

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021
Application Name	Reserve at Atlantic	Control No.	None.
Acres	38.88 acres	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-42-46-19-01-000-0050		
Location	Southeast corner of Atlantic Avenue and Half Mile Road		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Agriculture	480 residential units and daycare (120 students)	
Zoning	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD) or Planned Unit Development (PUD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Multiple Land Use (MLU)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	Proposed conditions to match the proposed development program. (i.e. 480 residential units and 120-student daycare)	
Density Bonus	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	8 units	480 units
Maximum Dwelling Units¹ (residential designations)	1 du / 5 acre x 38.88 ac. = 8 units	12 du/acre x 38.88 ac. (includes on-site preserve area) + 1 du/acre x 20 acres (off-site preserve) = 487 units
Maximum Beds (for CLF proposals)	None	None
Population Estimate	8 max du x 2.39 = 19 people	As conditioned 480 max du x 2.39 = 1,148 people

Maximum Square Feet ^{2, 4} (non-residential designations)	0.15 FAR x 38.88 ac. = 254,042 SF of agriculture uses	None
Proposed or Conditioned Potential ^{3, 4}	----	480 residential units and daycare (120 students)
Max Trip Generator	<i>Nursery (Garden Center): 108.1/Acre</i> <i>Nursery (Wholesale): 19.5/Acre</i>	<i>Resid. Multi Family, MR: 5.44/DU</i> <i>Resid. Age-Restrict., Attached: 3.7/DU</i> <i>Daycare: 4.09/Student</i>
Maximum Trip Generation	Daily: 1,202 AM: 23 PM: 55	Maximum: Daily: 3,428 AM: 269 PM: 315 Proposed Dev: Daily 3,191 AM: 227 PM: 283
Net Daily Trips:	2,226 (maximum minus current) 1,989 (proposed minus current)	
Net PH Trips:	269 AM, 315 PM (maximum) 227 AM, 283 PM (proposed)	

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

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Part 2. Applicant Data

A. Agent Information

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

B. Applicant Information

Name	Linda Woodworth
Company Name	The Taheri Grandchildren's Irrevocable Trust dated 12/28/92
Address	1700 South Dixie Highway
City, State, Zip	Boca Raton, Florida 33432
Phone / Fax Number	(734) 904-1637
Email Address	lindawoodworth@gmail.com
Interest	Property Owner

Name	Gabriel Bove
Company Name	Bove Investment Holdings, LLC
Address	354 Royal Tern Road South
City, State, Zip	Ponte Vedra Beach, Florida 32082
Phone Number	(904) 219-9095
Email Address	gabe@bovecompany.com
Interest	Contract Purchaser

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Part 3. Site Data

A. Site Data

Built Features	The Property is currently vacant and utilized for row crops. See Attachment F for Inventory and Map.
PCN	00-42-46-19-01-000-0050 Legal Description provided as Attachment A. Survey provided as Attachment P.
Street Address	Not Applicable as one has not yet been assigned.
Frontage	Approx. 1299.03 feet of frontage along West Atlantic Ave. and 1295.12 feet of depth.
Legal Access	Atlantic Avenue and proposed future access to Smith Sundy Road/Half Mile Road following road re-alignment
Contiguous under same ownership	None.
Acquisition details	The Property was purchased by Z.E. Taheri on January 19, 1983 from M.H. Kurkjian for \$592,500 per Warranty Deed recorded in ORB3867, page 1896. The Property was subsequently transferred via numerous Quit Claim Deeds within the Taheri Trust. See attached Warranty Deed and Quit Claim Deeds as Attachment A.
Size purchased	The Property was not part of a larger tract of land when it was originally purchased.

B. Development History

Control Number	None
Previous FLUA Amendments	None.
Concurrency	None.
Plat, Subdivision	Palm Beach Farms Company Plat No. 3, PB 1, pgs. 38-39.
Zoning Approvals & Requests	None.

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Part 4. Consistency

A. Consistency

Justification Provide as G.1.	See Attachment G, Section G.1.
Residential Density Increases Provide as G.2.	See Attachment G, Section G.2.
Compatibility Provide as G.3.	See Attachment G, Section G.3.
Comprehensive Plan Provide as G.4.	See Attachment G, Section G.4.
Florida Statutes Provide as G.5.	See Attachment G, Section G.5.

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Self-Storage Facility – 49,391 SF	Industrial (IND)	Light Industrial (IL) Control No. 1982-136 Resolution No. R-1983-143
	Agriculture Land (<i>Proposed Medical Office/Hospital</i>)	Commercial Low, with an underlying Agricultural Reserve (CL/AGR)	General Commercial (CG) and Agricultural Reserve (AGR) Control No. 2015-118 Resolution No. R-3-Y-60
	Kennel & Veterinary Clinic – 35,090 SF	Agricultural Reserve (AGR)	Agricultural Reserve (AGR) Control No. 2013-315 Resolution No. ZR-2015-008
	Preservation Parcel	Agricultural Reserve (AGR)	Traditional Market Place Development – Preserve Parcel (TMD) Control No. 2004-616 Resolution No. R-2011-1110
South	Various agricultural uses including row crops and wholesale nurseries	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
East	Single Family Home	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
	Agriculture Row Crops	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)
West	Contractor Storage Yard for Utility Company	Industrial (IND)	Light Industrial (IL) Control No. 1976-077 Resolution No. R-1976-561 Control No. 1973-242 Resolution Nos. R-1974-066, R-3-B-65, & R-3-LL-65
	Our Lady Queen of Peace Place of Worship – 43,708 SF	Agricultural Reserve (AGR)	Agricultural Reserve Residential (AGR) Control No. 1994-087 Resolution No. R-2009-1219
	Sussman PUD (Dakota) – 743 dwelling units (Single family & Zero Lot Line)	Agricultural Reserve (AGR)	Agricultural Reserve-Planned Unit Development (AGR-PUD) Control No. 2000-032 Resolution No. R-2017-1641

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	<i>Nursery (Garden Center): 108.1/Acre Nursery (Wholesale): 19.5/Acre</i>	<i>Resid. Multi Family, MR: 5.44/DU Resid. Age-Restrict., Attached: 3.7/DU Daycare: 4.09/Student</i>
Maximum Trip Generation	Daily: 1,202 AM: 23 PM: 55	Maximum: Daily: 3,428 AM: 269 PM: 315 Proposed Dev: Daily 3,191 AM: 227 PM: 283
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Net PH Trips:	269 AM, 315 PM (maximum) 227 AM, 283 PM (proposed)	
Significantly impacted roadway segments that fail Long Range		SR 7 from Winner's Circle to Atlantic Ave (at Maximum Potential) None at Proposed Development Plan
Significantly impacted roadway segments for Test 2		Atlantic Ave from SR 7 to Turnpike: No failures.
Traffic Consultant	Pinder Troutman Consulting, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 81 – Delray Beach via Atlantic Avenue	
Nearest Palm Tran Stop	Stop # 6409 - Oriole Plaza, Northeast corner of Hagen Ranch Road & Atlantic Avenue Approximately 2 miles to the east of Property	
Nearest Tri Rail Connection	Via Route 81 - Delray Beach TriRail Station, East side of Congress Avenue, approximately ¼ mile south of Atlantic Avenue Approximately 6.5 miles to the east of the Property	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. Sufficient capacity is available for the proposed development. Connection to sewer will require a lift station and force main extension. See Attachment I for letter from Palm Beach County Water Utilities Department.	

Nearest Water & Wastewater Facility, type/size	A 42" potable water main and a 12" wastewater forcemain are located adjacent to the Property within the Atlantic Avenue right-of-way. An 8" potable water main is also located within the Half Mile Road right-of-way adjacent to the Property.
D. Drainage Information	
Legal, positive outfall exists via the adjacent LWDD L-34 Canal on the north property line. The L-34 Canal flows west to the E-1 Canal which flows south the L-38 Canal. The L-38 Canal flows east through LWDD Control Structure No. 12 into the SFWMD C-15 Canal. Ultimate discharge is to the intracoastal waterway from the C-15 Canal via the SFWMD S-40 control structure.	
E. Fire Rescue	
Nearest Station	Station # 42 – 14276 Hagen Ranch Road
Distance to Site	Approximately 3.5 miles
Response Time	9:30 minutes
Effect on Resp. Time	The proposed change will cause approximately 75 additional calls per year to Station 42. See Attachment K for letter from Fire-Rescue Department.
F. Environmental	
Significant habitats or species	There are no significant habitats or species on the Property. The site has previously cleared and utilized for agricultural row crops. An aerial of the Property is provided as Attachment L.
Flood Zone*	The Property is located in Zone X, which is not a flood zone. See Flood Zone Map as Attachment M.
Wellfield Zone*	The Property is not located within a Wellfield Protect Zone. See Wellfield Map as Attachment N.
G. Historic Resources	
There are no significant historic resources on the Property or within 500 feet of the Property. See Attachment O.	

