

# 2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	25-A	<b>Intake Date</b>	May 8, 2024
<b>Application Name</b>	The Reserve at Eagles Landing	<b>Revised Date</b>	None
<b>Acres</b>	26.24	<b>Control Number</b>	None
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-41-44-37-00-037-0021		
<b>Location</b>	South side of Lantana Road, approximately 0.3 miles west of State Road 7		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Rural	Urban/ Suburban	
<b>Use</b>	Bona Fide Agriculture	Single-Family Residential	
<b>Zoning</b>	Agricultural Residential (AR)	Residential Single-Family (RS)	
<b>Future Land Use Designation</b>	Rural Residential, 1 dwelling unit per 10 acres (RR-10)	Low Residential, 1 dwelling unit per acre (LR-1)	
<b>Underlying Future Land Use Designation</b>	None	None	
<b>Conditions</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Maximum Square Feet</b>	1 dwelling unit per 10 acres	1 dwelling unit per 1 acre
<b>Maximum Units</b>	1 du/10 acres x 26.24 ac = 3 D.U.'s	1 du/ac x 26.24 ac = 26 du's + 24 TDR's = 50 Single-Family Residential Units
<b>Maximum Beds (for CLF proposals)</b>	None	None
<b>Population Estimate</b>	3 max du x 2.39 = 7 people	50 max du x 2.39 = 120 people

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Josh Nichols, LEED AP
<b>Company Name</b>	Schmidt Nichols
<b>Address</b>	1551 N Flagler Drive, Suite 102
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561.684.6141
<b>Email Address</b>	jnichols@snlandplan.com

### B. Applicant Information

<b>Name</b>	Thomas Mecca, Director
<b>Company Name</b>	Lantana Farm Associates, Inc.
<b>Address</b>	7965 Lantana Road
<b>City, State, Zip</b>	Lake Worth, FL 33467
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Owner

<b>Name</b>	Gary Smigiel, Director
<b>Company Name</b>	Lantana Farm Associates, Inc.
<b>Address</b>	7965 Lantana Road
<b>City, State, Zip</b>	Lake Worth, FL 33467
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Owner

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The subject parcel has no existing built structures onsite.
<b>PCN</b>	00-41-44-37-00-037-0021
<b>Street Address</b>	None
<b>Frontage</b>	Lantana Road (3,801.90' Frontage, Property Depth: 273.92')
<b>Legal Access</b>	Lantana Road (80' ROW)
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-44-37-00-037-0021: Acquired via a purchase from Johannes A. Jettinghoff, Jr. and Northern Trust Bank of Florida by Lantana Farms Associates, Inc. on August 31, 2001.
<b>Size purchased</b>	The land purchased included the entire parcel, no residual parcels remain as a result of the purchase.

### B. Development History

<b>Previous FLUA Amendments</b>	<ul style="list-style-type: none"> <li>➤ Previous FLUA Amendment in 2008 from RR-10 to LR-1 and to modify the Tier &amp; Service Area Boundaries from the Rural Tier and Rural Service Area to the Urban/Suburban Tier and Urban Service Area for three parcels (PCN: 00-41-44-37-00-037-0021, 0113, 0011) on 26.23 acres (LGA 2006-010: Lantana SR7 Residential Remedial Comprehensive Plan Amendment) adopted on January 15, 2008 (Ordinance No. 2008-002)</li> <li>➤ In 2008, the subject site was included in a Remedial Plan Amendment adopted by the BCC via Ordinance No. 2008-002 for an administrative challenge related to the subject Lantana SR7 Residential site (LGA 2006-010).</li> <li>➤ The Remedial Amendment revised the Tier boundaries for the three parcels south of Lantana Road from Rural to Urban/Suburban. However, the administrative challenge conclusion was that the amendment and tier change was "not in compliance" and the Board subsequently rescinded the ordinance.</li> </ul>
<b>Concurrency</b>	None
<b>Plat, Subdivision</b>	None

### 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.*

<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
None					

## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	283 ZLL Homes (2.99 du/ac), Single Family Residential (0.46 du/ac); Loxahatchee Lakes, Thoroughbred Lake Estates PL1, Thoroughbred Lake Estates PL2, Palm Beach Farms Co Plat No 3	Low Residential, 1 unit per acre	Residential Estate, Agricultural Residential, Planned Unit Development, 1997-00072, 1988-00080
<b>South</b>	Office (5,000 s.f.), Packing House (20,000 s.f.), Golf Cart Shed (1,344 s.f.), Shop Space (4,000 s.f.), Security Quarters (1,440 s.f.), Chemical Storage Building (600 s.f.), Self Supporting Weather Tower (120' Ht.), Unmanned TV Guyed Tower (1,325' Ht.)	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential, 1996-00118, 1999-00050
<b>East</b>	Agricultural	Rural Residential, 1 unit per 10 acres (RR-10)	Commercial General
<b>West</b>	Single Family Residential (0.20 du/ac), Homeland As Is	Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	<u>Daily</u> Resid. Single Family, 210, 10/DU <u>AM Peak</u> Resid. Single Family, 210, 0.70/DU <u>AM Peak</u> Resid. Single Family, 210, 0.94/DU	<u>Daily</u> Resid. Single Family, 210, 10/DU <u>AM Peak</u> Resid. Single Family, 210, 0.70/DU <u>AM Peak</u> Resid. Single Family, 210, 0.94/DU
<b>Maximum Trip Generation</b>	30 Daily Trips 2 AM Peak Hour Trips 3 PM Peak Hour Trips	500 Daily Trips 35 AM Peak Hour Trips 47 PM Peak Hour Trips
<b>Net Daily Trips:</b>	470 (maximum minus current) N/A (proposed minus current)	
<b>Net PH Trips:</b>	33 AM, 44 PM (maximum) N/A AM, N/A PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Pinder Troutman Consulting, Inc. – Andrea Troutman	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	62 (WLN – LKW via Lake Worth)	
<b>Nearest Palm Tran Stop</b>	Stop 5927 (North side of Lake Worth Road approximately 265 feet from the intersection of US-441 and Lake Worth Road)	
<b>Nearest Tri Rail Connection</b>	Boynton Beach, 2800 High Ridge Road	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Capacities are available with PBCWUD. The nearest potable water is an 8” water located within Lantana Road adjacent to the subject property. The nearest sanitary sewer connection is an 8” force main located within SR7 approximately 1,500’ from	

	the subject property. These connections will require the construction of a lift station and water and sewer main extension.
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**D. Drainage Information**

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

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

All related drainage criteria set forth by the South Florida Water Management District and Palm Beach Land Development Code will be adhered to as required.

