permitted to add any additional TDR and Workforce Housing Program units within said existing FLU designation.

The adopted FLU designation is inappropriate because the subject site has access to existing utilities within the Urban/Suburban Tier in which the current Rural Tier shouldn't have access to said utilities. Generally, this existing land use produces relatively insignificant traffic demand, especially during peak hours. Furthermore, the site is directly adjacent to a zero-lot line and single-family residential development to the north, which is an ideal location for the proposed single-family residential development.

Therefore, the proposed LR-1 FLU designation would be reasonable as it would create a transition between the residential uses to the north, west, and south, and the existing industrial use to the northeast. Additionally, the proposed LR-1 FLU designation would allow for a single-family residential development that is anticipated to result in compatible traffic patterns with less overall impact to the vehicular circulation system and public facilities.

G.3 – Compatibility with Surrounding and Adjacent Uses: The subject property is located between low and rural density residential uses to the north, west, east, and south and existing low-impact industrial uses to the northeast. The site inherently serves as a transition between the residential uses and the existing industrial use to the northeast due to its unique location. The proposed LR-1 FLU designation is compatible with surrounding and adjacent uses as it creates a buffer between the residential along the north, west, east, and south and the existing industrial uses to the northeast. Therefore, the proposed LR-1 FLU is compatible with surrounding and adjacent uses.

G.4 - Consistency with Policies in the Comprehensive Plan: The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

- **Objective 2.1 - Balanced Growth:** *Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.*

Response: Demand for housing has increased significantly in the last decade, mostly due to a new population boom from residents moving to Palm Beach County from other parts of the United States, Latin America, the Caribbean, and other parts of the state. Housing supply in Palm Beach County, however, has not kept up and resulted in rising housing costs and increased competitiveness amongst homebuyers and renters. Therefore, it is necessary to properly designate vacant developable lands in the County for residential development to meet the demand. The proposed FLU amendment from RR-10 to LR-1 would do just that. Furthermore, the ideal housing density and type for this parcel of land is low density residential due to a number of factors. Furthermore, the site is located in a transitional zone

between non-residential uses to the northeast and low and rural density residential uses to the north, west, east, and south. This type of transitional zone is best suited to a low density single-family residential subdivision as it is less sensitive to external impacts and creates a buffer to the adjacent residential uses.

- **Future Land Use Element (FLUE) Policy 2.1-f:** *The following will detail how the impact of the proposed FLUA on the items listed:*

- *The natural environment, including topography, soils and other natural resources;*

- **Applicant's Description:** Please see Attachment L for the Natural Feature Inventory & Map.

- *The availability of facilities and services;*

- **Applicant's Description:** As part of the previous development the availability of facilities and services had to be confirmed. Below is more detailed information on each of those facilities and services:

- *Traffic:* Please see Attachment H for the FLUA Amendment Traffic Analysis.

- *Mass Transit:* The nearest Palm Tran bus route is Route 62 and the closest Tri-Rail connection is the Boynton Beach Tri-Rail Station.

- *Potable Water and Wastewater:* Please see level of service letter from the Palm Beach County Water Utilities Department in Attachment I that confirms that the proposed FLUA can be accommodated by existing facilities and services.

- *Drainage:* According to application number 030110-13 under the existing permit, there is an existing control structure with a weir crest of 19.51 NGVD and a triangular bleeder with an invert of 16.09 NGVD. The existing retention lake eventually discharges into the LWDD S-7 canal with a control water elevation of 16.0 NGVD.

A South Florida Water Management District Environmental Resource Permit, a Palm Beach County Building Department permit, and a Lake Worth Drainage District drainage permit will need to be obtained prior to construction.

All related drainage criteria set forth by the South Florida Water Management District and Palm Beach Land Development Code will be adhered to as required. Please refer to Attachment J with this application for more details.. The proposed project will meet all applicable rules and regulations for that outfall. Please refer to the Drainage Statement prepared by Engenuity Group, Inc. being included as Attachment J with this application for more details.

- *Fire Rescue:* The nearest PBC Fire Rescue station is West Palm Beach Fire Rescue Station #48 located at 8560 Hypoluxo Road that is approximately 4 miles from the subject property.

- *The adjacent and surrounding development;*

- **Applicant's Description:**

To the north (across an 80-foot wide Lantana Roadway) are 283 ZLL homes and single-family residential; directly abutting the site to the south is approved for rural residential uses; directly abutting the site to the west are single-family residential homes; Directly abutting the site to the east are agricultural uses; Below are the existing FLUA designations for the surrounding properties:

- North: Low Residential, 1 unit per acre (LR-1)
- South: Rural Residential, 1 unit per 10 acres (RR-10)
- East: Rural Residential, 1 unit per 10 acres (RR-10)
- West: Rural Residential, 1 unit per 5 acres (RR-5)

Of the properties listed above the subject property only directly abuts the properties to the east, south, and west. Proper assurances will be made to ensure that the proposed development does not have a negative impact on the adjacent uses. Any incompatibilities among the properties will be addressed through landscaping, traffic circulation, and lighting.