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	West Delray Regional Park 10875 Atlantic Avenue Delray Beach, Florida 33436	0.00339	+1,148	+3.89 acres
Beach	South Inlet Park 1100 S. Ocean Boulevard Boca Raton, Florida 33432	0.00035	+1,148	+0.40 acre
District	Lake Ida West Park 1455 Lake Ida Road Delray Beach, Florida 33444	0.00138	+1,148	+1.58 acres

I. Libraries - Residential Only (Including CLF)

Library Name	Hagen Ranch Road Branch			
Address	14350 Hagen Ranch Road			
City, State, Zip	Delray Beach, Florida 33446			
Distance	2.8 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	+1,148	+2,296 holdings	
Periodicals	5 subscriptions per 1,000 persons	+1,148	+5.74 subscriptions	
Info Technology	\$1.00 per person	+1,148	+\$1,148	
Professional staff	1 FTE per 7,500 persons	+1,148	+0.15 FTE	
All other staff	3.35 FTE per professional librarian	+1,148	+0.51 FTE	
Library facilities	0.34 sf per person	+1,148	+390.32 sf	

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

School Comment Letter to be provided as Attachment O upon receipt from School District.

	Elementary	Middle	High
Name	Sunrise Park	Eagles Landing	Olympic Heights Community
Address	19400 Coral Ridge Dr.	19500 Coral Ridge Dr.	20101 Lyons Road
City, State, Zip	Boca Raton, FL 33498	Boca Raton, FL 33498	Boca Raton, FL 33434
Distance	6.6 miles	6.8 miles	6 miles

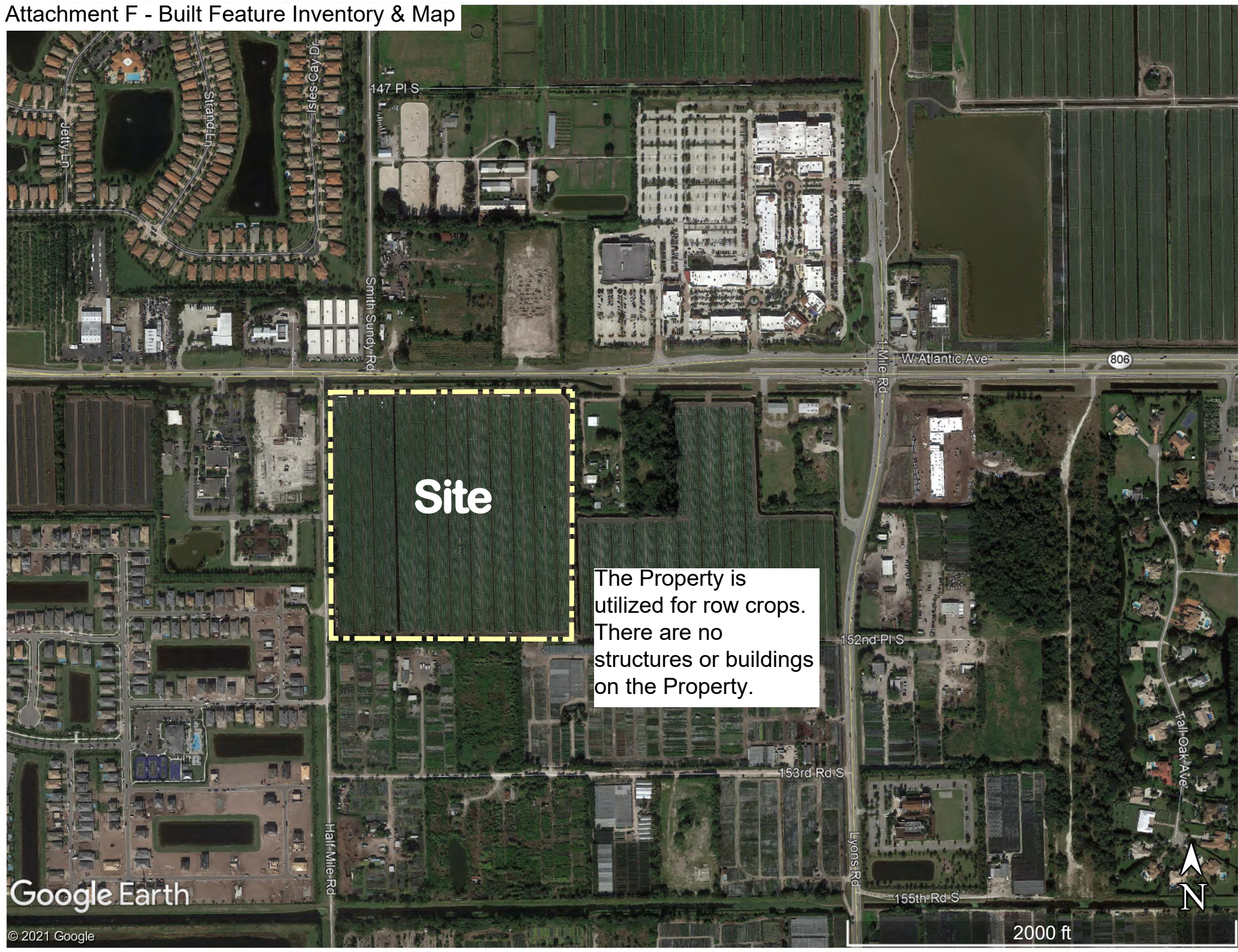
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Part 6. Attachments

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

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Attachment F - Built Feature Inventory & Map



Attachment G

Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Future Land Use Atlas amendment and Comprehensive Plan Text Amendment for the property located at the southeast corner of Atlantic Avenue and Half Mile Road/Smith Sundry Road (“Property”) to amend the future land use designation from Agricultural Reserve (AGR) to Multiple Land Use (MLU) and impose conditions of approval to limit development to 480 residential units and a daycare. The Property is located within the Agricultural Reserve Tier and is currently utilized for agriculture row crops.

I. PROPOSED FLUA MAP AMENDMENT

The Applicant is requesting a Future Land Use Amendment from AGR to MLU and impose conditions of approval to allow for the development of 480 residential units and a daycare. The current future land use designation would allow for the development of eight (8) dwelling units or 254,042 SF of agricultural uses. The proposed future land use designation will allow for a maximum of 480 residential units and a daycare. The Applicant is proposing to pursue a rezoning to Multiple Use Planned Development (MUPD) or Planned Unit Development (PUD) based upon proposed Unified Land Development Code text amendments.

Description of Site Vicinity

The Property is located on the Atlantic Avenue corridor within the Agricultural Reserve Tier. To the west of the Property is the industrial corridor of the Agricultural Reserve. To the northeast of the property is the commercial node that includes a proposed medical office/hospital, kennel, and Delray MarketPlace TMD.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	IND	IL	Self-Storage Facility (+/-49,391 SF)	1982-136	R-1983-143
	CL/AGR	CG & AGR	Current – Vacant; Proposed Medical Office/Hospital	2015-118	R-3-Y-60
	AGR	AGR	Kennel and Veterinary Clinic (35,090 SF)	2013-315	ZR-2015-008
	AGR	TMD	Vacant (Preserve Parcel)	2004-616	R-2011-1110
South	AGR	AGR	Agricultural uses	N/A	N/A
East	AGR	AGR	Single Family Home	N/A	N/A
	AGR	AGR	Agriculture Row Crops	N/A	N/A
West	IND	IL	Contractor Storage Yard	1973-242 & 1976-077	R-1976-561, R-1974-066, R-3-B-65, & R-3-LL-65
	AGR	AGR	Place of Worship	1994-087	R-2009-1219
	AGR	AGR-PUD	Residential Planned Unit Development (743 Single Family & Zero Lot Line Units)	2000-032	R-2017-1641

History

The Agricultural Reserve Master Plan was originally developed to preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve. Since the adoption of the Ag Reserve related Comprehensive Plan policies, numerous residential developments have been built and the number of residents living within the boundaries of the Ag Reserve has significantly increased. The needs of those residents as well as good planning practices, have spurred additional changes in the Ag Reserve. These changes included increasing the commercial square footage cap to allow for additional smaller commercial projects, allowing 5-acre standalone preserve parcels, and allowing smaller commercial projects to develop without the need to provide preserve acreage. Additional changes have been approved to allow the development of congregate living facilities and self-storage facilities within the Ag Reserve. Finally, new site plan and zoning applications have been approved for numerous properties within the industrial corridor to the west of the Property. The large property to the east previously owned by the Mecca family has recently been acquired by GL Homes. The future development of this land will likely be similar to the many other GL Homes communities in the area such as Dakota which is located to the southwest of the Property.

