

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-A	Intake Date	May 4, 2020
Application Name	Southport Grove	Concurrent?	Yes (Rezoning)
Acres	1.80 (See Survey at Attachment P)	Text Amend?	No
PCNs	00-42-44-25-00-000-5380		
Location	East side of Military Trail approximately 700 feet north of Melaleuca Lane		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Multi-Family Residential	Multi-Family Residential	
Zoning	Neighborhood Commercial (CN) Residential Medium (RM)	Urban Infill (UI)	
Future Land Use Designation	Commercial High with underlying High Density Residential, 8 units per acre (CH/8) High Density Residential, 12 units per acre (HR-12)	Urban Infill (UI)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	

B. Development Potential

Provide math for each item as indicated (e.g. 5 du/acre x 3 acres = 15 units)

	Current FLU	Proposed FLU
Density/ Intensity:	8 units per acre/12 units per acre	100 dwelling units (age restricted 65+)
Maximum Dwelling Units¹ (residential designations)	8 du/acre x 0.84 ac. = 7 D.U.'s 12 du/acre x 0.96 ac. = 12 D.U.'s	100 dwelling units (age restricted 65+)
Maximum Beds (for CLF proposals)	None	None
Population Estimate	19 max du x 2.39 = 46 persons	100 max du x 2.39 = 239 persons
Maximum Square Feet^{2, 4} (non-residential designations)	0.35 FAR x 0.85 ac. = 12,959 s.f.	None
Proposed or Conditioned Potential^{3, 4}	None	100 Multi-Family Apartment Units (age restricted 65+)

Max Trip Generator	Retail, #820, $\text{Ln}(T) = 0.68\text{Ln}(x) + 5.57$, Multifamily Mid-Rise 5.44 tpd/unit	55+ Attached, #252, 3.7 tpd/unit
Maximum Trip Generation	673 trips per day	Proposed – 370 trips per day
Net Daily Trips:	370 tpd – 673 tpd = -303 trips per day	
Net PH Trips:	AM Proposed: 20 peak hour trips PM Proposed: 26 peak hour trips	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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 (e.g. 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	Josh Nichols, LEED AP
Company Name	Schmidt Nichols
Address	1551 N Flagler Drive, Ste. 102
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561.684.6141 / 561.684.6142
Email Address	jnichols@snlandplan.com

B. Applicant Information

	Applicant A
Name	Smith Blanchard, Trustee of Blanchard Family Trust
Company Name	None
Address	5321 Maine Street
City, State, Zip	Lake Worth, FL 33461
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Type (Owner, Contract Purchaser)	Owner

	Applicant B
Name	David Page, President
Company Name	Southport Financial Services
Address	1911 65 th Avenue W
City, State, Zip	Tacoma, Washington 98466
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent

Type (Owner, Contract Purchaser)	Contract Purchaser
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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	The existing site is comprised of 1 parcel. According to historic aerials, the subject property (PCN: 00-42-44-25-00-000-5380) has been utilized for residential purposes. This parcel currently has two (2) primary multi-family residential structures and several other secondary multi-family residential structures. An Inventory Summary & map are enclosed as Attachment F .
PCN	00-42-44-25-00-000-5380 See Legal Description as Application Attachment A and Survey as Attachment P
Street Address	5321 Maine Street
Frontage	Maine Street: 367.11'; Military Trail: 192.68', Property Depth: 215'
Legal Access	Maine Street (20' ROW)
Contiguous under same ownership	Not applicable. There is no contiguous property under common ownership as part of the subject request
Acquisition details	00-42-44-25-00-000-5380: Acquired via a quitclaim from Smith Blanchard by Blanchard Family Trust for \$10 on May 9, 2016. See attached quitclaim deed as Attachment A .
Size purchased	The land purchased included the entire parcel, no residual parcels remain as a result of the purchase. See attached warranty deeds as Attachment A .

III. Development History

Previous FLUA Amendments	There have not been any previous FLUA amendments on this property.
Zoning Approvals, Control Number	There have not been any Zoning approvals on this property
Concurrency	There have not been any Zoning approvals on this property
Plat, Subdivision	There is no plat of record associated with the subject property

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5.

