

2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	25-A	Intake Date	05-08-2024
Application Name	Ruby Village MUPD	Revised Date	06-06-2024
Acres	13.55 Acres	Control Number	-
		Text Amend?	No
PCNs	00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.		
Location	North side of Hypoluxo Road., approximately 0.2 miles east of Military Trail.		
	Current	Proposed	
Tier	Urban/Suburban	No change requested.	
Use	Agricultural/Residential Single Family - two single-family homes, and a 2-car detached, 1,121 square foot garage.	Commerical/Residential - Townhomes	
Zoning	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Medium Residential, 5 unit per acre (MR-5) on 13.55 acres.	Commercial High with an underlying MR-5 (CH/5) on 8.30 acres and Medium Residential, 5 unit per acre (MR-5) on 5.25 acres	
Underlying Future Land Use Designation	None existing.	Medium Residential, 5 unit per acre (MR-5)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet	Not Applicable	0.85 FAR x 13.55 ac. = 501,811.2 SF <i>General Commercial</i>
Maximum Units	5 du/acre x 13.55 ac. = 68 Units	5 du/acre x 13.55 ac. = 68 Units <i>Plus 4 WHP BONUS units (density bonus)</i>
Maximum Beds (for CLF proposals)	N/A	N/A
Population Estimate	68 max du x 2.39 = 163	68 max du x 2.39 = 163

Part 2. Applicant Data

A. Agent Information

Name	<i>McKenna West</i>
Company Name	Cotleur & Hearing
Address	1934 Commerce Lane, Suite 1
City, State, Zip	Jupiter, FL 33458
Phone / Fax Number	561-747-6336
Email Address	mwest@cotleur-hearing.com

B. Applicant Information

Name	<i>Kathryn Joy Anderson, Manager</i>
Company Name	4269 HYPOLUXO POOL, LLC
Address	9770 S Military Tr, Ste B-4 PMB 391
City, State, Zip	Boynton Beach, FL 33436
Phone / Fax Number	719-464-7747
Email Address	joy@crenua.com
Interest	<i>Property Owner</i>

Name	<i>Kathryn Joy Anderson, Manager</i>
Company Name	HYPOEDANIA LLC
Address	9770 S Military Tr, Ste B-4 PMB 391
City, State, Zip	Boynton Beach, FL 33436
Phone / Fax Number	719-464-7747
Email Address	joy@crenua.com
Interest	<i>Property Owner</i>

Name	<i>Kathryn Joy Anderson, Manager</i>
Company Name	4269 HYPOLUXO HOME, LLC
Address	9770 S Military Tr, Ste B-4 PMB 391
City, State, Zip	Boynton Beach, FL 33436
Phone / Fax Number	719-464-7747

Email Address	joy@crenua.com
Interest	Property Owner

Part 3. Site Data

A. Site Data

Built Features	<i>There are 3 structures on the site: two single-family homes (1,621 SF, and 3,393 SF), and a 2-car detached garage (1,151 SF).</i>
PCN	00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.
Street Address	4269 & 4225 Hypoluxo Road, Lake Worth, FL 33462
Frontage	<i>The site has 633.22 feet of frontage on Hypoluxo Road and 1,256 feet of depth.</i>
Legal Access	<i>The current site plan depicts legal access from Hypoluxo Road.</i>
Contiguous under same ownership	N/A
Acquisition details	<i>Parcel 1 – (00-42-45-01-00-000-5073) –Purchased on July 16th, 2015 from Elsie A. Winchester for \$10.00. Parcel 2 – (00-42-45-01-00-000-5210) - Purchased on July 16th, 2015 from Elsie A. Winchester for \$10.00. Parcel 3 – (00-42-45-01-00-000-5140 - Purchased on November 12th, 2020 from Elsie A. Winchester, Individually and as trustee of the Elsie A. Winchester Living Trust, for \$10.00.</i>
Size purchased	N/A

B. Development History

Previous FLUA Amendments	N/A
Concurrency	N/A
Plat, Subdivision	N/A

C. Zoning Approvals & Requests

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

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

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family (PCN 00424501000005180) Total Units: 1 Density: 0.382 du/ac	Medium Residential, 5 units per acre (MR-5)	<i>Agricultural Residential</i>
South	Single Family Residential/Vacant Total units: 0 Density: 0 du/ac Icon Residential Community (Not built) Homes at Lawrence Total units: 82 units Density: 4.248 du/ac	Medium Residential, 5 units per acre (MR-5)	<i>Single Family Residential & Planned Unit Development</i>
East	Boynton Beach Estates 2 (ZLL Homes, Residential) Total units: 136 units Density: 5.0 units/acre Vineyards at Palm Beach PUD	Medium Residential, 5 units per acre (MR-5)	<i>Planned Unit Development</i>
West	Elan Palm Reserve MUPD (Commercial and Multifamily Residential) Total Units: 384 Units Density: 12 du/ac Total Non-Residential Building Square Footage 126,439 SF	Commercial High with and underlying Medium Residential, 5 units per acre (CH/5)	<i>Multiple Use Planned Development</i>