G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

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

***Response:** The proposed future land use designation of MLU and related text amendments to allow for a smaller Planned Unit Development with density exceeding 1 dwelling unit per acre are suitable and appropriate for the Property. The Property is located on Atlantic Avenue which is a major east-west right-of-way that provides easy access to the Florida's Turnpike as well as State Road 7 and I-95. In collaboration with the Palm Beach County Engineering Department, the Applicant is proposing to align Smith Sundry Road and Half Mile Road as part of the concurrent zoning application. The area of land that will be created on the west side of the road will be adjacent to the existing Industrial future land use corridor along Atlantic Avenue between State Road 7 and Half Mile Road/Smith Sundry Road. The intersection will create a clear boundary between that industrial corridor and the remaining area to the east.*

Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of workforce housing for those working in the service, education, and healthcare industries has been provided. The Property is well suited due to its location between the industrial uses to the west and the commercial uses to the east. The proposed multi-family project will provide a transition between those intense uses on Atlantic Avenue and the existing and future single-family uses to the south.

The Master Plan envisioned the development of 2,520 multi-family units and 4,200 townhouse units. To date no townhouses or multi-family units have been developed and the Agricultural Reserve continues to be developed with large single-family homes generally priced above \$700,000. The consultants that prepared the Agricultural Reserve Master Plan recommended that the County allow density increases as a means of encouraging multi-family development and varied residential product types as well as encouraging integration between residential and non-residential uses. The development pattern of the Agricultural Reserve is segregated as commercial is concentrated at the intersection of Lyons Road and Atlantic Avenue, industrial fronts along Atlantic between State Road 7 and Smith Sundry Road/Half Mile Road and the gated single family residential developments have

primarily been developed with frontage/access on State Road 7 and Lyons Road. This type of development pattern requires residents to drive to and from the various services that they need. Additionally, the workforce of those various commercial businesses is typically not able to afford the high-priced housing within these exclusive residential developments. Approval of the proposed future land use and text amendments will allow for the development of a housing that will add a diverse and affordable housing option for the workers within the Agricultural Reserve Tier.

The density increase to 12 units per acre is necessary to accommodate the development of multi-family units. Higher density already exists for the In The Pines development that serves some of the farmworkers of the Tier. Additionally, the proposed Congregate Living Facility text amendment will allow for density at 8 dwelling units per acre. Preserve area is still required and that additional density increase is needed to offset the cost of acquiring preserve land and providing workforce housing.

The creation of additional housing options within the Ag Reserve Tier will allow the workforce in the area the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. Water and sewer lines have been installed along Atlantic Avenue to serve the various residential projects being developed within the Agricultural Reserve. Allowing development of the Property with a workforce housing project would be an efficient use of these existing public facilities.

2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

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

***Response:** As previously mentioned, significant changes to the original master plan have been approved within the Agricultural Reserve Tier. The Board of County Commissioners approved several new commercial projects along the Atlantic Avenue corridor including Seneca, Feurring Commercial, Delray Growers, Fina Station, and Dells Suburban. With the approval of these new commercial projects, the cap on commercial square footage was increased, commercial was no longer limited to one corner within the Atlantic Avenue and Lyons Road intersection, the preserve requirement for commercial parcels less than 16 acres was eliminated, and the requirement to utilize the Traditional MarketPlace zoning designation was changed. Additionally, residential projects continue to be developed within the Tier.*

Continued residential growth has created a need for additional services within the Agricultural Reserve Tier. The additional services that have been approved and developed along the Atlantic Avenue corridor require employees. The employees of these retail, restaurant, and other essential services that cater to the growing single family residential development often times cannot afford the expensive single-family housing that is currently being developed in the Agricultural Reserve. These essential service employees often reside within multi-family or townhouse projects as those housing product types are what is typically affordable for those working within the service industry.

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

***Response:** The characteristics of the area have changed significantly since the 1989 Comprehensive Plan was adopted. The Agricultural Reserve Master Plan originally intended that more intense uses and development would occur along the major roadways and at nodes within the Tier. The Master Plan further intended for lower density residential to develop outside of the higher intensity core eventually transitioning to the Agricultural Preserve parcels. This development pattern has not occurred, rather development is disconnected. Contributing factors to this development pattern that were not anticipated include, several*

large farming families ceasing operations and no longer farming, including Whitworth, Winsberg, Mazzonni, Amestoy, and Dubois. Over the past 20 years, these large tracts of farmland have been converted into single family residential planned developments, thus significantly impacting the development pattern of the Tier. A majority of the residential developments in the Agricultural Reserve are comprised of single-family homes for the more affluent residents of the County. This Tier has been exempted from the County's mandatory workforce housing program and has limited density of 1 dwelling unit per acre thus, the area has become very exclusive and homogeneous.

In the twenty years that have passed since the creation of the Agricultural Reserve Master Plan, the population has significantly increased. The 2020 population for Palm Beach County is 1,466,494 which represents a 30% population increase from 2000. The projected 2030 population will be 1,649,079, an increase of 15% over the period of 10 years. The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis due to a lack of workforce housing. The County's Workforce Housing Program was recently revised in an attempt to provide more on-site construction of workforce housing and to ensure that units are being constructed and will meet the needs of the workforce population. The average home price in the Agricultural Reserve is approximately \$700,000 which is over 2½ times the \$261,030 home sales price for those in the moderate income category. The need for workforce housing is only being met by those developments within the Urban/Suburban Tier and being further exacerbated by the current development pattern and density limitations within the Agricultural Reserve. The median price of a home in Palm Beach County exceeds \$500,000 according to an article published in the Palm Beach Post on July 22, 2021.

Other changes to the Agricultural Reserve include increases to the commercial square footage cap in order to meet the demand for retail, restaurants and other services by the residents of the Agricultural Reserve. This has allowed for more commercial parcels to be developed in addition to the originally designated TMDs located at Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road. Other non-residential uses have been developed in the area to support the residents of the Tier. A large regional hospital campus including 135,000 square feet of medical office buildings, several private and charter schools have been approved and developed along the Boynton Beach Boulevard corridor. These institutional uses have numerous employees that are not able to afford the homes within the Agricultural Reserve and are therefore forced to travel into the Tier from the adjacent Urban/Suburban Tier.

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

Response: The Ag Reserve Master Plan recognized the need for affordable housing within the Ag Reserve by allowing and encouraging vertical and horizontal integration of residential units within the Traditional Marketplace Developments. However, this type of forced design was not affordable, feasible or marketable, especially at a density of 1 dwelling unit per acre. The Consultant recommended that the County permit density bonuses as a means of encouraging vertical integration and ensuring a greater diversity of housing types.

The Master Plan originally intended for development to be concentrated and radiate outward from two nodes (Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road). Preservation parcels were anticipated to be located west of State Road 7 and within the core of the Agricultural Reserve. The proposed text amendment will allow for development to occur along Atlantic Avenue in an area originally designated by the Master Plan as a location for multi-family development.

The development of multi-family residential units will not occur in the AGR Tier unless density rates are increased. Initially, multi-family was intended to locate within the two approved TMDs. The residential units have yet to be constructed within these two projects. The proposed project will provide additional housing options within the AGR Tier that were originally contemplated but were never developed. These

units will be located within close proximity of the TMDs to ensure the intent of the AgR Master Plan is realized.

d. Inappropriateness of the adopted FLU designation.

Response: AGR is not the most appropriate FLUA designation for the Property to create an appropriate balance of land uses within the Agricultural Reserve Tier. Allowing an increase in density will allow for the original intent of the Master Plan which included a variety of housing types including multi-family to be realized. The existing density of 1 du/acre will not allow for the development of multi-family housing in the Agriculture Reserve. Many municipalities across the Country have recently begun to eliminate single family zoning and future land use designations as these categories have been determined by planners and government officials to be discriminatory to those residents with lower incomes. A Future Land Use category that allows multi-family development in addition to single family development would be more appropriate to ensure a diverse and economically strong locality.