- *The future land use balance;*
 - **Applicant's Description:** The area surrounding the site is mainly residential in nature. As the area surrounding the subject property has been enveloped by residential uses, it is reasonable for the applicant to propose the subject amendment to a LR-1 FLU designation to create an ideal transition between the residential uses to the north, west, and south and the existing low-impact industrial uses to the northeast.
- *The prevention of urban sprawl as defined by 163.3164(52) in the Florida Statutes (F.S.);*
 - **Applicant's Description:** The request is not in conflict with Florida Statutes Section 163.3177.(6).(a).9.b in that:
 - The proposed single-family residential subdivision would be directed to a geographic location that would not have an impact on natural resources or ecosystems;
 - The site is easily serviced by existing infrastructure;
 - Creates a balance of uses for the residential population in the area
- *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and*
 - **Applicant's Description:** The subject property is not within the boundaries of a community plan or planning area special study recognized by the Board of County Commissioners.
- **FLUE Policy 2.2.1-b:** *Areas designated for residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses.*

Response: The proposed LR-1 FLU designation is consistent with this policy. The subject FLU amendment will allow for the development of a single-family residential subdivision (of up to 26 lots). As a result, the site will serve as a transition from the existing low-impact industrial to the northeast and residential uses to the west, north, and south.

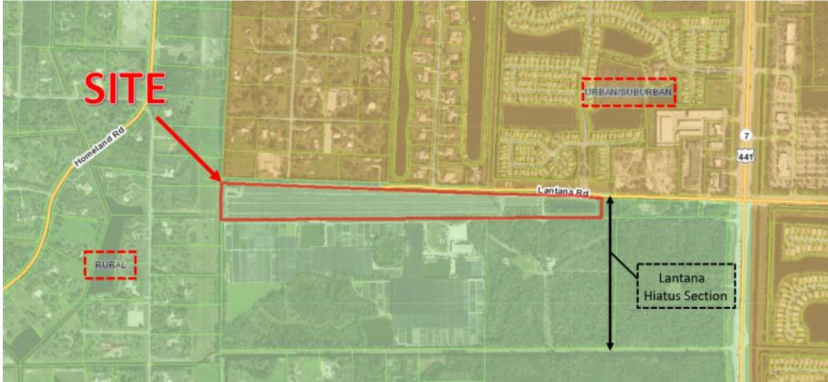
Tier Re-Designation Criteria:

- **FLUE Policy 1.1-b:** Tier Re-designation Criteria- In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow

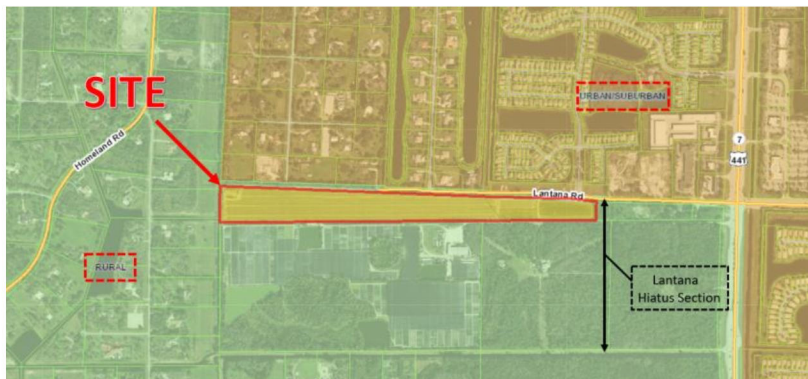
for the redesignation of a Tier to respond to changing conditions.

1. The County shall not approve a change in tier boundaries unless each of the following conditions are met:
 - The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and,
 - a. **Applicant's Response:** The subject property is adjacent to the Urban/Suburban Tier along the north boundary and meets this condition.

Existing Tier Designation: Rural (Site Outlined in "Red")



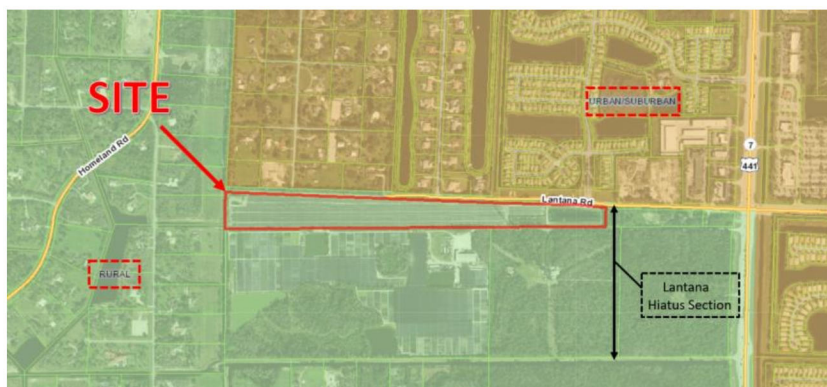
Proposed Tier Designation: Urban/Suburban



- A Study must be conducted to determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by parcel redesignations.

a. **Applicant's Response:** It is understood that the County will be conducting a study to determine the appropriate Tier designation. As shown below, the managed growth tier map indicates that the subject property lies within the Rural Service Boundary. The Rural Service Boundary is the dividing line to which County facilities such as water and sewer are not available to further develop a property commercially. The Urban/Suburban Service Boundary has been deemed by the County as the areas of the County to receive water/sewer and similar infrastructure to support typical development.

The Urban/Suburban Service Boundary is located immediately north of the subject property and after further discussion with County staff this boundary line could be shifted to the south side of Lantana Road to capture the subject parcel, which is current serviced by existing Urban/Suburban utilities and facilities.