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	<i>Multifamily Mid Rise (Land Use 221): Daily: 4.54, AM Peak Hour: 0.37, PM Peak Hour: 0.39</i>	<i>Multifamily Mid Rise (Land Use 221): Daily: 4.54, AM Peak Hour: 0.37, PM Peak Hour: 0.39 Shop Center (>150k) (Land Use 821): Daily: 37.01, AM Peak Hour: 0.84, PM Peak Hour: 3.4</i>
Maximum Trip Generation	<i>Existing FLU: Daily: 191, AM: 16, PM: 16</i>	<i>Maximum FLU: Daily: 8,644, AM: 196, PM: 794 Limited FLU: Daily: 6,047, AM: 138, PM: 556</i>
Net Daily Trips:	8453 (maximum minus current) 5856 (proposed minus current)	
Net PH Trips:	180 AM, 778 PM (maximum) 122 AM, 540 PM (proposed)	
Significantly impacted roadway segments that fail Long Range	N/A	N/A
Significantly impacted roadway segments for Test 2	N/A	<ul style="list-style-type: none"> • Hypoluxo Road – from Military Trail to the project driveway (PM peak hour) • Hypoluxo Road – from the project driveway to Lawrence Road (PM peak hour) • Hypoluxo Road – from Lawrence Road to Congress Avenue (PM peak hour) • Haverhill Road – from Hypoluxo Road to Lantana Road (PM peak hour) • Lawrence Road – from Gateway Boulevard to Miner Road (PM peak hour) • Lawrence Road – from Miner Road to Hypoluxo Road (PM peak hour) • Lawrence Road – from Hypoluxo Road to Lantana Road (PM peak hour)
Traffic Consultant	Adam Kerr, Kimley Horn	

B. Mass Transit Information	
Nearest Palm Tran Route (s)	<i>Routes 3 and 71</i>
Nearest Palm Tran Stop	<i>Stop 6817 – Directly in front of site.</i>
Nearest Tri Rail Connection	<i>Route 71, Stop 6817 – Provides access to the Tri-Rail Station in Boynton Beach</i>
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	<p><i>Palm Beach County Utility Department (PBCWUD) currently has the capacity to serve the proposed 72 units and 46,975 square foot commercial use.</i></p> <p><i>The nearest potable water is a 10" watermain located within Military Trail approximately 1100' from the referenced property. There is a 12" sanitary sewer forcemain located within Military Trail north of Hypoluxo approximately 1200' from the subject property. In addition there is a project currently under construction that will extend utilities closer to this property.</i></p>
Nearest Water & Wastewater Facility, type/size	<i>WTP 2, SRWRF</i>
D. Drainage Information	
<i>The proposed drainage system will be designed in accordance with Palm Beach County's ULDC as well as SFWMD and LWDD requirements. The system will consist of a series of interconnected catch basins and pipes which will collect and convey the storm water runoff to the proposed wet detention area. (Attachment J)</i>	
E. Fire Rescue	
Nearest Station	<i>#43, 5970 S Military Trail</i>
Distance to Site	<i>2.00 miles</i>
Response Time	<i>6 Minutes 30 Seconds</i>
Effect on Resp. Time	<i>Minimal impact (Attachment K)</i>
F. Environmental	
Significant habitats or species	<i>No significant habitats or species</i>

Flood Zone*	<i>Zone X</i>
Wellfield Zone*	<i>Not located within a wellfield zone - Attachment M.</i>

G. Historic Resources

Staffs 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 new historic or architecturally significant resources on or within 500 feet of the above referenced properties.

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	<i>John Prince Park</i>	0.00339	163	0.55 AC
Beach	<i>Ocean Inlet Park</i>	0.00035	163	0.06 AC
District	<i>Santaluces Athletic and Aquatic Complex</i>	0.00138	163	0.22 AC

I. Libraries - Residential Only (Including CLF)

Library Name	<i>Lantana Road Branch</i>			
Address	4020 Lantana Road			
City, State, Zip	Lake Worth, FL 33462			
Distance	<i>Approximately 1 mile</i>			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	163	326	
All staff	0.6 FTE per 1,000 persons	163	0.0978	
Library facilities	0.6 square feet per person	163	97.8 SF	

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

	Elementary	Middle	High
Name	Starlight Cove	Tradewinds	Santaluces
Address	6300 Seminole Dr	5090 S Haverhill Rd	6880 Lawrence Rd

City, State, Zip	Lantana, FL 33462	Greenacres, FL 33463	Lantana, FL 33462
Distance	0.8 Miles	2.1 Miles	0.7 Miles

Part 6. Attachments (see instructions on next page)

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

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

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

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Ruby Village MUPD

Large Scale FLU Map Amendment

ATTACHMENT F

Built Feature Statement

INTRODUCTION

The 13.55-acre property is generally located on the north side of Hypoluxo Road., approximately 0.2 miles east of Military Trail. The property is within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control numbers: 00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.

GENERAL DESCRIPTION

The subject site is described as “agricultural/residential.” There are 3 structures on the site: two single-family homes, and a 2-car detached garage. Most of the pervious area is used for animal agricultural purposes with a mixture of native and non-native trees. Currently, there is one access driveway from Hypoluxo Road leading to the single-family residence on the westernmost parcel.