**E. Fire Rescue**

<b>Nearest Station</b>	Station #48, 8560 Hypoluxo Road
<b>Distance to Site</b>	Station #48 is approximately 4 miles from the subject site.
<b>Response Time</b>	Based on the information provided by PBC Fire-Rescue, the estimated response time is 10 minutes 30 seconds.
<b>Effect on Resp. Time</b>	PBC Fire-Rescue has determined that property owners need to be aware of the extended response time, which is much greater than the standard 7 minutes 30 seconds.

**F. Environmental**

<b>Significant habitats or species</b>	The site has been previously cleared and is in active agricultural production. There is sporadic existing trees along the boundary of the subject site, but no existing vegetation of significance currently exists. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.
<b>Flood Zone*</b>	The subject parcel is located in Flood Zone AE.
<b>Wellfield Zone*</b>	The subject property is not located within any Wellfield Protection Zones.

**G. Historic Resources**

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

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
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<b>Regional</b>	Indian Mounds Regional Property (11100 90 <sup>th</sup> Street)	0.00339	120	0.41
<b>Beach</b>	Ocean Inlet Park (6970 N Ocean Boulevard)	0.00035	120	0.04
<b>District</b>	Lantana District "I" Park	0.00138	120	0.16

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

<b>Library Name</b>	Wellington Branch Library			
<b>Address</b>	1951 Royal Fern Drive			
<b>City, State, Zip</b>	Wellington, FL 33414			
<b>Distance</b>	4.1 miles			
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>	
<b>Collection</b>	2 holdings per person	120	240	
<b>All staff</b>	0.6 FTE per 1,000 persons	120	0.07	
<b>Library facilities</b>	0.6 square feet per person	120	72	

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

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



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

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

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

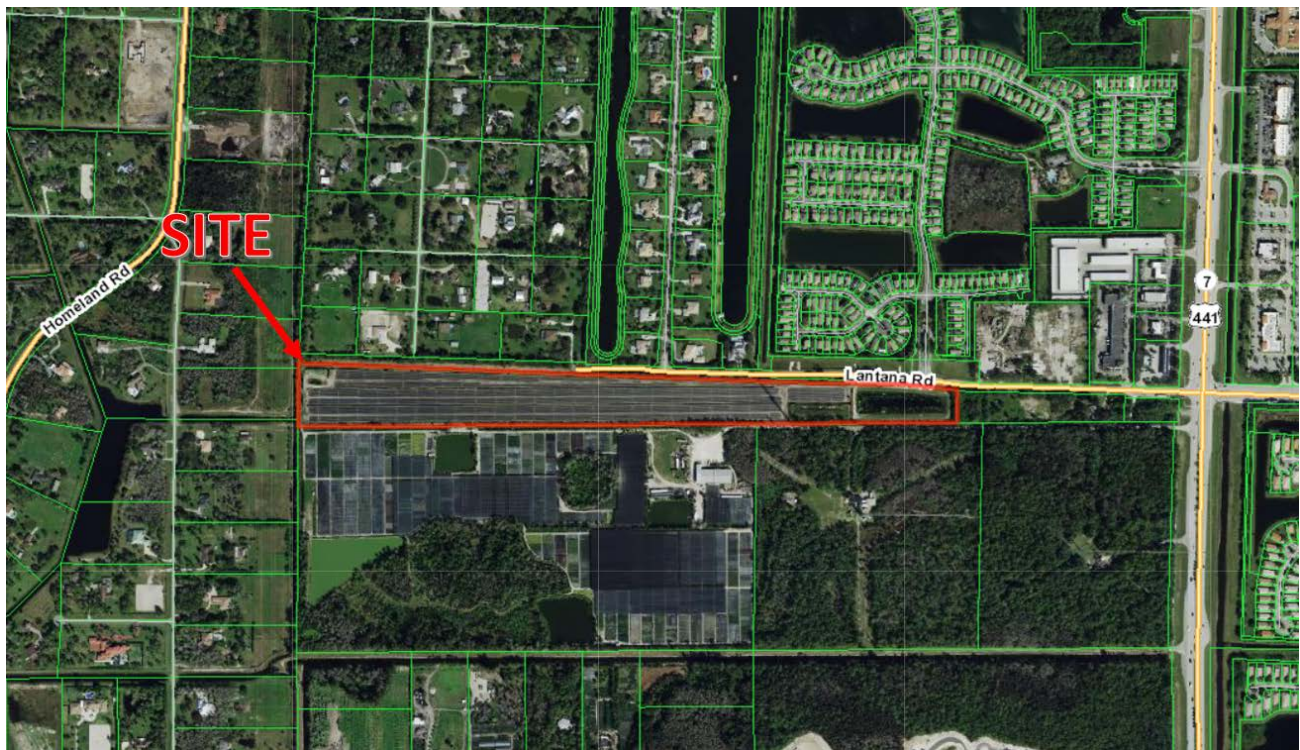
<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

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**Attachment F- Built Feature Inventory & Map Detail  
The Reserve at Eagles Landing  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 8, 2024**

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Below is an aerial photograph taken in February 2023 with the subject property highlighted in "red". The subject parcel (PCN: 00-41-44-37-00-037-0021) has no existing structures that are built on site.