- Additionally, the following factors shall be considered, as part of the required Study, to evaluate the merit of the potential Tier redesignation:

- a. The availability of sufficient land to accommodate growth within the long-range planning horizon, considering existing development approvals;
 - o **Applicant's Response:** The subject property is within Traffic Analysis Zone (TAZ) 1592. The boundaries of TAZ 1592 consist of a nearly 880-acre tract extending 0.1 miles north of the Hypoluxo Road and U.S. 441/State Road 7 intersection to the west of the Lantana Road and U.S. 441/State Road 7 intersection. The subject property is currently fronting on Lantana Road (north) and the intersection of Lantana Road and U.S. 441/State Road 7 is approximately 1/3 miles west.
 - o Included within TAZ are the subject property consist of the WPTV Channel 5 Tower and Englert Wholesale nursery to the south as well as Clintmoore Heritage Nursery and Alsons Nursery. According to the 2023 Population Allocation Model prepared by the PBC Planning Division that provided population projections through the year 2050, TAZ 1592 is projected to see the following population growth:

2022	2025	2030	2035	2040	2045	2050
80	84	112	128	223	257	269

As shown above, the population in TAZ 1592 is projected to grow by 189 persons between 2022 and 2050. While some of this population growth in TAZ 1592 can be expected to come from the Englert Wholesale nursery to the south as well as Clintmoore Heritage Nursery and Alsons Nursery, it appears that additional growth was assumed on land that is currently used for rural purposes. This would tend to support the applicant's request to amend the FLUA designation to allow residential uses.

The TAZ's surrounding TAZ 1592 are 1021 (north), 1024 (northeast), 741 (east) and 1022 (west). The following are the population projections for those TAZ's according to the 2023 Population Allocation Model prepared by the PBC Planning Division:

TAZ	2022	2025	2030	2035	2040	2045	2050
1021	1924	2149	2180	2227	2315	2354	2377
1024	753	876	1151	1163	1182	1187	1189
741	2498	2509	2516	2537	2555	2563	2565
1022	623	770	784	791	800	802	804
Totals	5,798	6,304	6,631	6,718	6,852	6,906	6,935

The population in these four TAZ's is projected to grow by 1,137 persons between 2022 and 2050. While this is only a sampling of population growth within what could be defined as the market area for residential uses on the subject property, it shows that there will be a growth in demand for residential uses in the surrounding area. The need for residential uses in and around the Urban/Suburban Tier is evident in the success of the 280+ zero lot line homes and single-family residential uses to the north and west of the subject property. The continued growth of residential uses in the Tier supports the need for the proposed residential subdivision in the Urban/Suburban Tier.

- b. The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through a Specific Area Plan within a Sector Plan or through the Community Planning process;
 - o **Applicant's Response:** The inclusion of the subject site into the Urban/Suburban Tier would serve to balance the future land uses as it would become more consistent with the properties that currently surround the subject property.
- c. For redesignations to the Urban/Suburban Tier, the necessity of designating additional land for urban/suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);
 - o **Applicant's Response:** It would be more appropriate to re-designate the tier to Urban/Suburban since that tier is more consistent and compatible with the urban/suburban densities and intensities of adjacent properties and those in the area. The property is not currently eligible to utilize the RR-O or URA infill

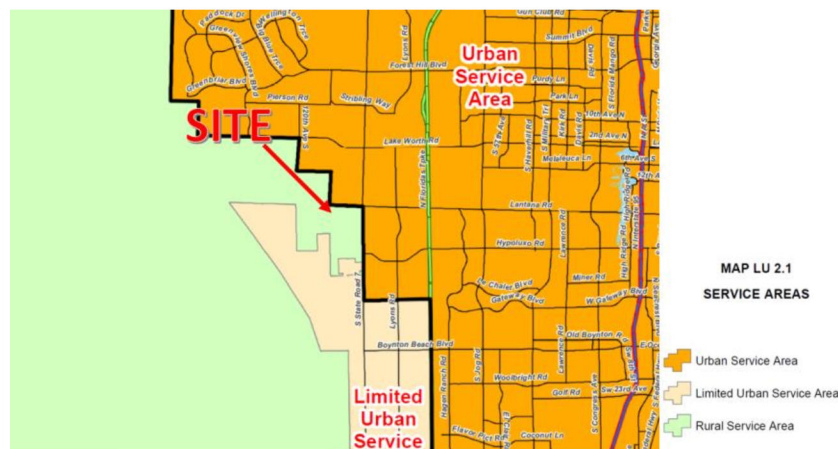
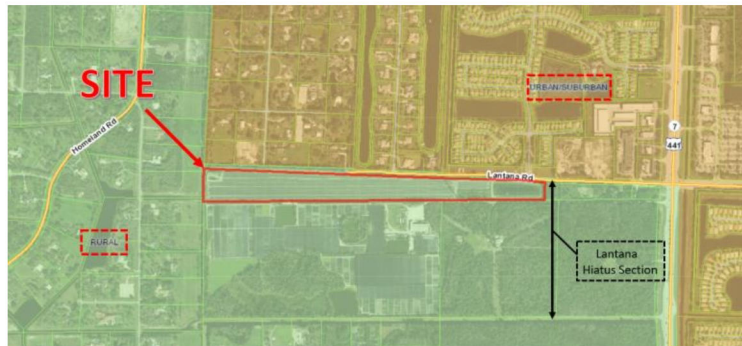
provisions.