SUBJECT SITE

PCN: 00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, 00-42-45-01-00-000-5140

Site Acreage: 13.55 AC

Address: 4269 & 4225 Hypoluxo Road, Lake Worth, FL 33462


Existing Zoning: Agricultural Residential (AR)

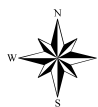
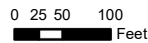
Existing FLU: Medium Residential, 5 unit per acre (MR-5)

Existing Land Use: Agricultural/Residential



LEGEND

 Subject Site


 1 inch = 200 feet

 Map Document:
 Ruby Village (Hypoluxo MUPD)
 05/06/2024 mnn

ATTACHMENT F
Built Features Map
Ruby Village MUPD
Palm Beach County, Florida


Cotleur & Hearing
 1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Ruby Village MUPD

Large Scale FLU Map Amendment

CONSISTENCY

Justification & Compatibility

(G.1, G.3)

REQUEST

On behalf of the applicant 4269 Hypoluxo Home, LLC, 4269 Hypoluxo Pool LLC, and Hypoedania LLC, we are requesting a Large-Scale Comprehensive Plan Amendment for the 13.55-acre property generally located on the north side of Hypoluxo Road., approximately 0.2 miles east of Military Trail. The property is within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control numbers: 00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.

The current Future Land Use designation for the site is Medium Residential, 5 units per acre (MR-5). The applicant is requesting to modify the Future Land Use designation of the southerly 8.30 acres of the subject site, on the Palm Beach County Atlas map, to Commercial High with and underlying Medium Residential, 5 units per acre (CH/5).

SUBJECT SITE

The built features of the subject site include 2 single-family homes and an enclosed 2-car detached garage. Most of the site is used for agricultural purposes.

HISTORY

The site is within the service area of the Coalition of Boynton West Residential Associations (COBWRA). The built features of the subject site were constructed in 1960, and the site has no history of zoning approvals.

JUSTIFICATION (G.1)

Palm Beach County requires all Future Land Use Atlas Amendment applications to demonstrate consistency with Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

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

RESPONSE: The site is located within the Urban/Suburban Tier and has access to all public facilities and services, as stated herein. The site is located on the north side of Hypoluxo Road, an Urban Minor Arterial Road.

The site has 633.22 feet of frontage on **Hypoluxo Road**, a six (6) lane road. This portion of the site is suitable for commercial uses due to the location along an arterial road, nearby development patterns, and to support the residential uses proposed on the north side of the site.

The corresponding increase in population and development has caused an escalating increase in the demand for services. A recognition of the existing development pattern, demand for services and desire to maintain adequate access to goods and services, warrants this Future Land Use amendment.

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

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

RESPONSE: The development pattern along this corridor is seeing commercial development growth, specifically Future Land Use amendments from residential designations to commercial, to provide access to services through mixed-use approaches to development. With this new trend, the subject site falls directly to the east of a site that received approval of a FLU amendment to CH/5 for the entire site. The FLU amendment to the subject site as proposed, would provide a logical addition to the community to support the medium density residential growth potential.

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

RESPONSE: No major changes to access or impacts to Hypoluxo Road are proposed. The proposed development will serve the nearby community providing services and facilities consistent with the character of the area.

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

RESPONSE: With the commercial development along Hypoluxo Road and Military Trail, and surrounding residential development, the subject site has become an inconsistency with nearby character of the area, therefore it is appropriate to have commercial uses fronting on Hypoluxo Road to match the character of the immediately adjacent property and provide an appropriate transition to the east.

d. Inappropriateness of the adopted FLU designation; or

RESPONSE: The subject site has had its Future Land Use designation and zoning since the establishment of the ULDC and Comprehensive Plan. With nearby development patterns and uses taken into consideration, a Medium Residential, 5 units per acre Future Land Use alone is no longer appropriate for the subject site. A balanced, sustainable development approach would require an amendment to the Future Land Use to allow provision of goods and services within close proximity to not only the residents of the subject site, but also providing greater access for existing residential developments nearby. The applicant is dedicated to providing services and facilities consistent with the character of the area.

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

RESPONSE: Not applicable to this request.

COMPATIBILITY (G.3)

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

ADJACENT LANDS	USES	FLU	ZONING
North	Single Family Residential	Medium Residential, 5 units per acre (MR-5)	AR
South	Single Family Residential/Vacant	Medium Residential, 5 units per acre (MR-5)	RS & PUD
East	ZLL Homes	Medium Residential, 5 units per acre (MR-5)	PUD
West	Multi-family residential, Commercial	Commercial High with and underlying Medium Residential, 5 units per acre (CH/5)	MUPD

Ruby Village MUPD
Large Scale FLU Map Amendment
Justification Statement
May 8, 2024

ADJACENT TO RESIDENTIAL

The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the east and west properties with incompatibility buffering where commercial uses are directly adjacent to existing residential.



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

June 4, 2024

Peter Aquart, P.E.