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

Response: N/A

G.2 Residential Density Increases

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

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

a. Demonstrate a Need for the Amendment

Response: As discussed above, Palm Beach County is in the middle of a Workforce Housing crisis. There is a significant deficit of workforce housing options available to working professionals such as teachers, police, nurses, etc. in Palm Beach County. The Applicant is proposing Comprehensive Plan Text and Map amendments that will require a minimum of 25% of the units to be provided as workforce housing and built on-site. In addition, the amendment provides for market rate multi-family housing which is a needed option for so many of Palm Beach County's workforce. The Agricultural Reserve has been exempted from the mandatory Workforce Housing Program that has been in place since the early 2000's. This exemption has allowed the development of very expensive residential development within a 22,000 acre portion of Palm Beach County without any contributions to the housing crisis occurring throughout the County. This continued exclusive development has only exacerbated the divide between the "haves" and the "have nots" in Palm Beach County. The average home price of \$700,000 is not affordable for many workers within the Agricultural Reserve including the nurses, hospital staff, retail workers, restaurant workers, teachers, and future County Parks and Library Staff.

b. Demonstrate that the Current FLUA Designation is Inappropriate

Response: As discussed above, the development of multi-family residential units will not occur in the Agricultural Reserve Tier unless density rates are increased. Initially, multi-family was intended to locate within the two approved TMDs. The residential units have yet to be constructed within these two projects. The proposed project will provide additional housing options within the AGR Tier that were originally contemplated but were never able to be developed. These units will be located within close proximity of the TMDs to ensure the intent of the AgR Master Plan is realized.

c. Explanation of Why TDR, WHP and AHP Cannot be Utilized to Increase Density on the Property

Response: *The Agricultural Reserve Tier is a sending area for the Transfer of Development Rights (TDR) Program and is exempt from the Workforce Housing Program (WHP). The proposed text amendment will create the ability to provide workforce housing and the proposed MLU land use amendment is the appropriate means for providing these units.*

G.3 Compatibility

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, a commercial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Map Amendment designation will be compatible with neighboring uses.

- Access is available from Atlantic Avenue, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- Atlantic Avenue is currently developed with a mix of industrial, commercial, residential and agricultural uses. The proposed MLU will provide for additional housing opportunities along this important east-west corridor of the Agricultural Reserve and Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is compatible with the existing development pattern and adjacent uses that have occurred along the Atlantic Avenue corridor.

The above factors, coupled with setbacks, buffers and landscaping requirements will dictate that on-site structure(s) will be compatible with the neighboring properties and not create or foster undesirable health, safety, or aesthetic effects.

G.4 Comprehensive Plan

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

Response: *Approval of this proposed FLU amendment will allow for the development of multi-family residential units. Single-family residential development in the Agricultural Reserve has been growing substantially without any alternative housing options provided. Workers within the Agricultural Reserve continue to travel from outside of the Tier to work at various businesses, schools, and medical facilities. The proposed FLU amendment will bring additional housing opportunities to the Agricultural Reserve Tier*

catering to the current workers and future residents of the Tier thus enhancing the quality of life for those that have chosen to live within the western Delray Beach area.

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

***Response:** Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of housing for those working in the service, education, and healthcare industries has been provided.*

Objectives – The proposed FLUA amendment furthers the County’s objectives as further described below.

- **FLUE Objective 1.5 Agricultural Reserve Tier** – “Development areas should be concentrated east of SR7 (in the vicinity of Boynton Beach Boulevard and in the vicinity and south of Atlantic Avenue) in order to protect the environmentally sensitive lands within and surrounding the Loxahatchee National Wildlife Refuge, foster the preservation of agriculture in the center of the Tier, and to reduce infrastructure costs and impacts on tax payers.”

***Response:** As mentioned above, if additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. Water and sewer lines have been installed along Atlantic Avenue to serve the various residential projects being developed within the Agricultural Reserve. All property owners with frontage along Atlantic Avenue were required to pay assessments for the extension of these water and sewer lines. Allowing development of the Property with a workforce housing project would be an efficient use of these existing public facilities. Another contribution to a sustainable development pattern would be the reduction of carbon dioxide gas emissions as travel times are reduced.*

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

***Response:** The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property’s location at a major transportation route with access/frontage on Atlantic Avenue and Half Mile Road, within a mile of State Road 7 and Florida Turnpike contribute to timely, cost effective service provision. The proposed project will better serve the immediate and future needs of the community as it will provide additional housing opportunities for those working for the existing retail, restaurant, and industrial businesses. Traffic on the east-west roadways in the Agricultural Reserve Tier is caused by the number of residents leaving the Tier in the mornings for work and service providers traveling into the area. This proposed amendment will allow for the creation of additional housing opportunities thus keeping workers west of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.*

Policies – The proposed FLUA amendment furthers the County’s policies as further described below.

- **FLUE Policy 1.5.1-b:** “A residential AgR-PDD shall require the following:
 1. That the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area.
 2. That the development area be situated adjacent to other existing, planned, or projected development areas.
 5. That preserve areas be used only for agriculture or open space uses.”

Response: *The proposed development will provide the appropriate percentage of preserve area similar to other planned developments within the AGR Tier. The proposed project is located on Atlantic Avenue. The proposed project will accommodate the future planned road alignment for Smith Sundry and Half Mile Roads which will contribute to better access to all area properties with existing development approvals and future development projects.*

G.5 Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), N (Wellfield Zone), L (Natural Features Inventory and Map) and O (Historic Resource Evaluation Letter). No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
 - **Response:** *The applicant is requesting to change the FLU of the Property from AGR to MLU which will provide additional housing opportunities within the Agricultural Reserve Tier. The Agricultural Reserve is an existing area of low intensity/density and single-use development. The proposed amendment will provide housing options not currently in existence within the Atlantic Avenue corridor of the Agricultural Reserve Tier. The proposed text change will allow for the development of multi-family residential units that will counteract the urban sprawl that has been occurring since the creation of the Agricultural Reserve Master Plan.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - **Response:** *The Property is located in the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) and within the Atlantic Avenue corridor which is not rural in nature. Urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area.*
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The development is not isolated in nature as development surrounds the Property along the Atlantic Avenue corridor. Specifically, commercial uses have been approved and developed at the intersection of Atlantic Avenue and Lyons Road just to the east of the Property. There is an industrial corridor along the north and south sides of Atlantic Avenue between State Road 7 and Half Mile Road/Smith Sundry Road. The proposed development would be considered infill development at a major intersection and transportation node between the intense commercial/industrial projects along a rapidly changing roadway corridor.*

- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is located within the Agricultural Reserve Tier. Although it is currently utilized as agriculture row crops, the Property is not designated as a preserve parcel. The Property's location along a major right-of-way, bordered by development to the east and west is not an optimal location for agricultural uses. The overall development pattern for this corridor has been determined by the recent County approvals and existing uses (commercial, industrial, and residential).*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. It is anticipated that the proposed industrial development will not negatively impact public facilities and services.*
- Fails to maximize use of future public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed in the 1 du/ac planned unit developments, it is anticipated that the proposed residential development will not negatively impact public facilities and services.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** *The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA). The Property is not adjacent to the Rural Tier therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services employment, and alternative housing options in close proximity to where people live.*
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** *This amendment will allow for infill development as development exists on all sides of the Property. The proposed project will serve the current and future needs for the surrounding communities and will also provide a much needed alternative housing option.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of the proposed amendments will allow for a mix of uses. The proposed amendment will allow for the development of an alternative housing type within an area of the County that has historically only been developed with low intensity/density residential development. The proposed project will contribute to a functional mix of uses within the Atlantic Avenue corridor which has been relatively homogeneous in the past.*
- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with pedestrian connections as required through the zoning process.*
- Results in the loss of significant amounts of functional open space.

- **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space. Additionally, the proposed text amendment will still provide for the required preservation land.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. The site is undeveloped and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating residential development near goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** *The development will be designed meeting the requirements for a planned development (PDD) project which includes pedestrian connections, bike racks, multi-use paths, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of multi-family residential within an area of the County that has historically only been developed with low intensity/density residential development. The proposed project will contribute to a functional mix of uses within the Agricultural Reserve which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding residential community as well as provide a much needed housing option for the workers within the Agricultural Reserve Tier.*

Conclusion

As described above, the proposed future land use amendment from Agricultural Reserve (AGR) to Multiple Land Use (MLU) and Comprehensive Plan Text Amendment to allow increased density is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendment is consistent with the Agricultural Reserve Master Plan as well as provide a much needed service and alternative housing option to the area residents and workers that will not negatively impact service provision.

II. ULDC CHANGES

Changes to AgR-PUD to incorporation criteria as detailed below:

Art. 3.E.2.F.2.c.3) EHR AgR-PDD Option

The preserve area shall be required to be 60 percent of the gross land area of the PUD. If the workforce housing units include a deed restricted for-sale product, the maximum density may be increased to 12 dwelling units per acre.

Art.3.E.2.F.4.b.2) EHR AgR-PDD Requirements

- Provide a minimum of 25% of the total units as workforce housing

- Provide civic or institutional services to support the residents of the development (i.e. daycare, place of worship, or similar uses)
- Located within ¼ mile (walking distance) of employment opportunities (TMD or IND)



**Water Utilities Department
Engineering**

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



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Mack Bernard

County Administrator

Verdenia C. Baker

May 11, 2021

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: Southeast corner of Atlantic Avenue & Half Mile Road
PCN 00-42-46-19-01-000-0050
Service Availability Letter

Dear Ms. McClellan:

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the proposed land use change from Agricultural Reserve (AGR) to Industrial (IND) on approximately 5 acres, aligning with Half Mile Road and Smith Sundry Road, and increasing the density to 8 du/ac. The proposed land use change will allow for the maximum development of 98,010 SF of industrial uses and +/- 480 multi-family units.