Justification Provide as G.1.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Residential Density Increases Provide as G.2.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Compatibility Provide as G.3.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Comprehensive Plan Provide as G.4.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Florida Statutes Provide as G.5.	Please refer to Attachment G , Consistency with Comprehensive Plan and Florida Statutes

B. Surrounding Land Uses. Indicate the following for each surrounding property:

- **Uses.** Indicate the existing land use, subdivision name, and existing density (residential) or square footage (non-residential).
- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
North	Restaurant (1,342 s.f. existing), Vacant, Single Family Residential (2.17 du/ac existing)	Commercial High with an Underlying High Density Residential, 8 units per acre; High Density Residential, 12 units per acre, Urban Infill	Neighborhood Commercial, Residential Multifamily, Urban Infill, 2010-00125
South	Single Family Residential (3.45 du/ac existing), Vacant, Fairview In	Commercial High with an Underlying High Density Residential, 8 units per acre, High Density Residential, 12 units per acre	Commercial General, Residential Multifamily, 2005-00631
East	Multi-Family Residential (8.33 du/ac existing)	High Density Residential, 12 units per acre	Residential Multifamily
West	Retail (7,343 s.f. existing), Country As In	Commercial High with an Underlying High Density Residential, 8 units per acre, Urban Infill	Neighborhood Commercial, Urban Infill, 2010-00125

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Part 5. Public Facilities Information

A. Traffic Information		
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</p>		
	Current	Proposed
Max Trip Generator	Retail, #820, $Ln(T) = 0.68Ln(x)+5.57$, Multifamily Mid-Rise 5.44 tpd/unit	55+ Attached, #252, 3.7 tpd/unit
Maximum Trip Generation	673 trips per day	Proposed – 370 trips per day
Net Daily Trips:	370 tpd – 673 tpd = -303 trips per day	
Net PH Trips:	AM Proposed: 20 peak hour trips PM Proposed: 26 peak hour trips	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Pinder Troutman Consulting – Andrea Troutman	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	3 (Military Trail)	
Nearest Palm Tran Stop	Stop 1068 (85 feet from the intersection of Military Trail and Holly Lake Drive) is approximately 0.03 miles from the subject property.	
Nearest Tri Rail Connection	Lake Worth, 1703 Lake Worth Road	
C. Portable Water & Wastewater Information		
<p>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</p>		

Potable Water & Wastewater Providers	The property is located within the Palm Beach County Water Utilities Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation of Commercial High with an Underlying High Density Residential, 8 units per acre (CH/8) in part and High Density Residential, 12 units per acre (HR-12) in part for the proposed Urban Infill (UI).
Nearest Water & Wastewater Facility, type/size	The nearest potable water main is an 8" potable watermain located within the Maine Street right-of-way and a 10" potable watermain located within the Military Trail right-of-way. The nearest sanitary sewer is an 8" force main located within the Military Trail road right-of-way adjacent to the subject property. A lift station and force main are required to make this connection.

D. Drainage Information

The project is located in the C-16 drainage basin of the South Florida Water Management District (SFWMD). The project is also located in the Lake Worth Drainage District (LWDD) drainage boundary and ultimately discharges to the LWDD L-13 Canal. The proposed drainage system for this project will consist of inlet structures and exfiltration trenches connected to the dry detention pond to address water quality and stormwater storage requirements. The outfall for this project's drainage system will connect to an existing inlet structure in Maine Street. Legal positive outfall will be via the Maine Street Drainage system. The proposed stormwater management system will be designed to meet the requirements of the SFWMD 9C-51 Basin), the requirements of LWDD and the requirements of Palm Beach County. Please refer to the Drainage Statement prepared by Keshavarz & Associates, Inc. being included as Attachment J with this application for more details.

E. Fire Rescue

Nearest Station	Station 43, 5970 S. Military Trail
Distance to Site	Station 43 is 1.50 miles from the subject site
Response Time	Based on the information provided by PBC Fire-Rescue the estimated response time is 6 minutes and 31 seconds. PBC Fire Letter provided at Attachment K.
Effect on Resp. Time	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time. Please see Attachment K.

F. Environmental

Significant habitats or species	The subject property does not support any significant habitats or Listed Species. According to historic aerials, the subject property has been utilized for residential purposes. The topography and soils remain relatively unchanged. Therefore, there will be minimal impact to the natural environment if the site is developed as intended. The applicant understands that there is a significant amount of native vegetation on the site that will be mitigation in accordance to ULDC standards.
Flood Zone*	The subject parcel is located in Flood Zone X
Wellfield Zone*	The subject property does not lay within any wellfield protection zones. The proposed planned development will have no negative impacts on the wellfield zones. A detailed map has been provided at Attachment M

* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge the parcels do not contain or are located within 500 of the subject properties. Comment Letter as Attachment N.