RE: 4225 & 4269 Hypoluxo Rd.
PCN:00424501000005073, 00424501000005140
and 00424501000005210
Service Availability Letter

Dear Mr. Aquart,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to serve the proposed 72 units and 46,975 commercial use.

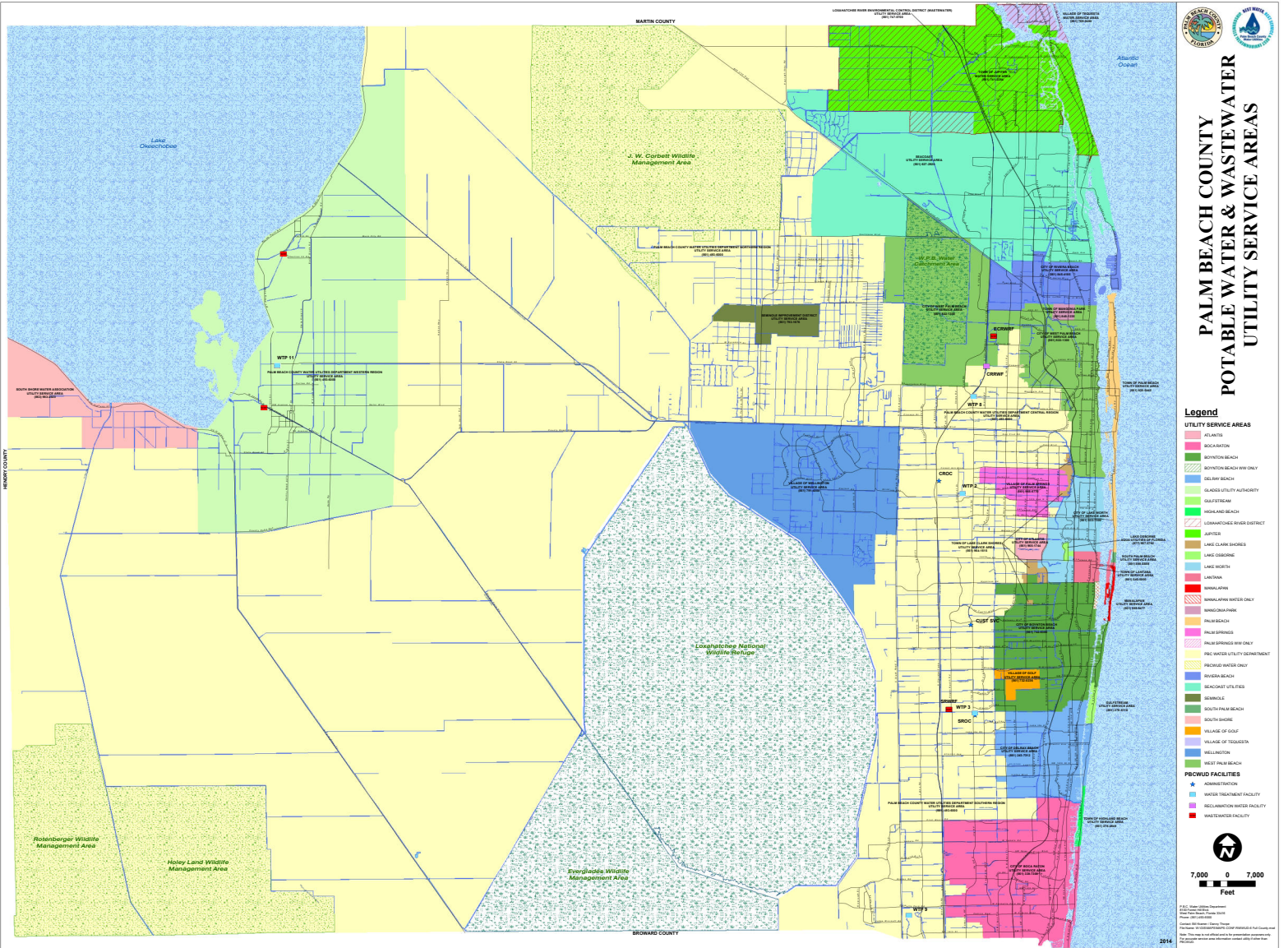
The nearest potable water is a 10" watermain located within Military Trail approximately 1100' from the referenced property. There is a 12" sanitary sewer forcemain located within Military Trail north of Hypoluxo approximately 1200' from the subject property. In addition there is a project currently under construction that will extend utilities closer to this property.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date if you have any questions, please give me a call at (561)493-6116.

