

2022 DEVELOPMENT POTENTIAL FORM

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Traffic Intake Date	April 1, 2022
Application Name	Trotting Center	Control No.	1983-00017
Acres	105.98	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-42-43-27-05-044-0170, 00-41-45-12-00-000-7390, 00-41-45-12-00-000-7210, 00-41-45-12-00-000-7230, 00-41-45-12-00-000-7380, 00-41-45-12-00-000-3091		
Location	Westside of State Road 7 approximately 2,000 feet south of Hypoluxo Road.		
	Current	Proposed	
Tier	Rural	Rural (No Change)	
Use	3 single-family homes; 6 mobile homes; dormitory facilities; equestrian stables	211 single-family homes	
Zoning	AR	PUD	
Future Land Use Designation	RR-10	LR-2	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	None	
Total Number of Units	9	211	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 10 acre	2 units per acre
Maximum Dwelling Units¹ (residential designations)	1du/10acres x 105.98 ac. = 10 du	2 du/acre x 105.98 ac = 211 du
Population Estimate	10 max du x 2.39 = 24 persons	211 max du x 2.39 = 504 persons
Proposed or Conditioned Potential^{3, 4}	None	None
Max Trip Generator	ITE Land Use 210 (Single Family Detached Housing)	ITE Land Use 210 (Single Family Detached Housing)

Maximum Trip Generation	110 Daily Trips 8 AM Peak Hour Trips 12 PM Peak Hour Trips	2,110 Daily Trips 156 AM Peak Hour Trips 208 PM Peak Hour Trips
Net Daily Trips:	2,000 (proposed & maximum minus current)	
Net PH Trips:	148 AM, 196 PM (proposed & maximum)	

*Pending review by PBC Staff

Part 2. Applicant Data

A. Agent Information

Name	Matthew Barnes, AICP
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL, 33411
Phone / Fax Number	(561) 713-1687
Email Address	matthew.barnes@wginc.com

B. Applicant Information

Name	Michael McCarty
Company Name	Lynx at Lake Worth, LLC
Address	2255 Glades Road Suite 324A
City, State, Zip	Boca Raton, FL 33431
Phone / Fax Number	(561) 713-1687 (Agent)
Email Address	matthew.barnes@wginc.com (Agent)
Interest	Owner

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	<p>00-42-43-27-05-044-0170 Building 1: Total Effective Building Area (EBA): 6,171 Sqft Building 2: Total EBA: 6,171 Sqft Building 3: Total EBA: 6,171 Sqft Building 4: Total EBA: 6,171 Sqft-24684 Building 5: Total EBA: 6,470 Sqft Building 6: Total EBA: 6,470 Sqft-12940 Building 7: Total EBA: 8,109 Sqft Building 8: Total EBA: 8,109 Sqft-16218 Building 9: Total EBA: 6,503 Sqft Building 10: Total EBA: 2,880 Sqft Building 11: Total EBA: 864 Sqft Building 12: Total EBA: 2,400 Sqft Building 13: Total EBA: 1,445 Sqft Total EBA: 67,934 Sqft</p> <p>00-41-45-12-00-000-7210 Building 1: Total EBA: 928 Sqft Building 2: Total EBA: 9,636 Sqft Building 3: Total EBA: 8,844 Sqft Building 4: Total EBA: 8,925 Sqft Building 5: Total EBA: 6,171 Sqft Building 6: Total EBA: 6,171 Sqft-12342 Total EBA: 40,675 Sqft</p> <p>00-41-45-12-00-000-7230 Building 1: Total EBA: 4,862 Sqft Building 2: Total EBA: 4,446 Sqft Total EBA: 9,308 Sqft</p> <p>00-41-45-12-00-000-3091 - Vacant 00-41-45-12-00-000-7380 - Vacant 00-41-45-12-00-000-7390 - Vacant</p>
PCN	00-42-43-27-05-044-0170, 00-41-45-12-00-000-7390, 00-41-45-12-00-000-7210, 00-41-45-12-00-000-7230, 00-41-45-12-00-000-7380, 00-41-45-12-00-000-3091
Street Address	<p>7563 S State Road 7: (00-42-43-27-05-044-0170; 00-41-45-12-00-000-7210; 00-41-45-12-00-000-7230)</p> <p>Park Lane Road: (00-41-45-12-00-000-7390; 00-41-45-12-00-000-7380)</p> <p>7660 Park Lane Road: (00-41-45-12-00-000-3091)</p>
Frontage	660.27 feet of frontage along State Road 7
Legal Access	The site currently obtains legal access via State Road 7.
Contiguous under same ownership	There are no adjacent properties under the same ownership.