**Attachment G**  
**Consistency with Comprehensive Plan & Florida Statutes**  
**The Reserve at Eagles Landing**  
**Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment**  
**Managed Growth Tier System Change Submittal**  
**Original Submittal: May 8, 2024**  
**Insufficiency Submittal: June 6, 2024**

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**Request**

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

Lantana Farms Associates, Inc. herein referred to as the “Applicant,” requests a FLUA amendment from Rural Residential, 1 dwelling unit per 10 acres (RR-10) to Low Residential, 1 dwelling unit per acre (LR-1) for the purposes of constructing a single-family residential subdivision (of up to 50 lots). The applicant is also requesting a Managed Growth Tier System Change to convert the subject property from the Rural Tier to the Urban/Suburban Tier as part of this FLUA amendment application. A companion application to the PBC Zoning Division for an Official Map Amendment (Rezoning) will be submitted alongside the subject FLUA Amendment application.

Below is a summary of surrounding properties:

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



	Weather Tower/Unmanned TV Guyed Tower		
<b>East</b>	Agricultural	RR-10	CG
<b>West</b>	Single-Family Residential	RR-5	AR



**Site Aerial**

**Justification, Consistency & Compatibility**

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

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

**Response:** The proposed single-family residential use is suitable and appropriate for the subject site. The proposed single-family residential use is generally considered to be a low traffic generator. Furthermore, demand for housing has increased exponentially in recent years, while supply has not been able to keep up. As a result of the recent population and employment boom in Palm Beach County, thousands of new residential

units are needed to keep up with demand. The subject site is an ideal location for single-family residential, as it is situated between low-residential to the north, low-impact industrial to the northeast, and rural residential uses to the south and west. Therefore, the proposed single-family residential use would act as a transition zone between neighboring uses. Moreover, the existing residential uses to the north and west of the subject property will be compatible with the proposed residential subdivision.

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

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

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

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

**Response:** The subject site is situated around a variety of residential subdivisions which have been in existence for decades. Demand for housing in Palm Beach County is rising, while supply lags behind, resulting in greater market pressure for housing in this area. Considering the low residential density and rural uses surrounding the site that have been developed over the last several decades, the site is an ideal location for a single-family residential use.

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

**Response:** The subject site is situated with low-impact industrial uses to the northeast and is further surrounded on nearly all sides by residential land uses of a suburban character. The site directly abuts a zero-lot line and single-family residential development to the north with an LR-1 FLU designation. The subject site serves as a transitional zone between the existing industrial use to the northeast and the adjacent residential uses to the north, west, and south. Furthermore, the site's existing RR-10 FLU designation is no longer the highest and best use for the site due to changes in the market. A recent boom in population has occurred in Palm Beach

County that has put significant strain on the housing market, which is struggling with limited supply. Due to the COVID-19 pandemic, a large number of employers either moved their operations to Palm Beach County, or moved to a remote-work environment, both of which resulted in a large migration of new residents into the County from elsewhere. These new residents now compete with existing residents for a limited supply of housing, resulting in price increases and other market impacts. Therefore, recent changed circumstances have significantly increased the feasibility of constructing new housing units, particularly in the single-family housing sector. Therefore, the proposed LR-1 FLU designation is the highest and best use for the site.

- *Inappropriateness of the adopted FLU designation;*

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

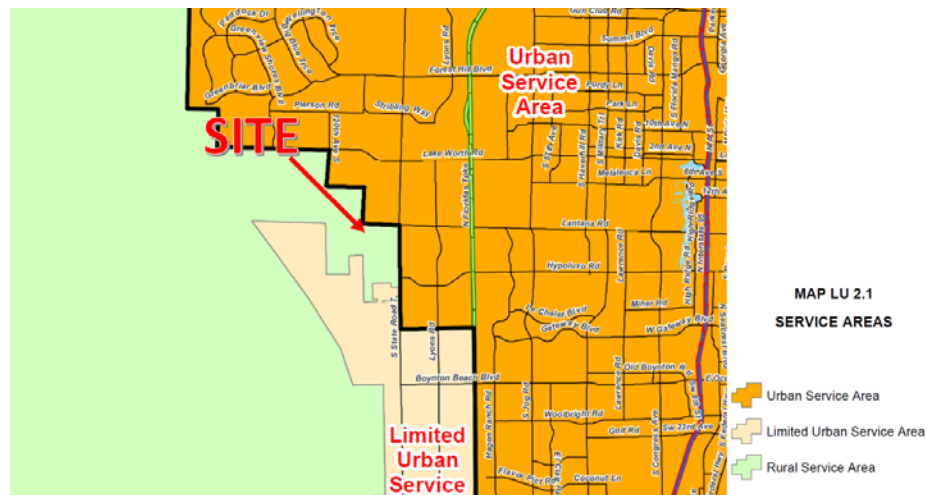
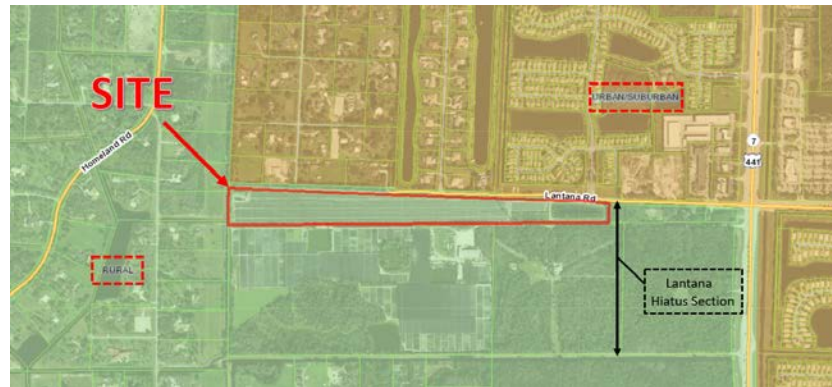
- *Whether the adopted FLU designation was assigned an error.*

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

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

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

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



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

1) *Demonstrate a need for the amendment.*

**Response:** Within the last several years, Palm Beach County has seen a population boom. The county is a prime destination for people migrating out of the northern states in search of better weather, better taxes, and better public facilities. As a result of the COVID-19 pandemic, this migration pattern has been amplified, as a number a large employers have moved their operations into Palm Beach County, while others have gone to a



remote-work environment which allows employees to live in a location of their choosing. These factors have resulted in a significant and novel increase in housing demand and have spurred a secondary significant and novel increase in housing prices. Housing supply remains low as a result of the development lull that occurred in the last decade following the Great Recession.