H. Parks and Recreation - Residential Only

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	John Prince Memorial	0.00339	239	0.81
Beach	R.G. Kreusler Park	0.00035	239	0.08
District	Santaluces Athletic Complex	0.00138	239	0.33

I. Libraries - Residential Only

Library Name	Lantana Road Branch Library			
Address	4020 Lantana Road			
City, State, Zip	Lake Worth, FL, 33462			
Distance	2.0 Miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	239	478	
Periodicals	5 subscriptions per 1,000 persons	239	1.20	
Info Technology	\$1.00 per person	239	\$239.00	
Professional staff	1 FTE per 7,500 persons	239	0.03	
All other staff	3.35 FTE per professional librarian	239	800.7	
Library facilities	0.34 sf per person	239	81.26 s.f.	

J. Public Schools - Residential Only

	Elementary	Middle	High
Name	Heritage Elementary School	Tradewinds Middle School	John I Leonard High School

Address	5100 Melaleuca Lane	5090 Haverhill Road	4701 10 th Avenue N
City, State, Zip	Greenacres, FL 33463	Greenacres, FL 33463	Greenacres, FL, 33463
Distance	0.5 Miles	1.1 Miles	1.8 Miles

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Part 6. Attachments

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- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
 - B. Agent Consent Form**
 - C. Applicant's Ownership Affidavit**
 - 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. Wellfield Zone**
 - N. Historic Resource Evaluation Letter**
 - O. Palm Beach County School District LOS Letter**
 - P. Survey**
 - Q. Text Amendment Application (Part 7, if applicable, in PDF & Word)**

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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Attachment F – Built Feature Inventory & Map Detail
Southport Grove
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 4, 2020

Below is an aerial photograph taken in May 2020 with the subject property highlighted in “red”. According to historic aerials, the subject property (PCN: 00-42-44-25-00-000-5380) has been utilized for residential purposes. This parcel currently has two (2) primary multi-family residential structures and several other secondary multi-family residential structures. Please see the following aerial image for the entire site.

Entire Site



Aerial Photo of the site. Photo dated May 2020, downloaded from Google Earth Pro



Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Southport Grove
Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment Application
Original Submittal: May 4, 2020

Introduction

On behalf of the Applicant and Owner, Blanchard Family Trust Agreement UAD ("Applicant"), Schmidt Nichols respectfully requests your consideration of an application for a Small-Scale Future Land Use Atlas (FLUA) Amendment. The 1.80-acre subject property is located at the southeast corner of the intersection of Military Trail and Maine Street, just north of Melaleuca lane (PCN: 00-42-44-25-00-000-5380).

The entire property (1.80 acres) currently supports two Future Land Use Atlas designations split between the front and rear half of the property, consisting of Commercial High with underlying High Density Residential, 8 units per acre (CH/8) on the front portion and High Density Residential, 12 units per acre (HR-12) on the rear portion of the site. Similarly, the site currently supports two zoning districts with Neighborhood Commercial (CN) on the front portion of the site and Multifamily Residential (RM) on the rear portion. As part of the subject application, the Applicant requests a Future Land Use Atlas amendment from CH/8 and HR-12 to Urban Infill (UI) over the entire site. The Applicant also intends to rezone the subject property through a concurrent application to bring the entire site into the Urban Infill (UI) zoning district. These amendments to the FLU designation and zoning district applicable to the site constitute the site "opting in" to the Urban Redevelopment Area Overlay consistent with many other surrounding properties along the Military Trail corridor in unincorporated Palm Beach County.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Multifamily Residential (Existing) Multifamily Residential (Proposed)	CH/8 & HR-12 (Existing) UI (Proposed)	CN & RM (Existing) UI (Proposed)
North	Restaurant, Vacant, Single Family Residential	CH/8, HR-12, UI	CN, RM, UI
South	Single Family Residential, Vacant	CH/8, HR-12	CG, RM

East	Multifamily Residential	HR-12	RM
West	Retail	CH/8, UI	CN, UI

Request

The Applicant is requesting the following:

- A Small-Scale Future Land Use Atlas (FLUA) Amendment from CH/8 & HR-12 to UI.