Sincerely,

Jackie Michels, P.E,
Project Manager

*"An Equal Opportunity
Affirmative Action Employer"*



PALM BEACH COUNTY POTABLE WATER & WASTEWATER UTILITY SERVICE AREAS

Legend

UTILITY SERVICE AREAS

- ADRIAN
- BOCA RATON
- BOCA RATON
- BOCA RATON BEACH WTR ONLY
- DELMAR BEACH
- GLADES UTILITY AUTHORITY
- GULF STREAM
- HIGHLAND BEACH
- LORNAWEE RIVER DISTRICT
- ARTIS
- LAKE CLAM SHORES
- LAKE OSBORN
- LAKE SUEDE
- LANTANA
- MANALAPAN
- MANALAPAN WATER ONLY
- MARGONIA PARK
- PALM BEACH
- PALM SPRINGS
- PALM SPRINGS WTR ONLY
- PRELIMINARY UTILITY DISTRICT
- PRELIM WTR ONLY
- RIVERA BEACH
- SEACREST UTILITIES
- SEASIDE
- SOUTH PALM BEACH
- SOUTH SHORE
- VILLAGE OF GOLF
- VILLAGE OF TIDEWATER
- WELLINGTON
- WEST PALM BEACH
- WEST PALM BEACH

PBCWWD FACILITIES

- ADMINISTRATION
- WATER TREATMENT FACILITY
- WASTEWATER TREATMENT FACILITY
- WASTEWATER FACILITY

7,000 0 7,000
 Feet

P.B.C. Open Office: 1000 West Palm Beach Blvd., Palm Beach, FL 33411
 Phone: 561-832-2000
 Fax: 561-832-2001
 Web: www.pbcwater.com
 Date: 10/20/14
 Scale: 1" = 7,000'
 This map is a representation of the information contained in the files of the P.B.C. Water & Wastewater Department. It is not intended to be used as a legal document.

**DRAINAGE STATEMENT
FOR
RUBY VILLAGE
4225 & 4269 HYPOLUXO ROAD
PALM BEACH COUNTY, FLORIDA**

PREPARED BY:

**PETER WAYNE AQUÂRT, P.E.
CONSULTING CIVIL ENGINEER
FLORIDA P.E. REGISTRATION No. 34176
14032 SW 48TH STREET
MIAMI, FLORIDA 33175
PHONE: 561-379-2879 • E-MAIL: paquart@aol.com**

PROJECT DESCRIPTION

Ruby Village is a proposed mixed use development to be located at 4225 and 4269 Hypoluxo Road in unincorporated Palm Beach County (in Section 1, Township 45S, Range 42E). The site is approximately 13.55 acres and is currently undeveloped and has been in agricultural use. The proposed project will include residential and commercial buildings, vehicular use areas and a wet stormwater detention area (lake). Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 12099C0778F (effective date: Oct. 05, 2017) shows that the property falls within Flood Zone "X" (Area of Minimal Flood Hazard).

PERMITTING REQUIREMENTS

The site is situated in South Florida Water Management District's (SFWMD) C-16 Drainage Basin and within the Lake Worth Drainage District (LWDDD) service area. A new Environmental Resource Permit through SFWMD will be required. A permit will be required from LWDD for the proposed drainage connection to L-18.

DRAINAGE FACILITIES

The proposed drainage system will be designed in accordance with Palm Beach County's ULDC as well as SFWMD and LWDD requirements. The system will consist of a series of interconnected catch basins and pipes which will collect and convey the storm water runoff to the proposed wet detention area. Water quality treatment will be provided for the greater of one inch of runoff from the entire site or 2.5 inches over the percent of impervious area. The wet detention area will have the capacity to detain on-site the runoff from a 25-year 3-day storm to meet allowable discharge requirements. Review of the site topography and the drainage plans for the adjacent sites indicates that there is no off-site drainage occurring onto or across the site from surrounding properties.

LEGAL POSITIVE OUTFALL

The legal positive outfall for the project will be provided for by a piped connection to the pipe in the LWDD L-18 right-of-way.

**PETER WAYNE AQUÂRT, P.E.
FLORIDA P.E. REGISTRATION No. 34176
May 6, 2024**

Peter Wayne Aquart, State of Florida, Professional Engineer, License No. 34176

This item has been digitally signed and sealed by Peter Wayne Aquart on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

April 4, 2024

Coteleur & Hearing
Attention: McKenna West
1934 Commerce Lane Suite 1
Jupiter, FL 33458

Re: Ruby Village

Dear McKenna West:

Per your request for response time information to the subject property PCNs: 00-42-45-01-00-000-5140, 00-42-45-01-00-000-5210, 00-42-45-01-00-000-5073. This property is served currently by Palm Beach County Fire-Rescue Station #43, which is located at 5970 S. Military Trail. The maximum distance traveled to subject property is approximately 2.00 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2023, the average response time (call received to on scene) for this stations zone is 7:05.

Changing the land use of this property will have minimal impact on Fire Rescue.

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

Sincerely,

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

Ruby Village MUPD

Large Scale FLU Map Amendment

ATTACHMENT L

Significant Habitats or Species Statement

INTRODUCTION

The 13.55-acre property is generally located on the north side of Hypoluxo Road., approximately 0.2 miles east of Military Trail. The property is within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control numbers: 00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.

Existing Vegetation

There is moderate vegetation on site including native and non-native species.

Upland Habitat

The site is primarily utilized for agricultural activity. There is no native understory. The site contains both native and exotic species. The vegetative assemblage consists of oak, pine, sabal palmetto, Brazilian pepper, earleaf acacia, and Australian pine trees. There are also several ornamental exotics which are related to the homestead on site. (Attachment L).

Wetlands

There are no wetlands on the subject site.

Fauna

No significant native fauna is of note.

Flood Zone

The site is located within Flood Zone X.