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

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

**Response:** The existing RR-10 designation is no longer appropriate for this site. With regards to the Transfer of Development Rights, the applicant proposes to utilize the TDR program to increase the proposed density, however, this cannot be the only method to increase density based on the yield of the current FLU at 1 unit per 10 acres.

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

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



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

**Response:** Demand for housing has increased significantly in the last decade, mostly due to a new population boom from residents moving to Palm Beach County from other parts of the United States, Latin America, the Caribbean, and other parts of the state. Housing supply in Palm Beach County, however, has not kept up and resulted in rising housing costs and increased competitiveness amongst homebuyers and renters. Therefore, it is necessary to properly designate vacant developable lands in the County for residential development to meet the demand. The proposed FLU amendment from RR-10 to LR-1 would do just that. Furthermore, the ideal housing density and type for this parcel of land is low density residential due to a number of factors. Furthermore, the site is located in a transitional zone between non-residential uses to the northeast and low and rural density residential uses to the north, west, east, and south. This type of transitional zone is best suited to a low density single-family residential subdivision as it is less sensitive to external impacts and creates a buffer to the adjacent residential uses.

- **Future Land Use Element (FLUE) Policy 2.1-f:** *The following will detail how the impact of the proposed FLUA on the items listed:*
  - *The natural environment, including topography, soils and other natural resources;*
    - **Applicant’s Description:** Please see Attachment L for the Natural Feature Inventory & Map.
  - *The availability of facilities and services;*
    - **Applicant’s Description:** As part of the previous development the availability of facilities and services had to be confirmed. Below is more detailed information on each of those facilities and services:
      - *Traffic:* Please see Attachment H for the FLUA Amendment Traffic Analysis.
      - *Mass Transit:* The nearest Palm Tran bus route is Route 62 and the closest Tri-Rail connection is the Boynton Beach Tri-Rail Station.

- *Potable Water and Wastewater:* Please see level of service letter from the Palm Beach County Water Utilities Department in Attachment I that confirms that the proposed FLUA can be accommodated by existing facilities and services.
- *Drainage:* According to application number 030110-13 under the existing permit, there is an existing control structure with a weir crest of 19.51 NGVD and a triangular bleeder with an invert of 16.09 NGVD. The existing retention lake eventually discharges into the LWDD S-7 canal with a control water elevation of 16.0 NGVD.

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

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

- *Fire Rescue:* The nearest PBC Fire Rescue station is West Palm Beach Fire Rescue Station #48 located at 8560 Hypoluxo Road that is approximately 4 miles from the subject property.
- *The adjacent and surrounding development;*
  - **Applicant’s Description:**

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

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

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

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

**Response:** The proposed LR-1 FLU designation is consistent with this policy. The subject FLU amendment will allow for the development of a single-family residential subdivision (of up to 50 lots). As a result, the site will serve as a transition from the existing low-impact industrial to the northeast and residential uses to the west, north, and south.

### **Tier Re-Designation Criteria:**

- **FLUE Policy 1.1-b:** Tier Re-designation Criteria- In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.
  1. The County shall not approve a change in tier boundaries unless each of the following conditions are met:
    - The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and,
      - a. **Applicant’s Response:** The subject property is adjacent to the Urban/Suburban Tier along the north boundary and meets this condition.

### **Existing Tier Designation:** Rural (Site Outlined in “Red”)



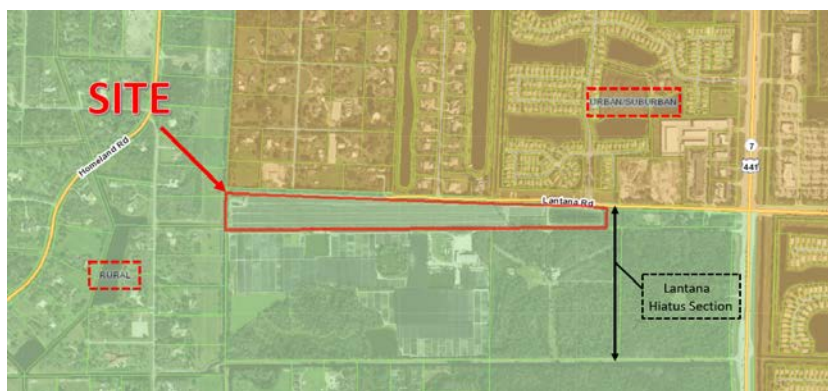
### **Proposed Tier Designation:** Urban/Suburban



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

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

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



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



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

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

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

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

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

- b. The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through a Specific Area Plan within a Sector Plan or through the Community Planning process;
  - o **Applicant’s Response:** The inclusion of the subject site into the Urban/Suburban Tier would serve to balance the future land uses as it would become more consistent with the properties that currently surround the subject property.
- c. For redesignations to the Urban/Suburban Tier, the necessity of designating