A concurrent application to the Palm Beach County Zoning Division for an Official Zoning Map Amendment (rezoning) will be submitted within the required ninety (90) days from this submission. This rezoning would change the subject property's zoning designation from CN & RM to UI.

History

Based on available records, the subject property does not have a history of development approvals. However, the subject site includes two residential structures. According to Palm Beach County Property Appraiser information, one structure was constructed in 1948, and the other in 1988.

G.1 - Justification

Policy 2.1-f: Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate.

Below is the Applicant's justification and response to **Policy 2.1-f**:

- 1) The proposed FLU is appropriate and suitable for the subject site.**
 The subject property is located well within the bounds of the Primary Redevelopment Area of the Urban Redevelopment Area Overlay with frontage along Military Trail, just north of Melaleuca Lane. The site's current FLU designation is unusual based on its location as most of the other parcels in the immediate vicinity of the site along Military Trail have Urban Infill (UI) designations that correspond with their location within the URAO. Furthermore, the site includes two FLU designations with CH/8 on the front portion of the site and HR-12 on the rear portion of the site. The proposed amendment is being done to opt-in to the URAO regulations that govern most of the properties along Military Trail within the overlay. The surrounding existing residential development is primarily multifamily and the subject property is situated along one of the major thoroughfares running

north and south within the County's urban/suburban core.

2) **Basis for the land use change.**

The basis for the proposed amendment is based upon changed circumstances within the vicinity of the proposed development and the site's location within the Urban Redevelopment Area Overlay. The subject property is one of only a few properties located along Military Trail within the URAO that do not have FLU designations that correspond with the URAO. Furthermore, increased demand for housing, particularly amongst an older demographic (65+) has increased the viability of multifamily residential development on infill-type properties within Palm Beach County.

Furthermore, the subject application is consistent with the following standards:

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

Response: In the immediate vicinity of the site are a large proportion of properties that have FLU designations that correspond with the URAO along Military Trail. Furthermore, adjacent to the east of the property are properties with an HR-12 FLU designation which typically corresponds with high density residential development. As the areas along Military Trail have continually built out, increased demand for residential development has increased the viability of infill sites, particularly in portions of the county that support the highest intensity and density development, such as the URAO. Therefore, the subject property is an ideal location for the proposed amendment to the UI FLU designation. The property owner opted out of the URA during the establishment of the URA corridor.

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

Response: The surrounding area in the immediate vicinity of the site is almost entirely developed and consists of the unincorporated county's most urban development pattern with the highest density and intensity development. Furthermore, the creation of the Urban Redevelopment Area Overlay, a large portion of the parcels located along Military Trail within the overlay have changed their FLU designations to UI or UC to correspond with the regulations set forth in the URAO. Many of the properties in the immediate vicinity of the subject property have a UI FLU designation and consist of relatively intense development. Therefore, it is reasonable for the subject property and other properties with similar standard FLU designations to amend their designations to designations consistent with the URAO as they see fit for the viability of infill redevelopment proposed for them.

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

Response: When the subject site was originally developed with the existing

residences, the URAO did not exist and the area in the immediate vicinity of the site was primarily undeveloped. As the decades continued, the area surrounding the site slowly became a highly developed area, consisting of high density residential and high intensity commercial development consistent with an urban development pattern along the Military Trail corridor. When the URAO was created, it resulted in a change to the overall vision of the Military Trail corridor, including in the immediate vicinity of the site. This vision includes incentivizing a mix of uses, prioritizing pedestrian access from the right-of-way, promoting higher intensity and density development, and prioritizing a form-based approach to zoning. The subject site is now one of only a few properties that does not have a UI FLU designation, and one of fewer still that consist of low-density development more typical of a suburban development pattern. As demand for residential development in an affordable price range has increased in recent years, particularly amongst an older demographic such as 65+, the subject property has become a viable location for a multifamily development that coincides with the urban development pattern that is promoted by the URAO.

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

Response: The subject property currently has a split FLU designation consisting of CH/8 on the front portion of the site and HR-12 on the rear portion of the site. This reflects the site's split Zoning designation consisting of CN on the front portion and RM on the rear portion. This existing split in the FLU designation is not typical of properties in the unincorporated County and is not something that is permitted to occur during a standard amendment process. Furthermore, this existing split in the designation is not viable for redevelopment due to the opposing regulations on the maximum development potential between the two halves of the site. Therefore, the existing FLU designations assigned to the site are an error and result in a need for an amendment to be viable for redevelopment.