Acquisition details	All PCNs were acquired by Lynx at Lake Worth, LLC on May 19, 2022 from Cherry Holdings, Inc. and South Florida Trotting Center, Inc.
Size purchased	The site was not a part of a larger property. Please refer to Application Attachment A for a copy of the Warranty Deed. In total the property size purchased was 105.60 acres.

B. Development History

Control Number	1983-00017				
Previous FLUA Amendments	LGA-2019-00017 was submitted in 2018 but withdrawn. The amendment proposed to change the future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 3 units per acre (LR-3), and Tier change from Rural to Urban/Suburban.				
Concurrency	Concurrency associated with the prior approval is being modified as part of this request.				
Plat, Subdivision	<p>Palm Beach Farms Co. Plat No. 3 Book: 2 Page: 45 Parcels: 00-42-43-27-05-044-0170</p> <p>Parcels that are not platted: 00-41-45-12-00-000-7390; 00-41-45-12-00-000-7230; 00-41-45-12-00-000-7210; 00-41-45-12-00-000-7380; 00-41-45-12-00-000-3091</p>				
Zoning Approvals & Requests	<p>Control Number: 1983-00017 Resolution Number: 1984-1830</p> <ul style="list-style-type: none"> Modify special conditions #2 and #5 placed on zoning petition No. 83-17 approved May 24, 1983. <p>Resolution Number: 1983-0612 Special Exception to allow horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant.</p>				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
1984-1830				Modify special conditions #2 and #5 placed on zoning petition No. 83-17 approved May 24, 1983.	

1983-0612				Special Exception to allow horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant.	
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2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

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

Justification Provide as G.1.	The proposed FLUA Amendment to modify the FLU from RR-10 to LR-2 and Text Amendment to create the Trotting Center Overlay is in compliance with the requirements of the County's Comprehensive Plan, as outlined in section G.1 of Application Attachment G .
Residential Density Increases Provide as G.2.	The Applicant is seeking an FLUA Amendment and Text Amendment to create the Trotting Center Overlay as the subject site is surrounded by existing residential that support the proposed density. Please refer to Section G.2 of Application Attachment G .
Compatibility Provide as G.3.	The subject site is surrounded by residential to the west and specifically to the east, making the proposed FLUA Amendment to modify the FLU from RR-10 to LR-2 and Text Amendment to create the Trotting Center Overlay appropriate for the subject site. Please refer to section G.3 of Application Attachment G .
Comprehensive Plan Provide as G.4.	The analysis provided in Section G.4 of Application Attachment G demonstrates the proposal's consistency with the relevant Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan. The proposed FLUA Amendment to modify the FLU from RR-10 to LR-2 and Text Amendment to create the Trotting Center Overlay are consistent with the surrounding area and trends of the Urban/Suburban Tier. Please refer to Section G.4 of Application Attachment G .
Florida Statutes Provide as G.5.	The subject site creates an opportunity for development within the proposed LR-2 FLU designation and Trotting Center Overlay. The FLUA Amendment and Text Amendment to create the Trotting Center Overlay are consistent with Chapter 163.31777 of the Florida Statutes. Please refer to section G.5 of Application Attachment G .

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Agricultural	Rural Residential, 1 unit per 10 acres	Agricultural Residential
South	Agricultural; Private Preserve (Walker Preserve Parcel)	Agricultural Reserve	Agricultural Reserve Planned Unit Development District Agricultural Reserve Planned Unit Development District
East	<p>Vacant</p> <p>Single Family Residential (Ladera PUD) Control #: 2005-585 Resolution #: 2006-0920 Density: 2 units per acre DU: 85</p> <p>Single Family Residential (Savannah Estates PUD) Control #: 1999-047 Resolution #: 2000-0573 Density: 1.99 units per acre DU: 140</p>	<p>Commercial Low, with an underlying RR-10</p> <p>Low Residential, 2 units per acre</p> <p>Low Residential, 2 units per acre</p>	<p>Multiple Use Planned Development District</p> <p>Residential Planned Unit Development</p> <p>Residential Planned Unit Development</p>
West	Single Family Residential Control #: None Resolution #: None Density: 1 unit, per 10 acres DU: 19	Rural Residential, 1 unit per 10 acres	Agricultural Residential