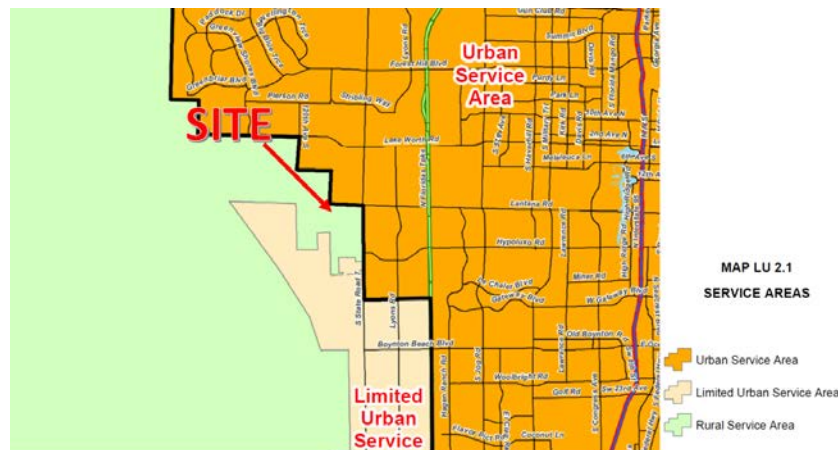
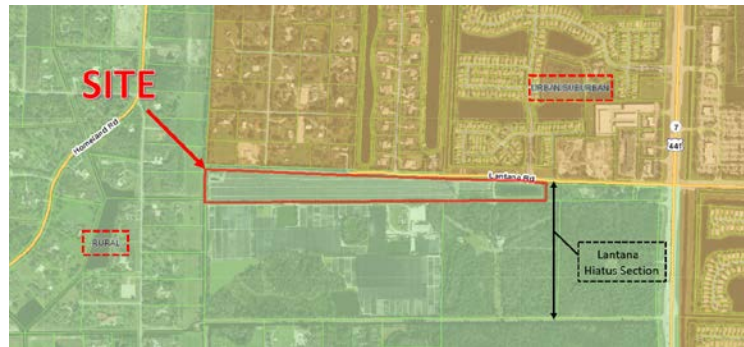
additional land for urban/suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);

- o **Applicant’s Response:** It would be more appropriate to re-designate the tier to Urban/Suburban since that tier is more consistent and compatible with the urban/suburban densities and intensities of adjacent properties and those in the area. The property is not currently eligible to utilize the RR-O or URA infill provisions.
- d. For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and character of these tiers compatibility;
- o **Applicant’s Response:** The proposed tier redesignation will not impact the lifestyle and character of the Rural Tier. The subject site fronts on Lantana Road, which also supports similar subdivisions.

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

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

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



- e. The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;
  - o **Applicant's Response:** The subject site is located in an area where it is adjacent on the north side to the Urban/Suburban Tier. The development would utilize and promote the maximum use of the existing facilities and serve to assist in the funding and maintenance of any future facilities.
  
- f. For redesignations to the Urban/Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,
  - o **Applicant's Response:** With regards to the Transfer of Development Rights and Workforce Housing programs with the proposed LR-1 FLU Designation, the applicant proposes to utilize both of these programs to increase the proposed density, while also helping to provide much needed dwelling units that are affordable to the County's workforce.
  
- g. The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.
  - o **Applicant's Response:** There are no natural or built features that would serve as a demarcation to discourage the removal of the property from the



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

o In fact, including the subject property within the Urban Suburban Tier will correct this arbitrary Tier line.

- **FLUE Objective 2.1:** This objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.

- o **Applicant's Description:** Allowing the requested FLUA designation to allow single-family residential uses on the subject property for the proposed single-family residential subdivision (of up to 50 lots) will support existing area residents while also providing additional housing opportunities for the aging population of PBC.

- **FLUE Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.

- o **Applicant's Description:** As shown in Attachments H through O the subject property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc. for the proposed residential subdivision.

- **FLUE Policy 2.1-b:** The County shall utilize a range of residential future land use categories to plan for growth and non-residential land use designations to support and serve the residential and tourist populations as described in the FLUA Regulation Section of this Element. The entitlement, minimum, and maximum densities and the intensities allowed within each land use designation and category are specified in the FLUA Regulation Section.

- o **Applicant's Description:** The allowance of the LR-1 FLUA designation will provide an appropriate and compatible residential category in the western part of PBC that will support and serve the residential and tourist populations.

- **FLUE Policy 2.1-c:** The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location,

timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.

- o **Applicant’s Description:** The subject property is within Traffic Analysis Zone (TAZ) 1592. The boundaries of TAZ 1592 consist of a nearly 880-acre tract extending 0.1 miles north of the Hypoluxo Road and U.S. 441/State Road 7 to the west of the Lantana Road and U.S. 441/State Road 7 intersection.
- o Included within TAZ are the subject property, WPTV Channel 5 Tower and Englert Wholesale nursery to the south as well as Clintmoore Heritage Nursery and Alsons Nursery. According to the 2023 Population Allocation Model prepared by the PBC Planning Division that provided population projections through the year 2050, TAZ 1592 is projected to see the following population growth:

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

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

- **FLUE Policy 2.1-d:** The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.
  - **Applicant’s Description:** The proposed FLUA designations of LR-1 is consistent with allowable FLUA designations in the Urban/Suburban Tier as found in Table III.C.
- **FLUE Policy 2.1-f:** The following will detail how the impact of the proposed FLUA on the items listed:
  - The natural environment, including topography, soils and other natural resources;
    - **Applicant’s Description:** The proposed amendment will not have a negative impact on the natural environment. Please see Attachment L for a formal analysis to this item and the Natural Feature Inventory & Map.
  - The availability of facilities and services;
    - **Applicant’s Description:** As part of this process for a FLUA Amendment the availability of facilities and services has been confirmed. Below is more detailed information on each of those facilities and services:
      - a. **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting, Inc. and letter from the Palm Beach County Traffic Division.
      - b. **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
      - c. **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
      - d. **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc.
  - The adjacent and surrounding development;
    - **Applicant’s Description:** Please refer to the surrounding uses section above.
  - The future land use balance;
    - **Applicant’s Description:** As stated previously, by removing this parcel from the Rural Tier and placing it into the Urban/Suburban Tier, the property will be in conformance with all of the provisions of FLUE Policy 4.4.2. As such, it is the agent’s contention that amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.