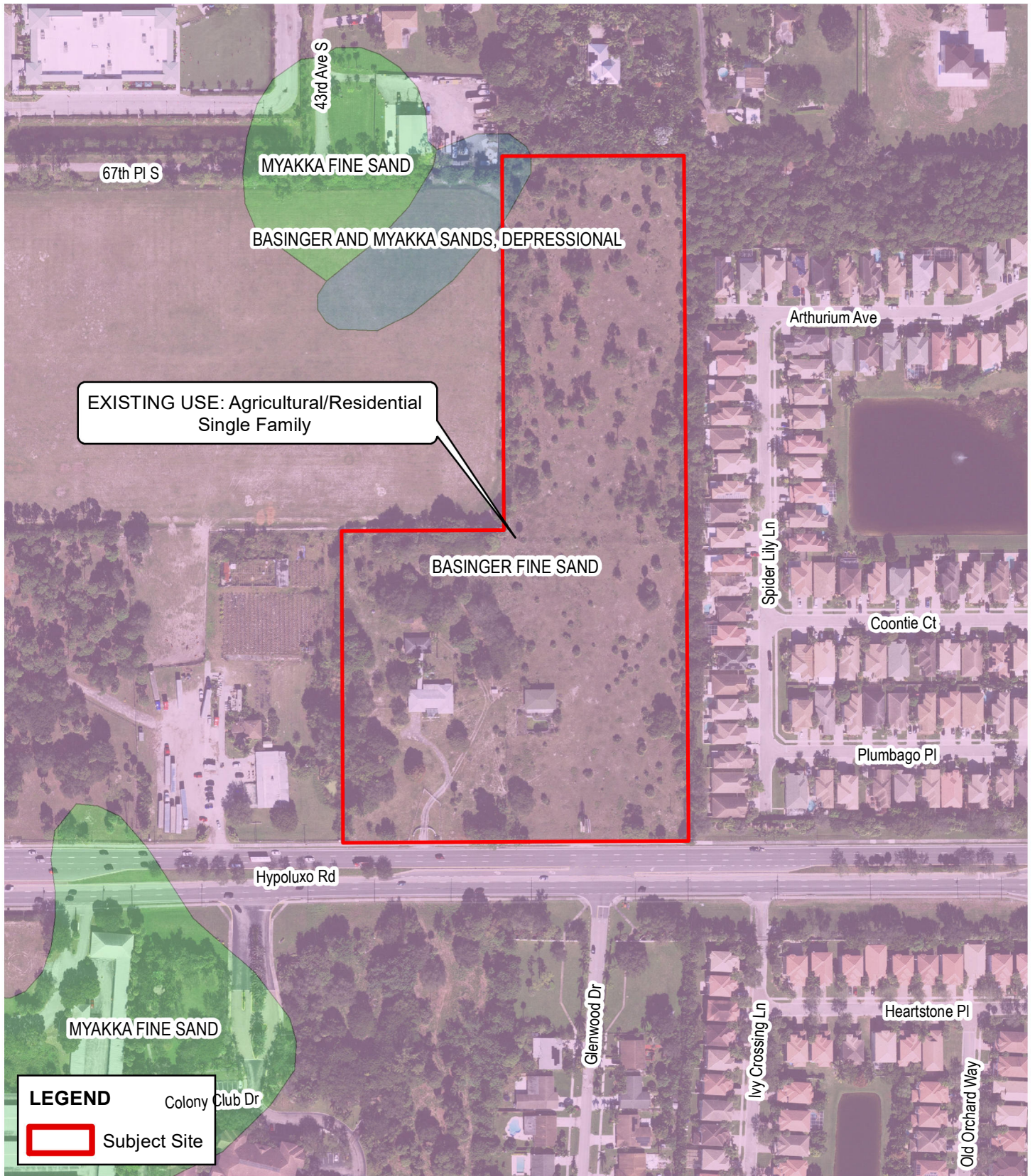
Wellfield Protection Zone

The site is located not within a Wellfield Protection Zone (Attachment M).

Historical Resources

According to the letter dated April 2, 2024, from the County Archeologist, no historical or archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

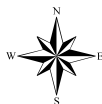
Soils: Basinger Fine Sand; Myakka Sand, Depressional (Attachment L)