The nearest point of connection to potable water is a 42" potable water main located within W Atlantic Ave and an 8" potable water main located west of Half Mile Road adjacent to the subject property. The nearest point of connection to sanitary sewer is a 12" sanitary sewer forcemain located within W Atlantic Ave. adjacent to the subject property. This connection will require a lift station and forcemain extension.

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

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

Sincerely,

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

Jackie Michels, P.E,
Plan Review Manager

May 6, 2021

Re: **DRAINAGE STATEMENT for:**
Taheri Property (S.E. corner of Atlantic Ave. & Half Mile Rd.)
Delray Beach, Florida 33446
PCN: 00-42-46-19-01-000-0050

1. SITE DESCRIPTION

The project site is located in unincorporated Palm Beach County and consists of approximately 38.88 acres (less dedications) of contiguous land. It is located on the south side of Atlantic Avenue (FDOT) and the LakeWorth Drainage District (LWDD) L-34 canal, east side of Half Mile Road and north side of the 152nd Place South extension. There are existing agricultural properties to the east.

2. LEGAL, POSITIVE OUTFALL

Legal, positive outfall exists via the adjacent LWDD L-34 Canal on the north property line. The L-34 Canal flows west to the E-1 Canal which flows south the L-38 Canal. The L-38 Canal flows east through LWDD Control Structure No. 12 into the SFWMD C-15 Canal. Ultimate discharge is to the intracoastal waterway from the C-15 Canal via the SFWMD S-40 control structure.

3. FLOOD DESIGNATION

The property is located in flood zone X.

4. BASIN & ALLOWABLE DISCHARGE

The property is located within the SFWMD C-15 Basin. The maximum allowable discharge is seventy (70) cubic feet per second per square mile (CSM) for the 25 year, 3 day design storm. The site will be designed to comply with the allowable discharge criteria.

5. SYSTEM DESIGN

The proposed drainage system will include grading and overland flow to direct stormwater runoff into a proposed, on-site stormwater management system. Exfiltration trenches with inlets and culverts may be used to provide pretreatment and storage per applicable criteria (up to the 5 year-1 hour storm event or 3.2 inches over the site). The runoff will be treated and attenuated in accordance with applicable requirements prior to controlled discharge via a proposed control structure and outfall pipe into the LWDD L-34 Canal. The final design is predicated on the ultimate site plan configuration.

The drainage system will be designed to accept offsite flows as conditioned by Palm Beach County.

The proposed drainage system will comply with applicable standards of Palm Beach County, SFWMD, LWDD, FEMA and FDEP including volume, rate, pollutant loads, nutrient loading and water quality.

6. LEVELS OF SERVICE

The minimum required levels of service will be met. Specifically:

- a.** The parking and drive areas will be designed at or above the 5-year, 1-day storm event.
- b.** Perimeter elevations will be designed at or above the 25-year, 3-day storm.
- c.** Finished floors will be designed at or above the 100-year, 3-day (zero discharge) storm event.

7. ADJACENT PARCELS & OFFSITE FLOWS

a. NORTH

The north property limit consists of the LWDD L-34 Canal which will be rerouted onto the property in an easement as part of the Atlantic Avenue widening project. Atlantic Avenue has its own proposed drainage system as shown on the current FDOT plans. There does not appear to be any offsite flow entering onto or through the property from the north. If conditioned by PBC, offsite flows will be accounted for in the site drainage design.

b. SOUTH

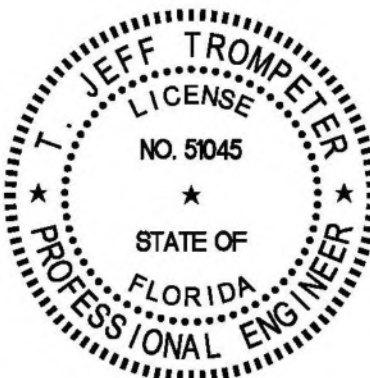
The south property limit consists of the unimproved right-of-way for 152nd Place South. There is also an existing ditch on the Taheri property south boundary separating it from the right-of-way. The right-of-way is heavily vegetated and there does not appear to be any offsite flow entering onto or through the property from the south. If conditioned by PBC, offsite flows will be accounted for in the site drainage design.

c. EAST

The east property limit consists of two existing agricultural properties that are separated from the Taheri property by existing ditches. These ditches, and the adjacent properties, have access and outfall ability to the L-34 Canal on their north property lines. There does not appear to be a need to accommodate offsite flow onto or through the property from the east.

d. WEST

The west property limit consists of the existing Half Mile Road. Half Mile Road is presently served by roadside swales with no observed flow onto the property. There does not appear to be any offsite flow entering onto or through the property from the west. If conditioned by PBC, offsite flows will be accounted for in the site drainage design.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY T. JEFF TROMPETER, P.E. ON THE DATE ADJACENT TO THE SEAL.

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



Fire Rescue

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



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*"An Equal Opportunity
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Official Electronic Letterhead

April 20, 2021

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

Re: Atlantic Avenue & Half Mile Road

Dear Lauren McClellan:

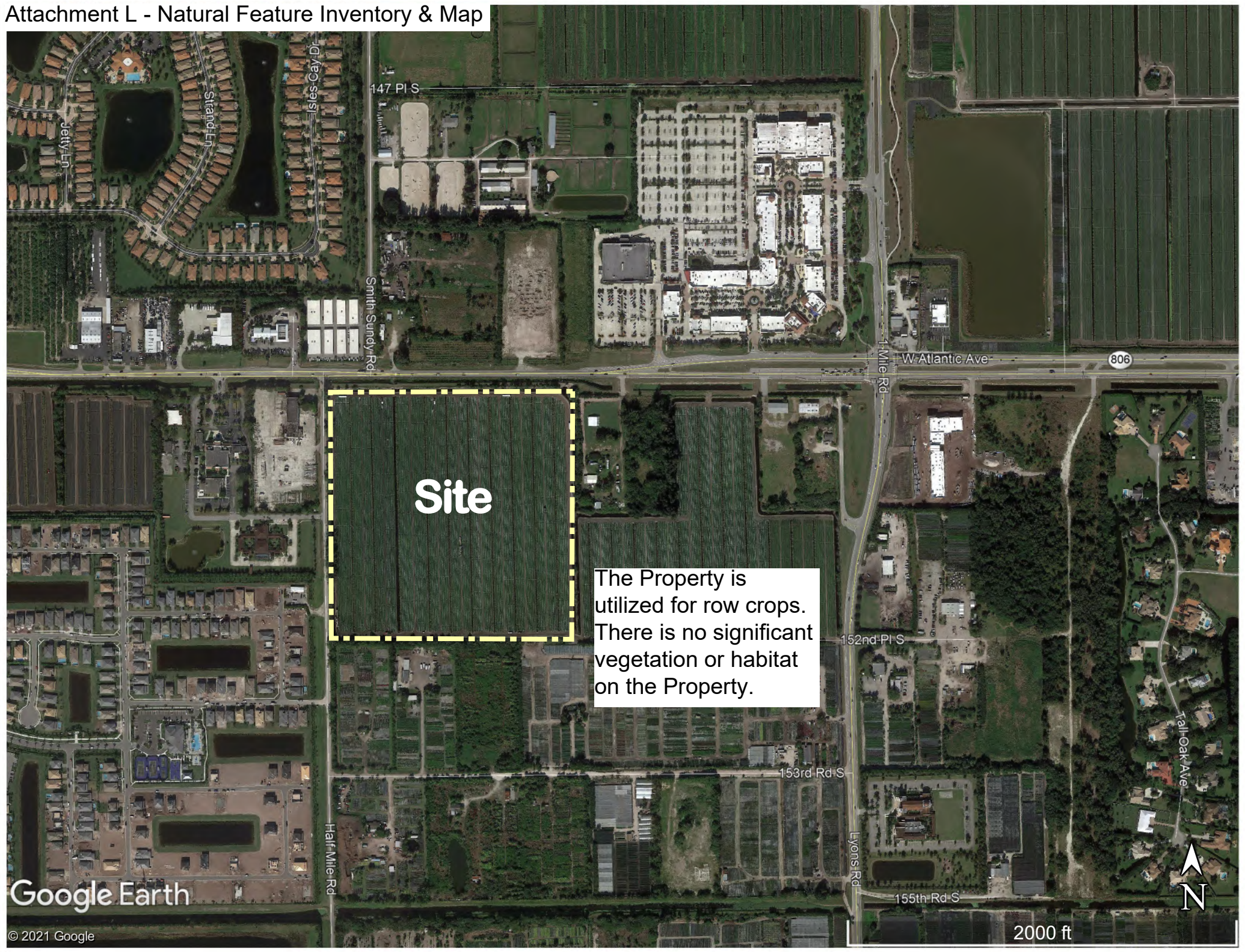
Per your request for response time information to the subject property located at the southeast corner of Atlantic Avenue & Half Mile Road. This property is served currently by Palm Beach County Fire-Rescue station #42, which is located at 14276 Hagen Ranch Road. The subject property is approximately 3.50 miles from the station. The estimated response time to the subject property is 9 minutes 30 seconds. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 7:15.