- The prevention of urban sprawl as defined by 163.3164(51), F.S.;
  - **Applicant’s Description:** See descriptions below.
- Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
  - **Applicant’s Description:** The subject property is not with the boundaries of an area covered by the Community Plan and/or Planning Area Special Study.
- Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1: Plan Coordination; Palm Beach County shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, adjacent counties, with the state comprehensive plan and with the South Florida Water Management District’s regional water supply plan approved pursuant to *Section 373.0361. [163.3177(6) (h) 1., F.S.]*
  - **Applicant’s Description:** This proposal meets this requirement as coordination in the preparation of the request was conducted with the Palm Beach County School District, the Palm Beach County Fire Dept., the PBCWU, and the Historical Resources section of the Planning Division. The property is not adjacent to any municipality; however, the amendment will be routed to the IPARC. As such, the intent of this objective has been met.
- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.
  - **Applicant’s Description:** As stated previously, by removing this parcel from the Rural Tier and placing it into the Urban/Suburban Tier, the property will be in conformance with all of the provisions of FLUE Policy 4.4.2. As such, it is the agent’s contention that amending the FLUA designation on the subject property will continue to provide a balanced future land use in the area.
- **FLUE Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.
  - **Applicant’s Description:** The proposed FLUA amendment will enhance and build on the balanced development pattern in the surrounding area. As such, the FLUA amendment on the subject property does not encourage piecemeal development.
- **FLUE Policy 2.1-i:** As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated,

then the development shall be designed to allow for interconnectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.

- **Applicant’s Description:** The proposed FLUA amendment will not cut off any parcels from access to public right-of-way’s.

Florida Statutes:

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

- **Applicant’s Description:** The site will be single-family residential development that will create a compact area of complementary residential uses. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- **Applicant’s Description:** The subject site does not constitute a premature conversion of rural land to other uses. Urban Suburban uses surround the development on the north side, creating incompatibilities between the existing agricultural use(s) on the property and the adjacent uses. The proposed development will not negatively impact natural resources. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
- **Applicant’s Description:** The amendment does not fail to protect adjacent agricultural areas, as the subject property is surrounded by development consistent with the Rural Tier to the west, south, and east, and the Urban Suburban Tier to the north. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- (VI) Fails to maximize use of existing public facilities and services.
- **Applicant’s Description:** This amendment will maximize the use of existing facilities as follows:
    - **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting. and letter from the Palm Beach County Traffic Division.
    - **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
    - **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
    - **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc.
- (VII) Fails to maximize use of future public facilities and services.
- **Applicant’s Description:** The amendment for a FLUA amendment will maximize the



use of future public facilities and services as the property is located so as to concentrate the use of the facilities within an urban area. Therefore, the proposal discourages the proliferation of Urban Sprawl.

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

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

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

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

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

- **Applicant’s Description:** The proposal does not discourage or prohibit infill development. In fact, as it is surrounded by existing development, the amendment could be considered furthering the goal infill development discouraging the proliferation of Urban/Sprawl.

(XI) Results in poor accessibility among linked or related land uses.

- **Applicant’s Description:** The site is located on the south side of Lantana Road, approximately 0.3 miles west of State Road 7 and will have an access point on Lantana Road. Additionally, the site will have pedestrian and vehicular interconnectivity within the proposed single-family residential subdivision. Therefore, this proposal discourages the proliferation of Urban Sprawl.
- **Florida Statutes, Section 163.3177(6).(a).9.b:**The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - **Applicant’s Description:** The proposed project will direct economic growth and associated land development to property that has been in use as an active agricultural farming operation for decades and, as such, will not impact natural resources and ecosystems.
  
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - **Applicant’s Description:** This amendment will maximize the use of existing facilities as follows:
    - **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting, and letter from the Palm Beach County Traffic Division.
    - **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
    - **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
    - **Drainage:** Please see Attachment J for the drainage statement provided by Engenuity Group, Inc. As indicated above the proposed project will promote the efficient and cost-effective provision or extension of public infrastructure and services.
  
- (XII) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - **Applicant’s Description:** The development will be designed in a manner that creates walkable and connected communities through internal sidewalks and open space areas.
  
- (XIII) Promotes conservation of water and energy.
  - **Applicant’s Description:** With the integration of an open space area in each of the lots within the proposed residential subdivision, the subject property will promote the conservation of water through stormwater management.
  
- (XIV) Preserves agricultural areas and activities, including silviculture, and dormant,



unique, and prime farmlands and soils.

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

- **Traffic:** Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Pinder Troutman Consulting, and letter from the Palm Beach County Traffic Division.
- **Mass Transit:** The nearest Palm Tran bus Route for the subject property is Route 62. Route 62 starts near the intersection of Forest Hill Blvd and US 441 and stops approximately 0.6 miles west of the intersection of S Ocean Blvd and Lake Worth Road.
- **Potable Water and Wastewater:** Potable water and wastewater is provided by Palm Beach County Water Utilities District (PBCWU) and is located adjacent to the property. Please see Attachment I for a services availability letter from PBCWUD.
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As indicated above the proposed project will promote the efficient and cost-effective provision or extension of public infrastructure and services.

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

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

(XVI) Promotes conservation of water and energy.

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

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

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

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

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

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

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

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



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

March 22, 2024

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

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

Dear Mr. Sperling,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed single family subdivision.

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

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

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

Sincerely,

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

Jackie Michels, P.E,  
Project Manager



**DRAINAGE STATEMENT**  
for  
**THE RESERVE AT EAGLES LANDING**  
Engenuity Group, Inc. Project No. 24021.01

**Existing Site Conditions:**

The existing site is approximately 26.24 acres located in the Unincorporated Palm Beach County within Section 37, Township 44, Range 41. The Property Control Number (PCN) for the site is 00-41-44-37-00-037-0021. The property is located just west of State Road 7, US 441 and just south of Lantana Road and Lago Del Sol Drive. The existing site is currently developed as agricultural land, bounded by agricultural land to the south, Lantana Road and residential neighborhoods to the north, and a 1.49-acre retention lake to the east. This property is within the South Florida Water Management District C-51 drainage basin, as well as the Lake Worth Drainage District, and does have a South Florida Water Management District drainage permit on-file, permit number 50-07584-P.