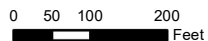
LEGEND

 Subject Site

Colony Club Dr



1 inch = 250 feet



Map Document:
 Ruby Village (Hypoluxo MUPD)
 05/06/2024 mnn

ATTACHMENT L
Soils Map
Ruby Village MUPD
Palm Beach County, Florida



**Cotleur &
 Hearing**

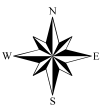
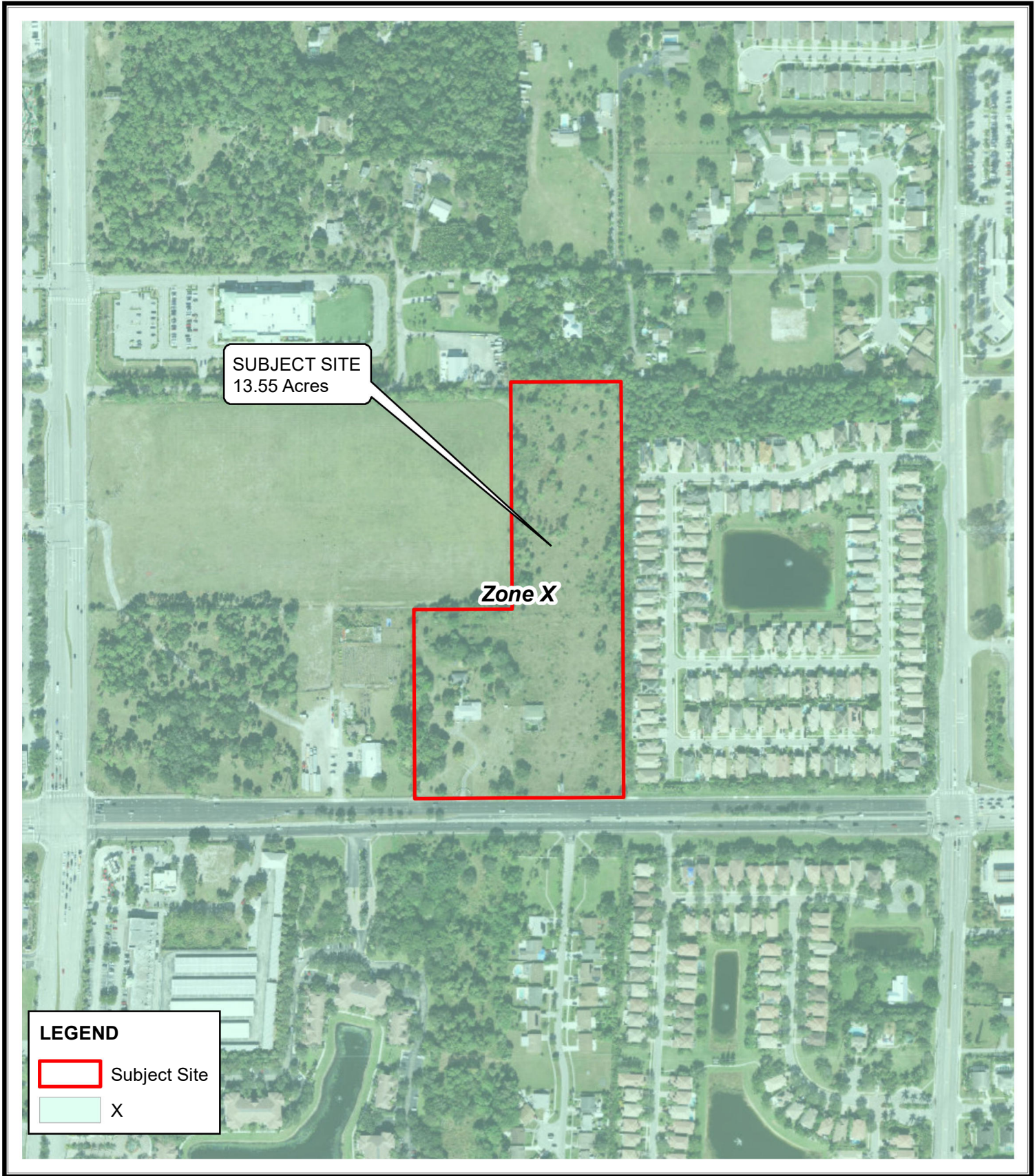
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Ruby Village MUPD
Large Scale FLU Map Amendment

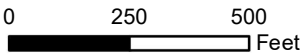
ATTACHMENT M
Wellfield Statement

On behalf of the applicant, we are requesting a Large-Scale Comprehensive Plan Amendment for the 13.55-acre property is generally located on the north side of Hypoluxo Road., approximately 0.2 miles east of Military Trail. The property is within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control numbers: 00-42-45-01-00-000-5073, 00-42-45-01-00-000-5210, and 00-42-45-01-00-000-5140.

The above referenced project is not located within the Wellfield protection zone (Attachment M).