- d. For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and character of these tiers compatibility;
- **Applicant's Response:** The proposed tier redesignation will not impact the lifestyle and character of the Rural Tier. The subject site fronts on Lantana Road, which also supports similar subdivisions.

After review of the managed growth tier map and LU 2.1 Service Area map for the subject property, it appears the County created an arbitrary line for the specific limits of the location of the Urban/Suburban Tier and the Rural Tier in relation to the subject property as well as the other 2 parcels directly to the east of the subject property that also front on Lantana Road. Please refer to the managed growth tier map below for the subject property, which indicates the northern side of Lantana Road is served by the Urban/Suburban Tier and the southern side of Lantana Road is served by the Rural Tier.

Lantana Road east of State Road 7 is a major arterial within the County in relation to the subject property and should be classified solely as an Urban/Suburban roadway, which is currently serviced by existing Urban/Suburban utilities and facilities. Please refer to the below LU 2.1 Service Area map showing the subject property is currently fronting on Lantana Road.

Essentially, the other two properties to the east of the subject site that also front on Lantana Road should also be in the Urban/Suburban Tier as they are also served by existing Urban/Suburban utilities and facilities (similar to the subject property).



- e. The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;
- **Applicant's Response:** The subject site is located in an area where it is adjacent on the north side to the Urban/Suburban Tier. The development would utilize and promote the maximum use of the existing facilities and serve to assist in the funding and maintenance of any future facilities.
- f. For redesignations to the Urban/Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,
- **Applicant's Response:** It would be more appropriate to re-designate the tier

to Urban/Suburban since that tier is more consistent and compatible with the urban/suburban densities and intensities of adjacent properties and those in the area.

It is understood that the County will be conducting a study to determine the appropriate Tier designation. The managed growth tier map indicates that the subject property lies within the Rural Service Boundary. The Rural Service Boundary is the dividing line to which County facilities such as water and sewer are not available to further develop a property commercially. The Urban/Suburban Service Boundary has been deemed by the County as the areas of the County to receive water/sewer and similar infrastructure to support typical development.

The Urban/Suburban Service Boundary is located immediately north of the subject property and after further discussion with County staff this boundary line could be shifted to the south side of Lantana Road to capture the subject parcel, which is current serviced by existing Urban/Suburban utilities and facilities.

- g. The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.
- **Applicant's Response:** There are no natural or built features that would serve as a demarcation to discourage the removal of the property from the Rural Tier. After review of the managed growth tier map and LU 2.1 Service Area map for the subject property, it appears the County created an arbitrary line for the specific limits of the location of the Urban/Suburban Tier and the Rural Tier in relation to the subject property as well as the other 2 parcels directly to the east of the subject property that also front on Lantana Road.
 - In fact, including the subject property within the Urban Suburban Tier will correct this arbitrary Tier line.
 - **FLUE Objective 2.1:** This objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.
 - **Applicant's Description:** Allowing the requested FLUA designation to allow single-family residential uses on the subject property for the proposed single-family residential subdivision (of up to 26 lots) will support existing area residents while also providing additional housing opportunities for the aging population of PBC.
 - **FLUE Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.
 - **Applicant's Description:** As shown in Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc. for the proposed residential subdivision.
 - **FLUE Policy 2.1-b:** The County shall utilize a range of residential future land use categories to plan for growth and non-residential land use designations to support and serve the residential and tourist populations as described in the FLUA Regulation Section of this Element. The entitlement, minimum, and maximum densities and the intensities allowed within each land use designation and category are specified in the FLUA Regulation Section.
 - **Applicant's Description:** The allowance of the LR-1 FLUA designation will provide an appropriate and compatible residential category in the western part of PBC that will support and serve the

residential and tourist populations.

- **FLUE Policy 2.1-c:** The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location, timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.
 - **Applicant’s Description:** The subject property is within Traffic Analysis Zone (TAZ) 1592. The boundaries of TAZ 1592 consist of a nearly 880-acre tract extending 0.1 miles north of the Hypoluxo Road and U.S. 441/State Road 7 to the west of the Lantana Road and U.S. 441/State Road 7 intersection.
 - Included within TAZ are the subject property, WPTV Channel 5 Tower and Englert Wholesale nursery to the south as well as Clintmoore Heritage Nursery and Alsons Nursery. According to the 2023 Population Allocation Model prepared by the PBC Planning Division that provided population projections through the year 2050, TAZ 1592 is projected to see the following population growth:

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As shown above, the population in TAZ 1592 is projected to grow by 189 persons between 2022 and 2050. While some of this population growth in TAZ 1592 can be expected to come from the Englert Wholesale nursery to the south as well as Clintmoore Heritage Nursery and Alsons Nursery, it appears that additional growth was assumed on land that is currently used for rural purposes. This would tend to support the applicant’s request to amend the FLUA designation to allow residential uses.

The TAZ’s surrounding TAZ 1592 are 1021 (north), 1024 (northeast), 741 (east) and 1022 (west). The following are the population projections for those TAZ’s according to the 2023 Population Allocation Model prepared by the PBC Planning Division:

TAZ	2022	2025	2030	2035	2040	2045	2050
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Totals	5,798	6,304	6,631	6,718	6,852	6,906	6,935

The population in these four TAZ’s is projected to grow by 1,137 persons between 2022 and 2050. While this is only a sampling of population growth within what could be defined as the market area for residential uses on the subject property, it shows that there will be a growth in demand for residential uses in the surrounding area. The need for residential uses in and around the Urban/Suburban Tier is evident in the success of the 280+ zero lot line homes and single-family residential uses to the north and west of the subject property.