**Site Drainage:**

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

The lowest habitable space of residential buildings will be based on the 3-day, 100-year flood elevation. Residential subdivision lots, local streets, and residential parking lots will be based on the 3-year, 24-hour rainfall elevation.

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

All related drainage criteria set forth by the South Florida Water Management District and Palm Beach Land Development Code will be adhered to as required.

---

Adam Swaney, P.E.  
FL License #72235

**2024 05-29 DRAINAGE STATEMENT**  
Project No. 24021.01

1280 North Congress Avenue, Suite 101  
West Palm Beach, Florida 33409



**FLOOD PLAIN STATEMENT**  
**for**  
**THE RESERVE AT EAGLES LANDING**  
**Engenuity Group, Inc. Project No. 24021.01**

**Existing Site Conditions:**

The existing site is approximately 26.24 acres located in the Unincorporated Palm Beach County within Section 37, Township 44, Range 41. The Property Control Number (PCN) for the site is 00-41-44-37-00-037-0021. The property is located just west of State Road 7, US 441 and just south of Lantana Road and Lago Del Sol Drive. The existing site is currently developed as agricultural land, bounded by agricultural land to the south, Lantana Road and residential neighborhoods to the north, and a 1.49-acre retention lake to the east. This property is within the South Florida Water Management District C-51 drainage basin, as well as the Lake Worth Drainage District, and does have a South Florida Water Management District drainage permit on-file, permit number 50-07584-P.

**Flood Zone:**

The above referenced project is located in Flood Zone AE (BFE: 16.7) as shown on the Palm Beach County myGeoNav, Flood Zones GIS layer.

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Adam Swaney, P.E.  
FL License #72235

2024 04-24 FLOOD PLAIN STATEMENT  
Project No. 24021.01

1280 North Congress Avenue, Suite 101  
West Palm Beach, Florida 33409



**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

February 22, 2024

Schmidt Nichols  
Landscape Architecture and Urban Planning  
1551 N Flagler Drive  
Suite 102  
West Palm Beach, FL 33401

Re: Lantana Hiatus

Dear Josh Nichols:

Per your request for response time information to the subject property located on the south side of Lantana Road, west of US 441 in unincorporated Palm Beach County (PCN 00-41-44-37-00-037-0021). This property is served currently by Palm Beach County Fire-Rescue Station #48, which is located at 8560 Hypoluxo Road. The maximum distance traveled to subject property is approximately 4 miles from the station. The estimated response time to the subject property is 10 minutes 30 seconds. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 7:30.

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

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

Sincerely,

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

*"An Equal Opportunity  
Affirmative Action Employer"*

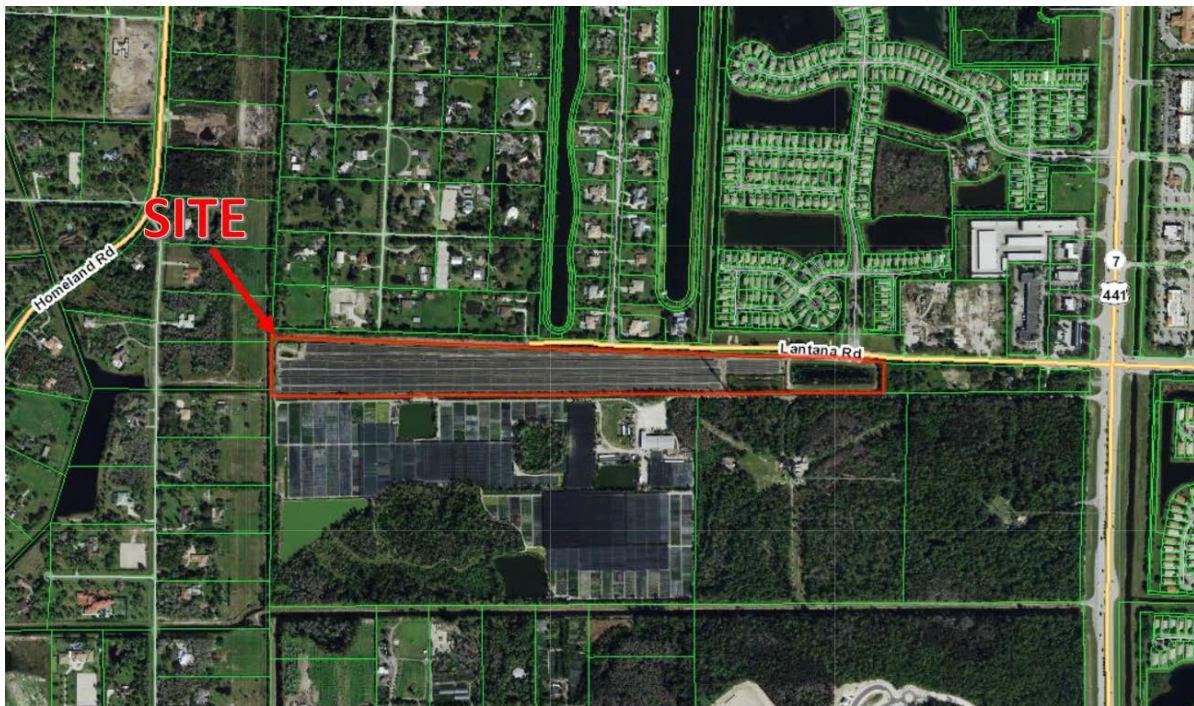


**Attachment L - Significant Habitats or Species Detail  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
The Reserve at Eagles Landing  
Original Submittal: May 8, 2024**