G.2 – Residential Density Increases

Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

1) Demonstrate a need for the amendment

Response: The subject property is located in an ideal area for high-density residential development. The site has frontage along Military Trail, an Urban Principal Arterial roadway according to Map TE 3.1 Functional Classification of Roads. Further, the subject property is located within the Urban Redevelopment Area Overlay, however it is one of only a few sites that does not support a FLU designation consistent with the URAO. The goal of the URAO is, among others, to promote the redevelopment of infill type properties consistent with an urban development pattern, which includes promoting things like increasing residential density, improving pedestrian interaction with developments, and prioritizing form-based regulations that promote urbanized infill development. In recent

years, there has been a notable increase in demand for residential development that include units that are affordable to an older demographic (65+). From the supply side perspective, meeting this demand requires certain factors to exist, including a critical mass of residential units and low cost of redevelopment, both of which are attainable on the subject site.

2) Demonstrate that the current FLUA designation is inappropriate

Response: The site currently supports two FLU designations split between the front and rear portions of the site. The front portion of the site supports a CH/8 designation and the rear portion supports a HR-12 designation. Furthermore, the site supports two zoning designations with CN on the front portion and RM on the rear portion. Currently, the development of 100 multifamily age restricted (65+) dwelling units could not be approved based on the current ULDC standards. This is mainly due to the residential use not being supported within the CN district and furthermore because the current ULDC treats a site with split FLU designations and split zoning designations as effectively two separate developments. Things like landscape buffers would be required to run between the two separate FLU designations, significantly hindering the ability of the applicant to utilize the site for its best and highest use. Therefore, the current FLU designation on the site is inappropriate.

3) Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

Response: As explained in the response to standard number 2 above, the site's main hindrance to redevelopment, more particularly increased residential density is its split FLU designation. As mentioned above, the current ULDC effectively treats sites with split FLU designations as two separate properties, therefore requiring sufficient separation between each portion, therefore severing the site in two, and significantly hindering the site's ability to be developed for its highest and best use. Therefore, the Transfer of Development Rights, Workforce Housing, and Affordable Housing programs would have no effect on this underlying challenge to redevelopment. It is also the intent of the corridor that all parcels which front on Military Trail in this portion of the County should support a URA FLU designation in which the density bonus programs are not applicable as maximum densities are not part of this particular URA's regulations.

G.3 - Compatibility

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

Response: As mentioned above, the site is located within the Urban Redevelopment Area Overlay along Military Trail in unincorporated Palm Beach County. A large portion of the properties located within the URAO support FLU designations and zoning designations consistent with the URAO, similar to the requested amended designation of UI. In the immediate vicinity to the east of the property is a large concentration of multifamily residential properties. To the south, north, and west of the subject property are a combination of commercial uses consistent with what can be expected along a major urban corridor. Further to the west of the site in the general area is another concentration of multifamily residential development. The subject development proposed for the site is intended to follow an urban development pattern, with the structure constructed at the minimum setback from the site's frontage and with each frontage of the site also consisting of streetscape elements consistent with the goals and vision of the URAO. The proposed density of the subject property is compatible with what is allowed in the UI designation and will represent a relatively small increase in the residential density of the immediate area considering the high concentration of multifamily residential uses in the immediate vicinity of the site. Therefore, the proposed amendment to the FLU designation of the site is compatible with the surrounding and adjacent land uses.

G.4 – Comprehensive Plan

The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).

Below are the specific objectives and policies of the Comprehensive Plan:

Sub-Objective 1.2.2 – Urban Redevelopment Area (URA): The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extends to some points as far west as Jog Road.