Residents need to be aware of the extended response time of 9 minutes 30 seconds to the subject property. This land use change will cause approximately 75 additional calls/year to this station.

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

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



Location Search

X

Current Flood Zone: X

Description: X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.

Pending Flood Zone: NA

Description: NA

Legend:

- Special Flood Hazard Areas (SFHAs) - Zones: A, AE, AH, AO
- Coastal High Hazard Areas (High Risk) - Zone: VE
- Low Risk Areas - Zone: X500
- Minimal and Undetermined Risk Areas - Zones: X, D
- Limit of Moderate Wave Action

This tool reports the flood zone designations that touch your property. Just because a Special Flood Hazard Area touches your property, that does not necessarily mean your structure is located within the flood zone. Please carefully note the structure's location in relation to the SFHA boundaries shown in the viewer to determine whether or not your structure is located within a SFHA. If you reside in the unincorporated area and are uncertain please call the Palm Beach County Flood Information Hotline at 561-233-5374. If you reside in a municipality you should contact your local floodplain administrator.

Please visit the [National Flood Insurance Program](#) home page for more information.

Site

Atlantic Ave

Lyons Rd

152nd Pl S

153rd Rd S

Highland Pointe Pass

Brook Isles Ave

Eagle River Rd

Salty Bay Dr

Half Mile Rd

Waterfall Ln

Seaglass Terrace Ln

Sky Pond Pass

Celtic Sea Ln

Rio Grande Ave

Cherry Creek Ln

Steamboat Springs Cir

Destiny Dr

154th Rd

155th Rd

156th Rd

157th Rd

158th Rd

159th Rd

160th Rd

161st Rd

162nd Rd

163rd Rd

164th Rd

165th Rd

166th Rd

167th Rd

168th Rd

169th Rd

170th Rd

171st Rd

172nd Rd

173rd Rd

174th Rd

175th Rd

176th Rd

177th Rd

178th Rd

179th Rd

180th Rd

181st Rd

182nd Rd

183rd Rd

184th Rd

185th Rd

186th Rd

187th Rd

188th Rd

189th Rd

190th Rd

191st Rd

192nd Rd

193rd Rd

194th Rd

195th Rd

196th Rd

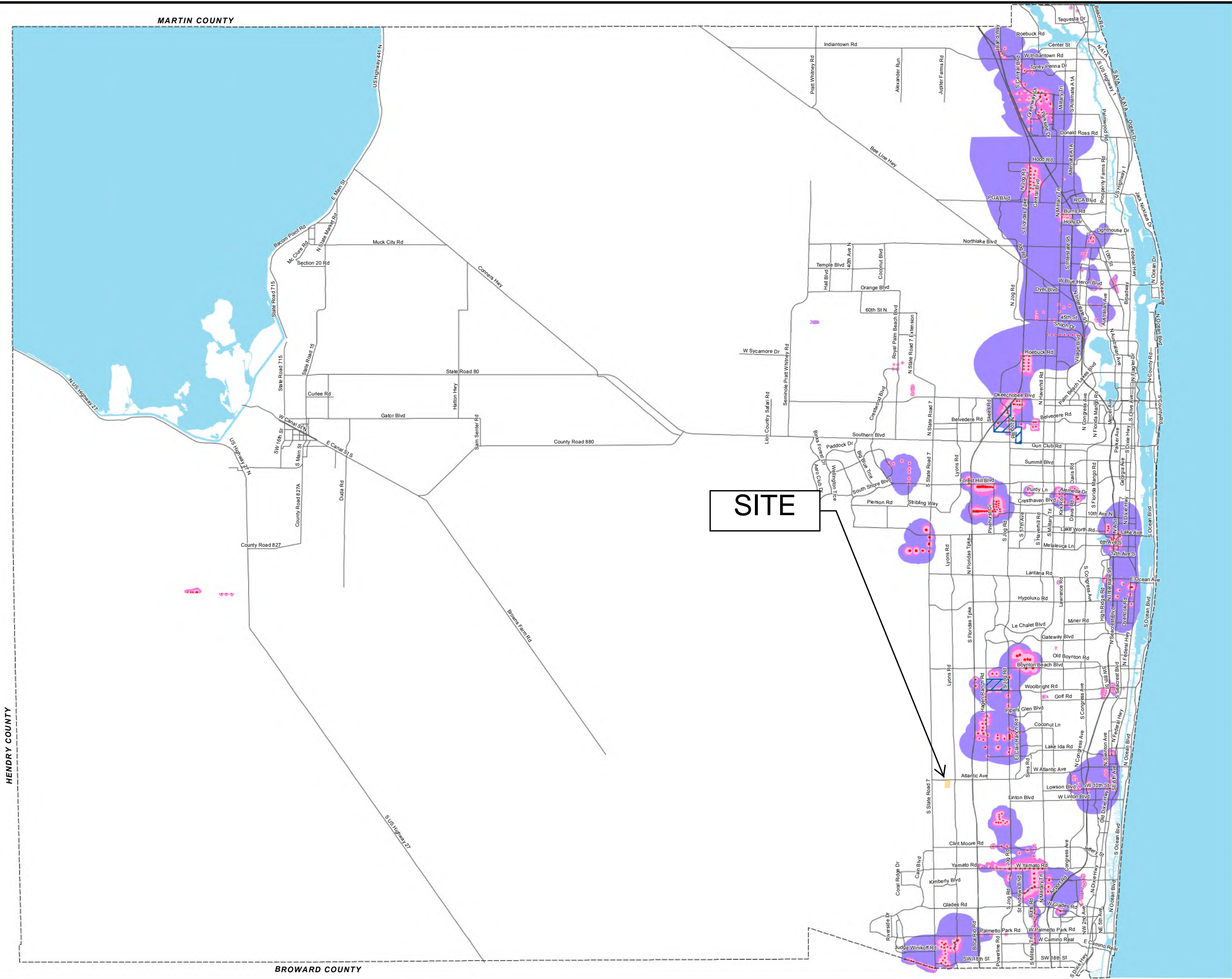
197th Rd

198th Rd

199th Rd

200th Rd

None | Palm Beach County



MAP LU 4.1
GENERALIZED
WELLFIELD MAP

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay

SOURCES:
PBC Dept. of Environmental Resources Management

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

The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.

Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



1 0 1 2 3 Miles

Effective Date: 6/12/2015
Filename: N:\Map Series\WXDs\Adopted
Contact: PBC Planning Dept.



**Department of Planning,
Zoning & Building**

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

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



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April 19, 2021

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

RE: Historical and Archaeological Resource Review for property located at the southeast corner of Atlantic Avenue & Half Mile Road, under PCN: 00-42-46-19-01-000-0050.

Dear Ms. McClellan:

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

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

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

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

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

Sincerely,

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

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\ Property:Atlantic Ave & Half Mile Rd-PCN_00424619010000050_04-19-2021.doc



School Capacity Availability Determination (SCAD) Application

At least 30 days prior to seeking approval from county/local government, scan and email a completed application to joyce.cai@palmbeachschools.org.

A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

Select type(s) of application:

☒ Future Land Use Atlas (FLUA) Amendment ☐ Rezoning ☐ Development Order (D.O.) or Amendment to D.O. ☐ No Impact

Application Review Fee(s):

- For each type of application - \$200.00 for 20 units & more or \$100 for under 20 units.
- The SCAD review fee is non-refundable and shall be paid online through the District's SchoolCashOnline at <https://palmbeach.schoolcashonline.com/>

PART I. PROJECT INFORMATION

Project Name Reserve at Atlantic		Municipality Palm Beach County	
Property Control Number(s) 00-42-46-19-01-000-0050			SAC #(s)
Property Address N/A		City Delray Beach	Zip Code
General Location Southeast corner of Atlantic Avenue and Half Mile Road			Property Acreage 38.88 acres

Complete the following table(s). Refer to the Sufficiency Checklist and provide all the required documents. For more info, go to <http://l.sdpbc.net/xiq5i>

☒ For Future Land Use Atlas (FLUA) Amendment

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Agriculture Row Crops	Proposed use of land	Multi-Family Residential
Current FLUA designation	Agricultural Reserve (AGR)	Proposed FLUA designation	Agricultural Reserve
Maximum # of units permitted	8 units	Maximum # of units permitted	520 units

☐ For Rezoning

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land		Proposed use of land	
Current zoning designation		Proposed zoning designation	
Maximum # of units permitted		Maximum # of units permitted	

☐ For Development Order (D.O.) or Amendment to D.O.