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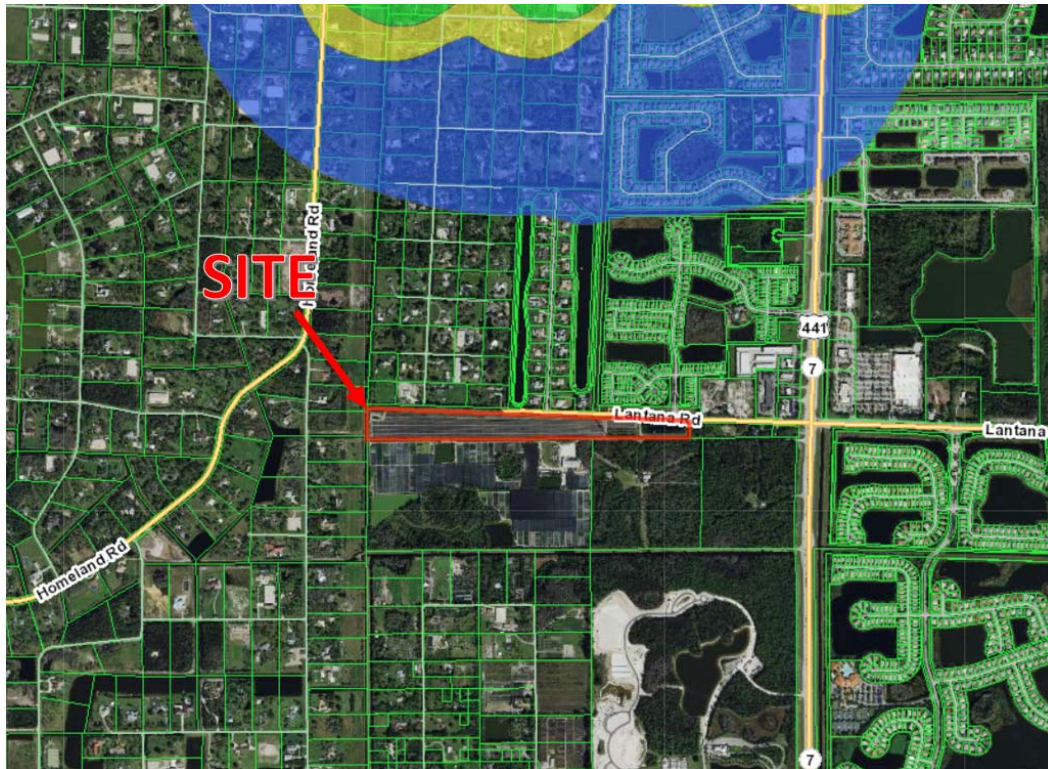
Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. The site has been previously cleared and is in active agricultural production. There is sporadic existing trees along the boundary of the subject site, but no existing vegetation of significance currently exists. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.



**Attachment M - Wellfield Zone Map  
The Reserve at Eagles Landing  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 8, 2024**

As shown in the aerial below, the subject property is not within any Wellfield Protection Zones.







**WELLFIELD STATEMENT**  
**for**  
**THE RESERVE AT EAGLES LANDING**  
**Engenuity Group, Inc. Project No. 24021.01**

**Existing Site Conditions:**

The existing site is approximately 26.24 acres located in the Unincorporated Palm Beach County within Section 37, Township 44, Range 41. The Property Control Number (PCN) for the site is 00-41-44-37-00-037-0021. The property is located just west of State Road 7, US 441 and just south of Lantana Road and Lago Del Sol Drive. The existing site is currently developed as agricultural land, bounded by agricultural land to the south, Lantana Road and residential neighborhoods to the north, and a 1.49-acre retention lake to the east. This property is within the South Florida Water Management District C-51 drainage basin, as well as the Lake Worth Drainage District, and does have a South Florida Water Management District drainage permit on-file, permit number 50-07584-P.

**Wellfield Protection Zone:**

The above referenced project is not located within any Wellfield Zones. The nearest Wellfield is located just to the north, along 50th Street South and State Road 7, US 441. The gathered information is shown on the Palm Beach County myGeoNav, Wellfield Protection Wells and Wellfield Protection Zones GIS layers.

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Adam Swaney, P.E.  
FL License #72235

2024 04-24 WELLFIELD STATEMENT  
Project No. 24021.01

1280 North Congress Avenue, Suite 101  
West Palm Beach, Florida 33409



**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](http://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"

February 23, 2024

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: Lantana Hiatus, under PCN: 00-41-44-37-00-037-0021.**

Dear Mr. Sperling:

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 be 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: Jeff Gagnon, AICP, Interim-Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Pónton-Nigagliioni, PhD, RPA, Archaeologist/Planner I, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Schmidt Nichols\PCN00414437000370021\Lantana Hiatus Letter 02-23-2024.doc



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

MICHAEL J. BURKE  
SUPERINTENDENT

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

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

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

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

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

<b>Application</b>	<b>Submittal Date</b>	05/10/2024		
	<b>SCAD No.</b>	24050801F - FLU		
	<b>FLU /Rezoning/D.O. No.</b>	Not Provided – Palm Beach County		
	<b>Property Control No.</b>	00-41-44-37-00-037-0021		
	<b>Development Name</b>	The Reserve at Eagles Landing		
	<b>Owner / Agent Name</b>	Lantana Farm Associates, Inc. / Schmidt Nichols		
	<b>SAC No.</b>	206B		
	<b>Proposed Amendment</b>	50 Maximum Residential Units		
<b>Impact Review</b>		<b>Discovery Key</b> Elementary School	<b>Polo Park</b> Middle School	<b>Dr. Joaquin Garcia</b> High School
	New Students Generated	8	4	6
	Capacity Available	-188	167	246
	Utilization Percentage	116%	88%	90%
<b>School District Staff's Recommendation</b>	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary school level</b>, the property owner shall contribute <b>\$13,584.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). 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>			
<b>Validation Period</b>	<p>1) This determination is valid from <b>05/15/2024</b> to <b>05/14/2025</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>05/14/2025</b> or this determination will expire automatically on <b>05/14/2025</b>.</p>			
<b>Notice</b>	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.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

May 15, 2024

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Kathleen Chang, Senior Planner, Palm Beach County  
Joyell Shaw, PIR Manager, School District of Palm Beach County