The subject property is located within the URA as described in this section of the Future Land Use Element of the Comprehensive Plan. The proposed development on the site is consistent with the purpose of the URA. The proposed multifamily residential development inherently discourages urban sprawl as increased density makes more efficient use of the land. Furthermore, if the UI FLU designation amendment were to be granted, the subject development must adhere to the supplemental standards of the UI district by the ULDC. These include requirements for the integration of a streetscape design for each frontage of the site that promotes pedestrian interaction with the development, and also inherently improves the infrastructure along Military Trail. The development proposed for the site is consistent with the proposed UI FLU designation and will result in a reinvestment

into the Urban Redevelopment Area along Military Trail: Policy 1.2.2-a

The Urban Redevelopment Area is depicted on the Special Planning Areas Map LU 3.1 in the map series. Within the URA are designated Priority Redevelopment Areas (PRAs), depicted in the map series (LU 9.1 and LU 9.2 Urban Redevelopment Area Regulating Plan). The intent of redevelopment within the PRAs of the URA is to:

- Preserve and respect existing intact neighborhoods;
- Maintain and improve the character and the quality of life for those within and adjacent to redeveloped neighborhoods;
- Create a predictable regulatory framework for building form and the resulting physical environment;
- Reduce automobile trips, promote transit and/or alternative modes of transportation;
- Balance housing, with employment, commercial, and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles;
- Create predictability and efficiency in planning and provision of infrastructure

The subject property is also located within the Military Trail Priority Redevelopment Area as shown on map LU 9.2 Urban Redevelopment Area Regulating Plan. The proposed UI FLU designation for the site will result in a proposed development of 100 multifamily residential units. This development will preserve and respect existing intact neighborhoods. The subject property has frontage along Military Trail, an Urban Principal Arterial Roadway, which is not conducive to the existing low density residential that currently exists on the site considering the number of vehicle miles that transit this roadway on a daily basis. The proposed development will result in a physical transition between Military Trail and the lower density neighborhoods to the east. Further, the proposed development will maintain and improve the character and quality of life for those within and adjacent to the subject property. As stated before, the proposed development will act as a physical transition between Military Trail and the quieter character of the adjacent neighborhoods to the east. The proposed development will include an age restriction component, available only to those in an older demographic. This demographic also corresponds with a lower rate of vehicle miles per capita and a higher rate of public transit ridership. The subject property is also located nearly directly across the street from a southbound Palm Tran Route 3 bus stop and an approximately 2-minute walk to a northbound Palm Tran Route 3 bus stop. Furthermore, the subject development is the first multifamily residential development proposed within a Priority Redevelopment Area, and one of only a handful multifamily residential developments located directly along Military Trail, adding to the mix of uses promoted by the PRA. Therefore, the proposed FLU designation amendment is consistent with Policy 1.2.2.a.

Policy 1.2.2-b

Within the PRAs, two new urban, mixed-use Future Land Use Designations are established: Urban Center and Urban Infill. These shall be transect based land use designations and zoning districts. These transect based land use designations and their corresponding zoning districts will feature a primary emphasis on regulating building form and placement in relation to the public realm, over the regulation of specific uses. The locations of Urban Center and Urban Infill transects are depicted in the Map Series, Map LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.

- **Urban Infill:** *The Urban Infill (UI) Transect should be the predominant land use in the PRAs. The UI Transect are envisioned as urban, mixed-use areas at the edges of existing neighborhoods proximate to an arterial thoroughfare; therefore, the UI Transects are transitional by nature. The UI Transect is intended to support development and redevelopment using the planning strategies documented in the URA Master Plan. The UI Transects are intended to be flexible allowing residential, office, civic, employment generating, and commercial uses. The UI Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:*

- *Residential and/or non-residential uses;*
- *An interconnected pedestrian-friendly street network, including vehicular connectivity;*
- *Vehicular and pedestrian connections to adjacent parcels and roadways;*
- *Buildings located along the sidewalk with uses that support and enhance pedestrian activity;*
- *An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments as appropriate);*
- *A minimum of 15% of all new housing shall be provided as very low, low, and moderate-income housing units;*
- *A range of one to three story buildings;*
- *Additional height may come from the use of “green building” strategies contained in Policy 1.2.2-f (up to four stories may be allowed);*

The UI Transect shall be utilized in conjunction with the provisions of TE Policy 1.2-v and the URA regulations in the ULDC.

The subject amendment is consistent with Policy 1.2.2-b. The proposed FLU designation for the site is the Urban Infill (UI) designation as described in the policy above. The subject site is located at the edge of an existing neighborhood along Military Trail, a major arterial thoroughfare. Furthermore, the multifamily residential development proposed for the site as part of this application will add to the mix of uses along the Military Trail PRA, as it is the only residential use proposed in the immediate vicinity within the URA. Furthermore, the proposed development will adhere to the ULDC standards implemented for the UI district including the implementation of a pedestrianized streetscape along Military Trail and Maine Street, the location of the building along the sidewalk along Military Trail and Maine Streets, and the promotion of multi-modal transportation strategies including bike racks, on-street parking, and enhanced pedestrian environments, among other

strategies.