The continued growth of residential uses in the Tier supports the need for the proposed residential subdivision in the Urban/Suburban Tier.

- **FLUE 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.
 - **Applicant’s Description:** The proposed FLUA designations of LR-1 is consistent with allowable FLUA designations in the Urban/Suburban Tier as found in Table III.C.

- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
 - The natural environment, including topography, soils and other natural resources;
 - **Applicant's Description:** The proposed amendment will not have a negative impact on the natural environment. Please see Attachment L for a formal analysis to this item and the Natural Feature Inventory & Map.
 - The availability of facilities and services;
 - **Applicant's Description:** As part of this process for a FLUA Amendment the availability of facilities and services has been confirmed. Below is more detailed information on each of those facilities and services:
 - a. **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting, Inc. and letter from the Palm Beach County Traffic Division.
 - b. **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
 - c. **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
 - d. **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc.
 - The adjacent and surrounding development;
 - **Applicant's Description:** Please refer to the surrounding uses section above.
 - The future land use balance;
 - **Applicant's Description:** As stated previously, by removing this parcel from the Rural Tier and placing it into the Urban/Suburban Tier, the property will be in conformance with all of the provisions of FLUE Policy 4.4.2. As such, it is the agent's contention that amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.
 - The prevention of urban sprawl as defined by 163.3164(51), F.S.;
 - **Applicant's Description:** See descriptions below.
 - Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
 - **Applicant's Description:** The subject property is not with the boundaries of an area covered by the Community Plan and/or Planning Area Special Study.
 - Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1: Plan Coordination; Palm Beach County shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, adjacent counties, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan approved pursuant to *Section 373.0361. [163.3177(6) (h) 1., F.S.]*
 - **Applicant's Description:** This proposal meets this requirement as coordination in the preparation of the request was conducted with the Palm Beach County School District, the Palm Beach County Fire Dept., the PBCWU, and the Historical Resources section of the Planning Division. The property is not adjacent to any municipality; however, the amendment will be routed to the IPARC. As such, the intent of this objective has been met.
- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.
 - **Applicant's Description:** As stated previously, by removing this parcel from the Rural Tier and placing it into the Urban/Suburban Tier, the property will be in

conformance with all of the provisions of FLUE Policy 4.4.2. As such, it is the agent's contention that amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.

- **FLUE Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.
 - **Applicant's Description:** The proposed FLUA amendment will enhance and build on the balanced development pattern in the surrounding area. As such, the FLUA amendment on the subject property does not encourage piecemeal development.
- **FLUE Policy 2.1-i:** As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for interconnectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.
 - **Applicant's Description:** The proposed FLUA amendment will not cut off any parcels from access to public right-of-way's.

Florida Statutes:

- **Florida Statutes, Section 163.3177.(6).(a).9** provides that "[t]he future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl." See additional details under the sub-sections below.
 - **Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.
- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
- **Applicant's Description:** The development as proposed once included in the Urban/Suburban Tier proposes a single-family residential development at an intensity and density approximately 1/3 miles west of a major intersection such as State Road 7 and Lantana Road. The parcel is surrounded by existing development on all sides. The project is not being developed in isolation. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- **Applicant's Description:** The development as proposed once included in the Urban/Suburban Tier proposes a single-family residential development at an intensity and density appropriate at a major intersection such as State Road 7 and Lantana Road. The parcel is surrounded by existing development on all sides. The project is not being developed in isolation. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- **Applicant's Description:** The site will be single-family residential development that will create a compact area of complementary residential uses. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- **Applicant's Description:** The subject site does not constitute a premature conversion of rural land to other uses. Urban Suburban uses surround the development on the north side, creating incompatibilities between the existing agricultural use(s) on the property and the adjacent uses. The proposed development will not negatively impact natural resources. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

- **Applicant's Description:** The amendment does not fail to protect adjacent agricultural areas, as the subject property is surrounded by development consistent with the Rural Tier to the west, south, and east, and the Urban Suburban Tier to the north. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(VI) Fails to maximize use of existing public facilities and services.

- **Applicant's Description:** This amendment will maximize the use of existing facilities as follows:
 - **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting. and letter from the Palm Beach County Traffic Division.
 - **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
 - **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
 - **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc.

(VII) Fails to maximize use of future public facilities and services.

- **Applicant's Description:** The amendment for a FLUA amendment will maximize the use of future public facilities and services as the property is located so as to concentrate the use of the facilities within an urban area. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- **Applicant's Description:** As a result of the existing development located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure. The proposed FLUA amendment will create an opportunity for the proposed single-family residential use. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(IX) Fails to provide a clear separation between rural and urban uses.

Applicant's Description: The subject site is surrounded by rural and residential development and is located approximately 1/3 mile west of the State Road 7/Lantana Road major intersection. The amendment will continue to provide for a clear separation from the more rural uses within the Rural tier to the west, south,

and east of the site. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Applicant's Description:** The proposal does not discourage or prohibit infill development. In fact, as it is surrounded by existing development, the amendment could be considered furthering the goal infill development discouraging the proliferation of Urban/Sprawl.