PROJECT INFORMATION		UNIT TYPE	NUMBER OF UNITS
Total # of units proposed		Single-Family	
# of stories for each building		Multi-Family (other than apts.)	
Are there previous approval(s)*		Apartments (3 stories or less)	
Will the project be phased?***		High Rise (4 stories or more)	
		Age restricted (adults only)**	

* If applicable, please attach previous approval letter(s).

** An executed Restrictive Covenant is required for age restricted communities.

*** If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

Owner / Agent Information

Owner's Name The Taheri Grandchildren's Irrevocable Trust dated 12/28/92		Owner's Email		Owner's Phone #	
Agent's Name Lauren McClellan / JMorton Planning & LA		Agent's Email lmcclellan@jmortonla.com		Agent's Phone # (561) 721-4463	
Mailing Address 3910 RCA Boulevard # 1015		City Palm Beach Gardens		State FL	Zip Code 33410

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner or Owner's Agent Signature

Date



THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations
School Capacity Availability Determination (SCAD)
Application *continued*

Project Name Reserve at Atlantic	Owner's Name The Taheri Grandchildren's Irrevocable Trust dated	Agent's Name Lauren McClellan / JMorton Planning & LA
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PART II. LOCAL GOVERNMENT REVIEW

Date Application Filed	Petition # - FLUA	Petition # - Rezoning	Petition # - D.O.	Petition # - No Impact
Reviewed By (Print Name)		Reviewed By Email		

Government Representative Signature

Date

PART III. SCHOOL DISTRICT REVIEW

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued
FLUA				
Rezoning				
D.O.				
No Impact				

Additional Information

SCAD Fees Paid

Amount Paid \$ _____ Date Paid _____ SchoolCashOnline Receipt # _____

Notes

The School District of Palm Beach County
Planning and Intergovernmental Relations
3661 Interstate Park Rd North, Suite 200
Riviera Beach, FL 33404

joyce.cai@palmbeachschools.org
561-882-1941



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/19/2021		
	SCAD No.	21051801F - Future Land Use Atlas Amendment		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control No.	00-42-46-19-01-000-0050		
	Development Name	Reserve at Atlantic		
	Owner Name Agent Name	The Taheri Grandchildren’s Irrevocable Trust Dated 12/28/92 Lauren McClellan		
	SAC No.	295C		
	Proposed Amendment	Maximum 520 Residential Units		
Impact Review		Sunrise Park Elementary School	Eagle’s Landing Middle School	Olympic Heights High School
	New Students Generated	82	45	64
	Capacity Available	-260	-597	-472
	Utilization Percentage	127%	146%	121%
School District Staff’s Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$ 1,652,743.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from 05/26/2021 to 05/25/2022 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved document must be submitted to the School District Planning Dept. prior to 05/25/2022 or this determination will expire automatically on 05/25/2022.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

May 26, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County



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School District Representative Signature

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Joyell Shaw, PIR Manager, School District of Palm Beach County

Exhibit

A. Future Land Use Element, Reserve at Atlantic Private Text

REVISIONS: To introduce attainable, workforce housing within the Agricultural Reserve Tier. The revisions are shown below with the added text underlined and the deleted text in ~~strike-out~~.

Essential Housing Residential Option

1. **NEW Policy 1.5.1-t:** The County shall foster the provision of workforce housing in the Agricultural Reserve Tier by allowing densities greater than one unit per acre for planned developments utilizing the Essential Housing Residential (EHR) Option. The EHR Option is an AgR-PUD 60/40 that is subject to the following:

1. The 250 minimum acres for an AgR-PUD is reduced to 70 minimum acres;
2. The density calculation is up to 8 units per acre for the total land area;
3. A minimum of 25% percent of the units shall be built onsite as workforce housing units for household incomes from 60 to 140% of area medium income.
4. The Development Area is limited to east of State Road 7 with frontage on Atlantic Avenue and within ¼ mile of an AgR-TMD or IND future land use designation.
5. The Preserve Area minimum acreage is reduced from 150 to 40 acres.

2. **REVISE Policy 1.5-h:** Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop as follows:

1. Within the Agricultural Reserve future land use designation with Agricultural Reserve zoning the maximum density is ~~at a density of~~ one dwelling unit per five acres;
2. Within the Agricultural Reserve Tier with a Planned Development zoning, the maximum future land use densities are as follows, with density calculated for the total land area and clustered onto the development area of the projects.
 - a. Agricultural Reserve future land use designation with AgR-PUD zoning, the maximum density is up to one dwelling unit per acre or up to eight units per acre for AgR-PUDs utilizing the EHR Option;
 - b. Agricultural Reserve future land use designation with AgR-PUD zoning using the EHR Option, the maximum density is up to eight dwelling units per acre;
 - c. Commercial Low future land use designation with TMD or MUPD zoning, the maximum density is up to one dwelling unit per acre;

~~(1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Development (AgR-PDD), Agricultural Reserve Multiple Use~~

~~Planned Development AgR-MUPD), or Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre;~~

3. **REVISE Policy 1.5.1-d:** ~~Utilization of these planned development options may result in a maximum density for an AgR-PDD of 1 du/ac for a residential AgR-PDD except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the preserve area. For a residential AgR-PDD or an AgR-TMD, the Agricultural Reserve Planned Developments shall be subject to the following minimum preserve area requirements shall be established as:~~

1. ~~a-80/20 AgR-PUD development, 75 percent of the total land area;~~
2. ~~a-60/40 AgR-PUD development, 60 percent of the total land area; and~~
3. ~~60/40 AgR-PUD with EHR Option, 60 percent of the total land area; and~~
4. ~~a-TMD, 60 percent of the total land area.~~

4. **REVISE**

**Table 2.2.1-g.1
Residential Future Land Use Designation Maximum Density**

Future Land Use Designation		Dwelling Units per Gross Acre ⁵
Agricultural Reserve	AGR	0.20 / 1 ³ / 8 ³

3. See Agricultural Reserve Policy 1.5-h.

5. **REVISE Policy 3.5-d:** The County shall not approve a change to the Future Land Use Atlas which: *(unaltered text omitted for brevity)*

This policy shall not be applicable to an Agricultural Enclave adopted pursuant to Policy 2.2.5-d. This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024). This policy shall not be applicable to the Western Communities Residential Overlay. This policy shall not be applicable to Reserve at Atlantic amendment (LGA 2021-xxx).

2021 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Revise Future Land Use Element, Policies 1.5-h & 1.5.1-d, 3.5-d and Table 2.2.1-g.1 Add Future Land Use Element Policy 1.5.1-t (<i>To follow 60/40 Planned Development Option Policies in FLUE</i>)
Purpose	Allow development of residential density above the maximum 1 du/ac and reduce the minimum PUD size within the Agricultural Reserve Tier for projects providing workforce housing.
Justification	<p>In 1980, Palm Beach County adopted the Managed Growth Tier System as part of a Comprehensive Planning effort. The purpose of the Tier System is to protect viable existing neighborhoods and communities while directing the location and timing of future development. A significant objective of the Tier System is to “provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.” The population of Palm Beach County continues to grow as retirees continue to relocate to South Florida, existing businesses expand operations and hire additional workforce, and new companies relocate to Palm Beach County bringing new residents to the area. FLUE Policy 1.1-a states, the County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision.” To date residential development within the Agricultural Reserve has predominantly been single family residential development. Limited neighborhood commercial uses have been developed primarily at the commercial nodes.</p> <p>The Agricultural Reserve Tier is 22,000 acres. The Agriculture Master Plan was adopted in 2000. To date, approximately 13,000 acres have been preserved through the County’s Bond Referendum, government ownership, and clustering options for AgR Planned Developments. The Bond Referendum allowed for the purchase of approximately 2,400 acres. Approximately 7,500 acres are preserved as part of approved AgR Planned Developments.</p> <p>Since 2000, several large farming families have ceased operations and no longer farm, including Whitworth, Winsberg, Mazzonni, Amestoy, and Dubois. Over the past 20 years, these large tracts of farmland have been converted into single family residential planned developments, thus significantly impacting the development pattern of the Tier. A majority of the residential developments in the Agricultural Reserve are comprised of single family homes for the more affluent residents of the County. This Tier has been exempted from the County’s mandatory workforce housing program and has limited density of 1 dwelling unit per acre thus, the area is very homogeneous.</p> <p>Other changes to the Agricultural Reserve include increases to the commercial square footage cap in order to meet the demand for retail, restaurants and other services by the residents of the Agricultural Reserve. This has allowed for more commercial parcels to be developed in addition to the originally designated TMDs located at Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road. Other non-residential uses have been developed in the area to support the residents of the Tier. A large regional hospital campus including 135,000 square feet of medical office buildings, several private and charter schools have been approved and developed along the Boynton Beach Boulevard corridor. These institutional uses serve the residents in the area as well as drawing in others from outside of the Agricultural Reserve Tier.</p> <p>The latest changes to the Agricultural Reserve Tier include allowing sites as small as 5-acres to be utilized for preserve requirements for planned developments. This change allowed for additional development parcels and therefore increased the number of residential units built in the Ag Reserve. The current Ag Reserve Tier now reflects a patchwork development pattern. Many of these 5 acre properties support small nurseries, landscape services, and pastureland for cows,</p>

horses, pigs, chickens, sheep and goats. These properties are often squeezed in between development and other preserve parcels which has resulted in incompatible and unsustainable development patterns. The increasing number of residents moving into the Ag Reserve creates more traffic along the main thoroughfares because the residents are required to drive east for services. In addition, the car and resident traffic conflicts with farm vehicles and other farming activity.