G.5 - Florida Statutes

Florida Statutes, Section 163.3177(6)(a)2: *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*

h. The discouragement of urban sprawl.

Response: The subject amendment application requests the site's FLU designation to the Urban Infill (UI). This designation corresponds to the Urban Redevelopment Area Overlay which has the specific purposed of discourage urban sprawl for redevelopment occurring within the specified Priority Redevelopment Area along Military Trail.

On behalf of the Applicant, Blanchard Family Trust Agreement UAD, Schmidt Nichols respectfully requests your approval of this application for a Small Scale Future Land Use Atlas Amendment.



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

April 13, 2020

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

Project: Southport Grove PCN 00-42-44-25-00-000-5380
1.8 Acres
Service Availability Letter

Dear Mr. Sperling,

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 at the current FLUA designation of Commercial High with an underlying 8 units per acre (CH/8) in part and High residential 12 units per acre (HR-12) in part and for the requested change to the Future Land Use Designation of Urban Infill (UI).

The nearest potable water is an 8" potable watermain located with Maine St. right of way and a 10" potable watermain located within Military Trail right of way. The nearest sanitary sewer is an 8" forcemain located within Military Trail road right of way adjacent to the subject property. A lift station and forcemain are required to make this connection.

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

*"An Equal Opportunity
Affirmative Action Employer"*



**DRAINAGE AND LEGAL POSITIVE
OUTFALL STATEMENT
FOR
LAND USE AMENDMENT APPLICATION

SOUTHPORT GROVE
Palm Beach County**

Location:

The 1.80 acre project site is located within unincorporated Palm Beach County; Section 25, Township 44 South, Range 42 East. The project site is located at 5321 Maine Street on the east side of Military Trail approximately 700 feet north of Melaleuca Lane

The Property Control Number (PCN) for the property is 00-44-42-25-00-000-5380.

FEMA Flood Data:

The property is located within Zone X (Area of Minimal Flood Hazard) in accordance with the Flood Insurance Rate Map, flood map 12099C0776F, panel 776 of 1200, Palm Beach County, effective date October 5th, 2017.

The project is located in the C-16 drainage basin of the South Florida Water Management District (SFWMD). The project is also located in the Lake Worth Drainage District (LWDD) drainage boundary and ultimately discharges to the LWDD L-13 Canal.

Existing Conditions:

The site is developed with a residential building. The only drainage structures directly adjacent to site are located along the north side of the property in Maine Street and at the northwest corner of the site in Military trail. The drainage system in Maine Street is owned by Palm Beach County and ultimately connects to the LWDD L-13 canal.

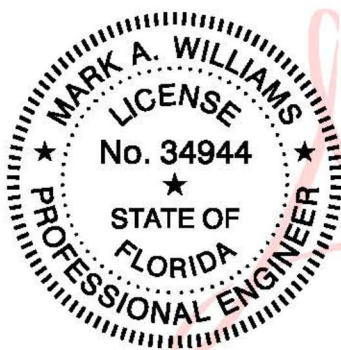
Proposed Improvements and Drainage System:

The proposed project consists of a multi-story building with covered and surface parking, a dry detention area and open space areas to allow for required landscaping.

The proposed drainage system for this project will consist of inlet structures and exfiltration trenches connected to the dry detention pond to address water quality and stormwater storage requirements. The outfall for this project's drainage system will connect to an existing inlet structure in Maine Street. Legal positive outfall will be via the Maine Street drainage system.

The proposed stormwater management system will be designed to meet the criteria of the SFWMD (C-16 Basin), the requirements of LWDD and the requirements of the Palm Beach County. The drainage design will meet the following specific requirements.

- The building floor elevations will be designed to meet the 100 year – 3 day rainfall event.
- The runoff from the site will be through an approved control structure and will meet the 25 year – 3 day rainfall event allowable discharge rate per the SFWMD and the LWDD and will comply with the connection criteria requirements of Palm Beach County.
- The parking lot elevations shall meet or exceed the 5 year -1day rainfall event flood stage.
- Water quality treatment will comply with the SFWMD criteria.