- (XI) Results in poor accessibility among linked or related land uses.
 - **Applicant's Description:** The site is located on the south side of Lantana Road, approximately 0.3 miles west of State Road 7 and will have an access point on Lantana Road. Additionally, the site will have pedestrian and vehicular interconnectivity within the proposed single-family residential subdivision. Therefore, this proposal discourages the proliferation of Urban Sprawl.
 - **Florida Statutes, Section 163.3177(6).(a).9.b:**The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
 - (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Applicant's Description:** The proposed project will direct economic growth and associated land development to property that has been in use as an active agricultural farming operation for decades and, as such, will not impact natural resources and ecosystems.
 - (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Applicant's Description:** This amendment will maximize the use of existing facilities as follows:
 - **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting. and letter from the Palm Beach County Traffic Division.
 - **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
 - **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
 - **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc. As indicated above the proposed project will promote the efficient and cost-effective provision or extension of public infrastructure and services.

- (XII) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Applicant's Description:** The development will be designed in a manner that creates walkable and connected communities through internal sidewalks and open space areas.

- (XIII) Promotes conservation of water and energy.

- **Applicant's Description:** With the integration of an open space area in each of the lots within the proposed residential subdivision, the subject property will promote the conservation of water through stormwater management.

(XIV) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant's Description: This amendment will maximize the use of existing facilities as follows:

- **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting. and letter from the Palm Beach County Traffic Division.
- **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
- **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
- **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc.

As indicated above the proposed project will promote the efficient and cost-effective provision or extension of public infrastructure and services.

(XV) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

- **Applicant's Description:** The development will be designed in a manner that creates walkable and connected communities through internal sidewalks and open space areas.

(XVI) Promotes conservation of water and energy.

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(XVII) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

- **Applicant's Description:** The amendment does not fail to protect adjacent agricultural areas, as the subject property is surrounded by development consistent with the Urban Suburban Tier to the north and the Rural Tier to the west, south, and east. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(III) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

- **Applicant's Description:** The development as proposed once included in the Rural proposes a single-family residential development at an intensity and density appropriate at a major intersection such as State Road 7 and Lantana Toad. The parcel is surrounded by existing development on all sides. The project is not being developed in isolation. Therefore, the proposal discourages the proliferation of Urban Sprawl.

(IV) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in.

- **Applicant's Description:** The requested uses, densities and intensities of use will provide a mix of uses in the surrounding area that will be compatible with and will support the existing development pattern.

In conclusion, we believe the justification contained herein shows that the applicant's requested Tier Boundary Change and FLUA Amendment from RR-10 to LR-1 is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.

Exhibit 6
Applicant's Public Facilities Table

A. Traffic Information	
See Exhibit 7	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	62 (WLN – LKW via Lake Worth)
Nearest Palm Tran Stop	Stop 5927 (North side of Lake Worth Road approximately 265 feet from the intersection of US-441 and Lake Worth Road)
Nearest Tri Rail Connection	Boynton Beach, 2800 High Ridge Road
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department
Nearest Water & Wastewater Facility, type/size	Capacities are available with PBCWUD. The nearest potable water is an 8" water located within Lantana Road adjacent to the subject property. The nearest sanitary sewer connection is an 8" force main located within SR7 approximately 1,500' from the subject property. These connections will require the construction of a lift station and water and sewer main extension.
D. Drainage Information	
<p>According to application number 030110-13 under the existing permit, there is an existing control structure with a weir crest of 19.51 NGVD and a triangular bleeder with an invert of 16.09 NGVD. The existing retention lake eventually discharges into the LWDD S-7 canal with a control water elevation of 16.0 NGVD.</p> <p>A South Florida Water Management District Environmental Resource Permit, a Palm Beach County Building Department permit, and a Lake Worth Drainage District drainage permit will need to be obtained prior to construction.</p> <p>All related drainage criteria set forth by the South Florida Water Management District and Palm Beach Land Development Code will be adhered to as required.</p>	
E. Fire Rescue	
Nearest Station	Station #48, 8560 Hypoluxo Road
Distance to Site	Station #48 is approximately 4 miles from the subject site.
Response Time	Based on the information provided by PBC Fire-Rescue, the estimated response time is 10 minutes 30 seconds.
Effect on Resp. Time	PBC Fire-Rescue has determined that property owners need to be aware of the extended response time, which is much greater than the standard 7 minutes 30 seconds.
F. Environmental	
Significant habitats or species	The site has been previously cleared and is in active agricultural production. There are sporadic existing trees along the boundary of the subject site, but no existing vegetation of significance currently exists. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.
Flood Zone*	The subject parcel is located in Flood Zone AE.
Wellfield Zone*	The subject property is not located within any Wellfield Protection Zones.

G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge, the parcels do not contain or are located within 500 ft of the subject properties.