Twenty years have passed since the adoption of the Agricultural Reserve Master Plan. Significant changes have occurred in Palm Beach County over these same 20 years. The 2020 population for Palm Beach County is 1,466,494 which represents a 30% population increase from 2000. The projected 2030 population will be 1,649,079, an increase of 15% over the period of 10 years.

The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis. The County's Workforce Housing Program was recently revised in an attempt to provide more on-site construction of workforce housing and to ensure that units are being constructed and will meet the needs of the workforce population. The average home price in the Agricultural Reserve is approximately \$700,000 which is over 2½ times the \$261,030 home sales price for those in the moderate income category.

Local Housing Solutions (LHS) is a not-for-profit organization created by the National Community of Practice on Local Housing Policy to provide assistance and resources to local governments developing balanced local housing strategies and fostering inclusive neighborhoods. According to the LHS, one of the 4 reasons why housing is unaffordable is due to "government regulation raise production costs and reduce overall supply of all types of housing. For example, limits on density restrict the number of homes that can be built on available land...cause developers to go elsewhere, making it difficult for the supply of housing to keep pace with increases in demand and rising housing prices..." Further this not-for-profit organization states, "to improve housing affordability, community leaders can adopt policies that encourage the production of additional housing units...the most important step is to change land use regulations that limit how much housing can be built." A solution proposed by this organization is to change ordinances and codes to allow for higher residential density. "Zoning codes can limit the number of housing units that can be developed, and those limits should be reassessed in light of what the market and infrastructure will bear."

The proposed comprehensive plan text amendment will allow for the development of age restricted multi-family units, unrestricted multi-family units, attainable rental units for residents of all ages from millennials to seniors. To date, the housing being provided in the Agricultural Reserve Tier serves the top 5% of Palm Beach County residents. The proposed amendments will allow for the additional density needed to develop attainable housing while still utilizing the 60/40 Planned Unit Development option. Workforce housing is needed in the Agricultural Reserve to meet the demand for additional housing options for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.

The objectives of the Agricultural Reserve Tier include the creation of a functional sustainable development pattern that minimizes the costs and impacts to County taxpayers. The current development pattern within the Agricultural Reserve is not sustainable as it requires most residents to travel into the Urban/Suburban Tier for services and employment opportunities while a majority of the workers within the Agricultural Reserve Tier come from the Urban/Suburban Tier. Many of the traffic related issues on Atlantic Avenue are caused by people traversing in and out of the Agricultural Reserve for services and/or housing. If additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment.

The proposed exemption for Policy 3.5-d is being requested as a precaution as the Florida Department of Transportation is currently in process of widening various links of Atlantic Avenue. The timing of this expansion project for the portion of Atlantic Avenue east of the Florida Turnpike is currently unknown. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way

	<p>in the Tier, thus decreasing the burden for service provision on County taxpayers. Reducing travel times also benefits the environment as it reduces carbon dioxide gas emissions.</p>
Consistency	<p>This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan and Agricultural Reserve Master Plan, as follows:</p> <p>Objective 1.5 Agricultural Reserve Tier - “Create a functional sustainable development pattern” and “minimize costs/impacts to County taxpayers”.</p> <p><i><u>Response:</u> As mentioned above, if additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. Water and sewer lines have been installed along Atlantic Avenue to serve the various residential projects being developed within the Agricultural Reserve. All property owners with frontage along Atlantic Avenue were required to pay assessments for the extension of these water and sewer lines. Allowing development of the Property with a workforce housing project would be an efficient use of these existing public facilities. Another contribution to a sustainable development pattern would be the reduction of carbon dioxide gas emissions as travels times are reduced.</i></p> <p>Sub-Objective 1.5.1 Planned Developments – “To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted.”</p> <p><i><u>Response:</u> The proposed WHR AgR-PDD Option will allow for the development of an additional housing type within the Ag Reserve while still requiring a preservation set aside similar to all other planned developments in the AGR Tier.</i></p> <p>Policy 1.5.1-b: A residential AgR-PDD shall require the following:</p> <ol style="list-style-type: none"> 1. That the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. 2. That the development area be situated adjacent to other existing, planned, or projected development areas. 5. That preserve areas be used only for agriculture or open space uses. <p><i><u>Response:</u> The proposed development will provide the appropriate percentage of preserve area similar to other planned developments within the AGR Tier. The proposed project is located on Atlantic Avenue. The proposed project will accommodate the future planned road alignment for Smith Sundry and Half Mile Roads which will contribute to better access to all area properties with existing development approvals and future development projects.</i></p> <p>County Goals.</p> <p>Balanced Growth and Land Planning. Balanced growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural and economic needs of a community within the constraints of environmental conditions.</p> <p><i><u>Response:</u> Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of housing for those working in the service, education, and healthcare industries has been provided.</i></p>

	<p>Housing Opportunity. Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.</p> <p><i>Response: As described above, the proposed comprehensive plan text amendment will allow for the development of multi-family units, rental workforce housing units as well as age restricted multi-family housing including an attainable housing component. Workforce housing is needed in the Agricultural Reserve to provide much needed housing options for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.</i></p> <p>County Directions</p> <p>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 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.</p> <p><i>Response: Development in the Agricultural Reserve is comprised mainly of exclusive gated communities developed with single family homes. This homogeneous development pattern does not contribute to smart growth or an efficient use of land. Incorporating various housing types ensures that those who work in the service, education, and healthcare industries are able to live close to their employment. As described above limiting density discourages the development of various housing types and ensures no provision for workforce housing.</i></p> <p>Agricultural Reserve Master Plan</p> <p>The Ag Reserve Master Plan recognized the need for affordable housing within the Ag Reserve by allowing and encouraging vertical and horizontal integration of residential units within the Traditional Marketplace Developments. However, this type of forced design was not affordable, feasible or marketable, especially at a density of 1 dwelling unit per acre. The Consultant recommended that the County permit density bonuses as a means of encouraging vertical integration and ensuring a greater diversity of housing types.</p> <p>The Master Plan originally intended for development to be concentrated and radiate outward from two nodes (Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road). Preservation parcels were anticipated to be located west of State Road 7 and within the core of the Agricultural Reserve. The proposed text amendment will allow for development to occur along Atlantic Avenue in an area originally designated by the Master Plan as a location for development.</p> <p><i>Response: The development of multi-family residential units will not occur in the AGR Tier unless density rates are increased. Initially, multi-family was intended to locate within the two approved TMDs. The residential units have yet to be constructed within these two projects. The proposed project will provide additional housing options within the AGR Tier that were originally contemplated but were never able to be developed. These units will be located within close proximity of the TMDs to ensure the intent of the AgR Master Plan is realized.</i></p>
Text Changes	See Attached Exhibit.
ULDC Changes	<p><i>Changes to AgR-PUD to incorporation criteria as detailed below:</i></p> <p><i>Art. 3.E.2.F.2.c.3) WHR AgR-PDD Option</i></p> <p><i>The preserve area shall be required to be 60 percent of the gross land area of the PUD. If the workforce housing units include a deed restricted for-sale product, the maximum density may be increased to 8 dwelling units per acre.</i></p> <p><i>Art.3.E.2.F.4.b.2) WHR AgR-PDD Requirements</i></p> <ul style="list-style-type: none"> <i>• Provide a minimum of 25% of the total units as workforce housing</i> <i>• Provide civic or institutional services to support the residents of the development (i.e. daycare, place of worship, or similar uses)</i> <i>• Located within ¼ mile (walking distance) of employment opportunities (TMD or IND)</i>