1 inch equals 400 feet



Map Document:
Ruby Village (Hypoluxo MUPD)
05/06/2024 mnw

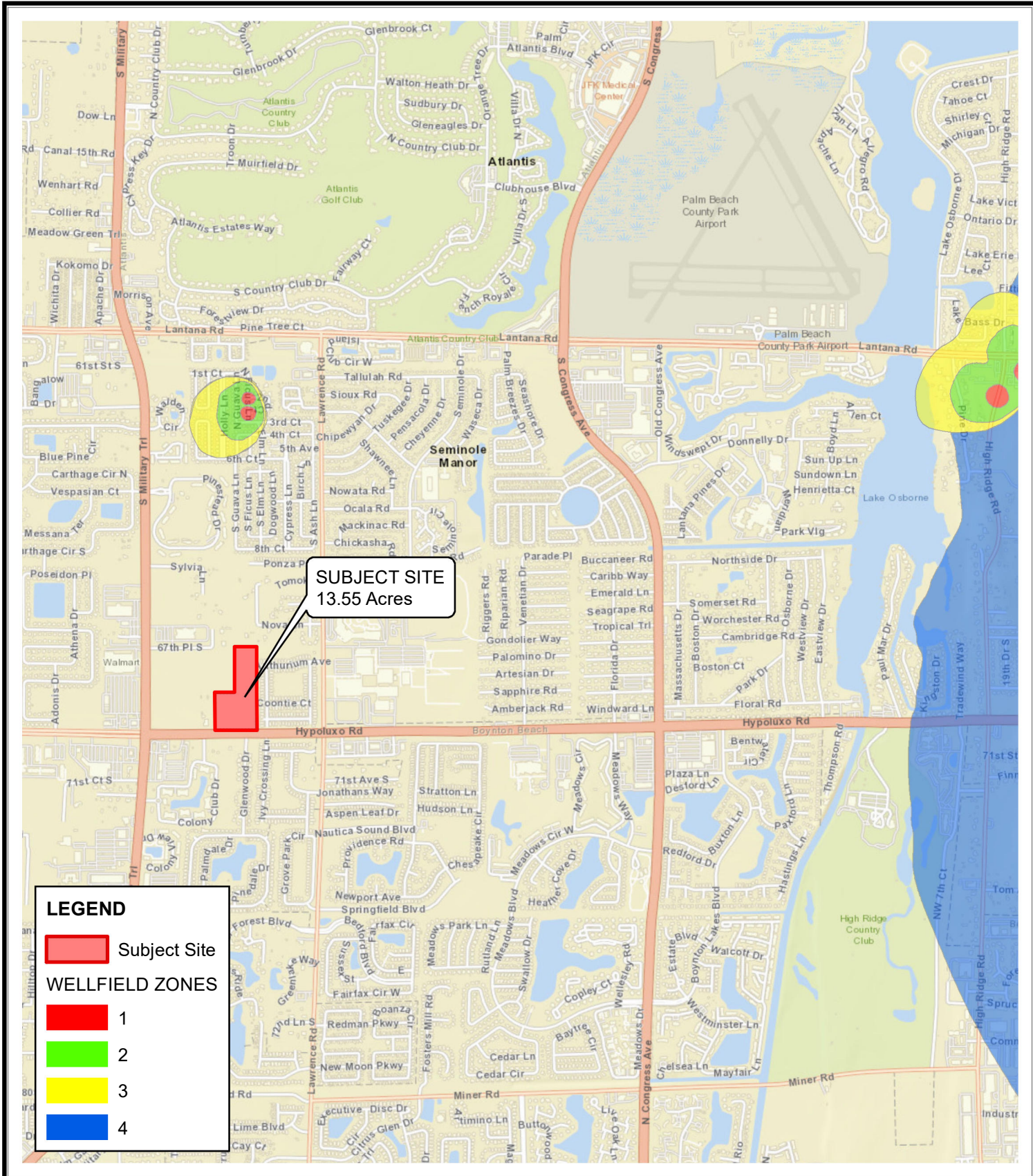
ATTACHMENT M Flood Map

Ruby Village MUPD Palm Beach County, Florida




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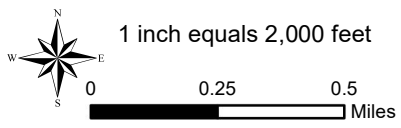
SUBJECT SITE
13.55 Acres

LEGEND

 Subject Site

WELLFIELD ZONES

-  1
-  2
-  3
-  4



ATTACHMENT M
Wellfield Protection Map
Ruby Village MUPD
Palm Beach County, Florida



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Map Document:
Hypoluxo Residential and Commercial
05/06/2024 mnn



**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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



April 2, 2024

McKenna West
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for project named:
Ruby Village, PCN's: 00-42-45-01-00-000-51400, 00-42-45-01-00-000-5210, &
00-42-45-01-00-000-5073.**

Dear Ms. West:

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

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

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

Lastly, should 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 / Archaeologist

cc: Jeff Gagnon, AICP, Interim-Planning Director, PBC Planning Division
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division
Nydia I. Ponton-Nigaglioni, PhD, RPA, Archaeologist/Planner I, PBC Planning Division



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

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

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

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

WWW.PALMBEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/12/2024		
	SCAD No.	24041201F/FLU and 24041201Z/Re-Zoning		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control No.	00-42-45-01-00-000-5073; 5210, 5140		
	Development Name	Ruby Village MUPD		
	Owner / Agent Name	4269 HYPOLUXO HOME LLC; 4269 HYPOLUXO POOL LLC; HYPOEDANIA LLC / McKenna West		
	SAC No.	231A		
	Proposed FLU Proposed Re-Zoning	Maximum 68 Residential Units Maximum 68 Residential Units		
Impact Review		Starlight Cove Elementary School	Tradewinds Middle School	Santaluces High School
	New Students Generated	11	6	8
	Capacity Available	261	231	-198
	Utilization Percentage	76%	81%	108%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$109,736.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). 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 September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 04/19/2024 to 04/18/2025 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/18/2025 or this determination will expire automatically on 04/18/2025.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

April 19, 2024

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Kathleen Chang, Senior Planner, Palm Beach County
Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County