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Indian Mounds Regional Property (11100 90 th Street)	0.00339	62	0.21
Beach	Ocean Inlet Park (6970 N Ocean Boulevard)	0.00035	62	0.02
District	Lantana District "I" Park	0.00138	62	0.09

I. Libraries - Residential Only (Including CLF)

Library Name	Wellington Branch Library			
Address	1951 Royal Fern Drive			
City, State, Zip	Wellington, FL 33414			
Distance	4.1 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	62	124	
All staff	0.6 FTE per 1,000 persons	62	0.04	
Library facilities	0.6 square feet per person	62	37	

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

	Elementary	Middle	High
Name	Discovery Key Elementary School	Polo Park Middle School	Dr. Joaquin Garcia High School
Address	3550 Lyons Road	11901 Lake Worth Road	4906 Lyons Road
City, State, Zip	Lake Worth, FL 33467	Wellington, FL 33449	Lake Worth, FL 33467
Distance	3.3 miles	3.9 miles	2.1 miles

Exhibit 7

Traffic Division Letter



**Department of Engineering
and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

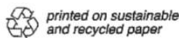
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**Palm Beach County
Board of County
Commissioners**

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

County Administrator
Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



August 2, 2024

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

**RE: The Reserve at Eagles Landing FKA Lantana Hiatus Residential –
Revised
FLUA Amendment Policy 3.5-d Review
Round 2024-25-A**

Dear Ms. Troutman:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised on July 19, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	South side of Lantana Road, approximately 1/3 mile west of State Road 7	
PCN:	00-41-44-37-00-037-0021	
Acres:	26.24 acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential, 1 dwelling unit per 10 acres (RR-10)	Low Residential, 1 dwelling unit per acre (LR-1)
Zoning:	Agricultural Residential (AR)	Residential Single-Family (RS)
Density/ Intensity:	1 DU/10 acres	1 DU/per acre
Maximum Potential:	Single Family Detached = 3 DUs	Single Family Detached = 26 DUs
Proposed Potential:	None	None
Net Daily Trips:	230 (maximum – current)	
Net PH Trips:	18 (5/13) AM, 24 (15/9) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element



Andrea M. Troutman, P.E.
August 2, 2024
Page 2

of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS -- Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\25-A\The Reserve at Eagles Landing FKA Lantana Hiatus Residential
-.docx

Exhibit 8
Water & Wastewater Provider LOS Letter



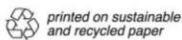
**Water Utilities Department
Engineering**
8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
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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

*"An Equal Opportunity
Affirmative Action Employer"*



March 22, 2024

Schmidt Nichols
1551 N Flagler Dr. Ste. 102
West Palm Beach, Fl. 33401

Lantana Hiatus
PCN 00-41-44-37-00-037-0021

Dear Mr. Sperling,

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 for the proposed single family subdivision.

The nearest potable water is an 8" water main located within Lantana Road adjacent to the subject property. The nearest sanitary sewer connection is a 12" sanitary sewer force main located within SR7 approximately 1500 feet from the subject property. These connections will require the construction of a lift station and water and sewer main extensions. The engineer will need to determine if the 8" watermain is sufficient to serve this project or if additional water main extensions are required.

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

Exhibit 9
Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

1. Affiant is the individual or D _____ [position -
e.g., president, partner, trustee] of Lantana Farm Associates, Inc [name
and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an
ownership interest in real property legally described on the attached Exhibit "A" (the
"Property"). The Property is the subject of an application for Comprehensive Plan
amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 7965 Lantana Road
Lake Worth, FL 33467

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity registered
with the Federal Securities Exchange Commission or registered pursuant to
Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities holding
a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment or
Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to statements
under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.


Thomas Mecca, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 27th day of February, 2024 by Thomas Mecca (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Miranda Morales Seuss
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 05/30/2025



EXHIBIT "A"**PROPERTY**

AS SET FORTH IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 12871, PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE LAND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 12555, PAGE 307, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL DESCRIBED IN ORB 12871, PAGE 1902

A PARCEL OF LAND IN LOTS 2, 3 AND 4, BLOCK 37, LANTANA HIATUS, IN TOWNSHIP 44 ½ SOUTH, RANGE 41E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE U.S. GOVERNMENT LAND OFFICE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 E, WHICH MONUMENT IS ALSO THE NORTHEAST CORNER OF SAID BLOCK 37, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1529.00 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL; THENCE CONTINUE N88°08'25"W ON SAID TOWNSHIP LINE A DISTANCE OF 3872.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 37, THENCE RUN S00°04'08"E ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 369.30 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE RUN N89°42'20"E ON THE SOUTH LINE OF LOTS 4, 3 AND 2 OF SAID BLOCK 37, A DISTANCE OF 3863.82 FEET; THENCE RUN N01°37'50"E A DISTANCE OF 224.72 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6473, PAGE 1608, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS:

A PARCEL OF LAND IN LOT 2, BLOCK 37, LANTANA HIATUS, IN TOWNSHIP 44 ½ SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 37 OF THE LANTANA HIATUS:

THENCE RUN NORTH 88°08'25" WEST, ALONG THE NORTH LINE OF SAID BLOCK 37, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1529.00 FEET TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 88°08'25" WEST ALONG SAID TOWNSHIP LINE A DISTANCE OF 267.96 FEET; THENCE SOUTH 83°13'05" EAST A DISTANCE OF 208.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 01°47'46" AND A CHORD BEARING OF SOUTH 84°06'58" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.34 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°37'50" EAST A DISTANCE OF 22.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL DESCRIBED IN ORB, 12555 PG 307