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A Williams
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cn=Mark A Williams
Date: 2020.04.17
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Mark A. Williams, P.E.
Florida License No. 34944
Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401
C.A. No. 4897



**FLOOD PLAIN STATEMENT
FOR
LAND USE AMENDMENT APPLICATION

SOUTHPORT GROVE
Palm Beach County**

Location:

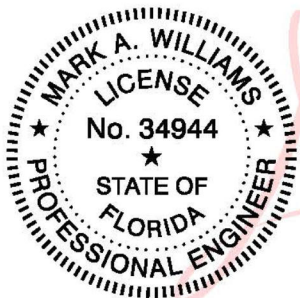
The 1.80 acre project site is located within unincorporated Palm Beach County; Section 25, Township 44 South, Range 42 East. The project site is located at 5321 Maine Street on the east side of Military Trail approximately 700 feet north of Melaleuca Ln.

The Property Control Number (PCN) for the property is 00-44-42-25-00-000-5380.

FEMA Flood Data:

The property is located within Zone X (Area of Minimal Flood Hazard) in accordance with the Flood Insurance Rate Map, flood map 12099C0776F, panel 776 of 1200, Palm Beach County, effective date October 5th, 2017.

The project is located in the C-16 drainage basin of the South Florida Water Management District (SFWMD).



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Date: 2020.04.17 13:22:45 -04'00'

Mark A. Williams, P.E.
Florida License No. 34944
Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401
C.A. No. 4897



Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

March 23, 2020

Schmidt Nichols
Attention: Josh Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Re: Southport Grove

Dear Josh Nichols:

Per your request for response time information to the subject property located approximately 675 feet from the intersection of Melaleuca Lane & Military Trail in unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue station #43, which is located at 5970 S. Military Trail. The subject property is approximately 1.50 miles from the station. The estimated response time to the subject property is 5 minutes 30 seconds. For fiscal year 2019, the average response time (call received to on scene) for this stations zone is 6:31.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

Attachment L - Significant Habitats or Species Detail
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Southport Grove
Original Submittal: May 4, 2020

Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in red. The subject property does not support any significant habitats or Listed Species.

According to historic aerials, the subject property has been utilized for residential purposes. The topography and soils remain relatively unchanged. Therefore, there will be minimal impact to the natural environment if the site is developed as intended. The applicant understands that there is a significant amount of native vegetation on the site that will be mitigation in accordance to ULDC standards.



**Attachment M - Wellfield Zone Map
Southport Grove
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 4, 2020**

The subject property does not lay within any wellfield protection zones. The proposed planned development will have no negative impacts on the wellfield zones.



Wellfield Protection Zones





**WELLFIELD PROTECTION ZONE STATEMENT
FOR
LAND USE AMENDMENT APPLICATION**

**SOUTHPORT GROVE
Palm Beach County**

Location:

The 1.80 acre project site is located within unincorporated Palm Beach County; Section 25, Township 44 South, Range 42 East. The project site is located at 5321 Maine Street on the east side of Military Trail approximately 700 feet north of Melaleuca Ln.

The Property Control Number (PCN) for the property is 00-44-42-25-00-000-5380.

Wellfield:

The property is not located within a wellfield zone based on the Palm Beach County Wellfield Protection Zone Maps found on the Palm Beach County Interactive Wellfield Map site published by Palm Beach County.



Digitally signed by Mark A Williams

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AND ASSOCIATES,
ou=A01410C0000016F14
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cn=Mark A Williams
Date: 2020.04.17 13:22:24
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Mark A. Williams, P.E.
Florida License No. 34944
Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401
C.A. No. 4897



**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
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Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

March 23, 2020

Jordan Sperling
Schmidt Nichols, Landscape Architecture & Urban Planning
1551 N. Flagler Dr., Suite 102
West Palm Beach, Florida 33401

**RE: Historical and Archaeological Resource Review for the project
named Southport Grove, under PCN: 00-42-44-25-00-000-5380.**

Dear Mr. Sperling:

This correspondence is in reply 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 Statue 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport".

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

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



**Attachment O – Palm Beach County School District LOS Letter
Southport Grove
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 4, 2020**

**A Palm Beach County School District LOS Letter
is not applicable as the proposed residential use
will not support school age children**