A PORTION OF THE NORTH 40 FEET OF LOT 2, TRACT 37, LANTANA HIATUS IN TOWNSHIP 44 ½ SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 37, LANTANA HIATUS THENCE NORTH 88°33'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 37, A DISTANCE OF 1796.96 FEET TO THE WESTERLY CORNER THAT CERTAIN TRACT CONVEYED IN OFFICIAL RECORDS BOOK 6473, PAGE 1608 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE SOUTH 83°37'59" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 208.63 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1925.00 FEET THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'46" A DISTANCE OF 60.34 FEET, TO THE EAST LINE OF PARCEL SIX AS CONVEYED IN OFFICIAL RECORDS BOOK 11265, PAGE 346 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°12'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 17.86 FEET; THENCE NORTH 88°33'19" WEST, ALONG A LINE PARALLEL WITH AND 40 FEET TO THE WEST LINE OF SAID LOT 2, THENCE NORTH 00°34'37" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°3'19" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 897.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.241 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	
Gary Smigiel	7965 Lantana Road, Lake Worth, FL 33467	50%
Thomas Mecca	7965 Lantana Road, Lake Worth, FL 33467	50%

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

1. Affiant is the individual or D Lantana Farm Associates, Inc. [position - e.g., president, partner, trustee] of Lantana Farm Associates, Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 7965 Lantana Road
Lake Worth FL 33467
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Gary Smigiel Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of February, 2024 by Gary Smigiel (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Miranda Morales Seuss
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 05/30/2025

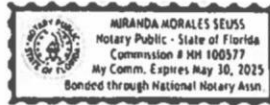


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CONTAINING 26.241 ACRES MORE OR LESS.

EXHIBIT "B"

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Name	Address
Gary Smigiel	7965 Lantana Road, Lake Worth, FL 33467 50%
Thomas Mecca	7965 Lantana Road, Lake Worth, FL 33467 50%

Exhibit 10

Correspondence

Travis Goodson

From: Lindsay Crane <lcrane24@yahoo.com>
Sent: Monday, August 12, 2024 4:23 PM
To: Travis Goodson
Subject: Lantana and 441 west project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Travis,

This email is in regards to the project that is trying to be passed on the farm across the street from Lago del Sol. As a resident close to the end of the street and being in the construction business are against any building even if they are acre lots. We purchased our house 12 years ago to be still in suburbia but still have that rural secretive area that no one knows we're back there. Anything that can be done to try to keep it as farming Land is greatly appreciated. We have contacted the board of the homeowners association and they will be writing their own email also.

Thank you!

Sent from my iPhone

Correspondence Provided at the October 11, 2024 Planning Commission Hearing

Lago Del Sol Homeowners Association, Inc.
c/o Soleil Property Management
PO Box 212964, Royal Palm Beach, FL 33421
Tel. (561) 225-1524

October 4, 2024

To Whom It May Concern:

The Lago Del Sol Homeowners have been polled and the Board unanimously agrees of the zoning change to 26 homes on 1 acre lots.

Below are the results of the poll taken by the Lago Del Sol Board of Directors.

In Favor:

Jay Bernfeld – 5725 Lago Del Sol
Greg Billing – 5571 Lago Del Sol
Maria Casado – 5703 Lago Del Sol
Jude Dartois – 5660 Lago Del Sol
Randall & Tammy Deal – 5791 Lago Del Sol
Todd & Deon Erickson – 5770 Lago Del Sol
Platinum Investment Group, LLC – 5616 & 5726 Lago Del Sol
Tina Joros – 5682 Lago Del Sol
Epaminondas Kateris -5637 Lago Del Sol
Randall Knight – 5681 Lago Del Sol
Jaret & Britta Llewellyn – 5566 Lago Del Sol
Jeremy Metternich -5747 Lago Del Sol
Darin & Mary Montgomery -5594 Lago Del Sol
Paul & Kathy Montgomery – 5572 Lago Del Sol
Douglas Nash – 5813 Lago Del Sol
Dominic Papa Jr – 5659 Lago Del Sol
Lee & Barbara Seidman – 5551 Lago Del Sol
Henry Sharp – 5792 Lago Del Sol
John & Susan Thomas – 5835 Lago Del Sol
Bruce Yekel – 5814 Lago Del Sol

Undecided:

Daniel & Heien Stokes – 5615 Lago Del Sol
Michael & Sandra McClain – 5593 Lago Del Sol

No Response:

Nicola Marchiando – 5704 & 5824 Lago Del Sol
Floyd & Stephanie Simpson – 5769 Lago Del Sol

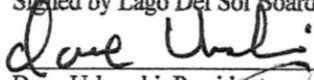
Opposed:

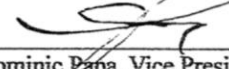
Jeffrey & Patricia Cordeiro – 5784 Lago Del Sol
Glenn & Coletter Crane – 5836 Lago Del Sol

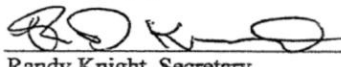
Lago Del Sol Homeowners Association, Inc.
c/o Soleil Property Management
PO Box 212964, Royal Palm Beach, FL 33421
Tel. (561) 225-1524

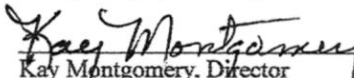
Please allow this notice to serve as Lago Del Sol Homeowners Association Inc support of the proposed new development, The Reserve at Eagles Landing.


Signed by Lago Del Sol Board of Directors:

 10/4/2024
Dave Urbanski, President

 10/5/2024 11:20
Dominic Papa, Vice President

 10/9/24
Randy Knight, Secretary

 10/5/24 11:40 AM
Kay Montgomery, Director

 10.7.24
Jaret Llewellyn, Director

Dated: 10/10/2024