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	ITE Land Use 210 (Single Family Detached Housing)	ITE Land Use 210 (Single Family Detached Housing)
Maximum Trip Generation	110 Daily Trips 8 AM Peak Hour Trips 12 PM Peak Hour Trips	2,110 Daily Trips 156 AM Peak Hour Trips 208 PM Peak Hour Trips
Net Daily Trips:	2,000 (proposed & maximum minus current)	
Net PH Trips:	148 AM, 196 PM (proposed & maximum)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Chris Heggen, Kimley-Horn. chris.heggen@kimley-horn.com , 561-840-0248	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route Name: BYB X-TOWN via BOYNTON BEACH Route Number: 73	
Nearest Palm Tran Stop	Bus Stop Name: BETHESDA HOSPITAL W @ TRML Bus Stop Number: 6791 Stop Distance: Approximately 2.4 miles	
Nearest Tri-Rail Connection	Boynton Beach Station via route 63	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department (PBCWUD) Per Attachment I - there is sufficient water and sewer capacity to serve the project	

Nearest Water & Wastewater Facility, type/size	The nearest point of connection to potable water is a 16" water main approximately 450' from the subject property within Savannah Estates Drive and a 16" water main approximately 1200' from the subject property within Hanover Point Drive. The nearest point of connection to sanitary sewer is a 12" force main approximately 1700' from the subject property within Via Amati. Off-site improvements and a lift station will be required. Refer to Attachment I for more details.			
D. Drainage Information				
The drainage provider for the subject site is both the South Florida Water Management District and the Lake Worth Drainage District. The subject site is located in the C-51 drainage basin (sub-basin 21B). It is anticipated that the L-19W canal will serve as the legal point of the positive outfall to the north of the site. Please see Attachment J .				
E. Fire Rescue				
Nearest Station	The property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Rd.			
Distance to Site	The maximum distance traveled to the subject property is 2.75 miles from the station.			
Response Time	Estimated response time to the subject property is 8 minutes.			
Effect on Resp. Time	Changing the land use of this property will have some impact on Fire Rescue, see Application Attachment K for more detail.			
F. Environmental				
Significant habitats or species	No significant habitat occurs on the assessed parcel. No state or federally listed plant or animal species were located within the assessment area.			
Flood Zone*	Flood Zone AE and X.			
Wellfield Zone*	The subject site does not fall within an identified wellfield zone. A map is provided with this application as Attachment M .			
G. Historic Resources				
Staff review of the County's map of known archaeological sites has identified no known archaeological resources on or within 500 feet of the subject site. Please refer to Application Attachment N for Historic Resource Evaluation Letter.				
H. Parks and Recreation - Residential Only (Including CLF)				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Indian Mounds Regional Property	0.00339	504	1.708
Beach	Ocean Inlet Park	0.00035	504	0.176
District	Villages of Windsor Property	0.00138	504	0.695

I. Libraries - Residential Only (Including CLF)			
Library Name	West Boynton Branch		
Address	9451 S Jog Road		
City, State, Zip	Boynton Beach, FL 33437		
Distance	Approximately 6.7 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	504	1008 holdings
Periodicals	5 subscriptions per 1,000 persons	504	2.52 subscriptions
Info Technology	\$1.00 per person	504	\$504
Professional staff	1 FTE per 7,500 persons	504	0.07 FTE
All other staff	3.35 FTE per professional librarian	504	0.006 FTE
Library facilities	0.34 sf per person	504	171.36 SF
J. Public Schools - Residential Only (Not Including CLF)			
	Elementary	Middle	High
Name	Sunset Palm	Woodlands	Park Vista Community
Address	8650 Boynton Beach Blvd	5200 Lyons Rd.	7900 Jog Rd
City, State, Zip	Boynton Beach, FL 33437	Lake Worth, FL, 33467	Lake Worth, FL, 33467
Distance	Approximately 3.9 miles	Approximately 3.9 miles	Approximately 5.8 miles

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

- 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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**TROTting CENTER
FUTURE LAND USE ATLAS AMENDMENT**

PARCEL	ADDRESS	OWNER	CONTROL NUMBER	RESOLUTION
00-42-43-27-05-044-0170	7563 S STATE ROAD 7	South Florida Trotting Center, Inc.	1983-00017	R-1984-1830
00-41-45-12-00-000-7210	7563 S STATE ROAD 7	South Florida Trotting Center, Inc.	1983-00017	R-1984-1830
00-41-45-12-00-000-7230	7563 S STATE ROAD 7	South Florida Trotting Center, Inc.	1983-00017	R-1984-1830
00-41-45-12-00-000-7390	Park Lane Road	Cherry Holdings, Inc.	1983-00017	N/A
00-41-45-12-00-000-7380	Park Lane Road	Cherry Holdings, Inc.	1983-00017	N/A
00-41-45-12-00-000-3091	7660 Park Lane Road	Cherry Holdings, Inc.	1983-00017	N/A



Attachment F - Built Features Inventory

Trotting Center

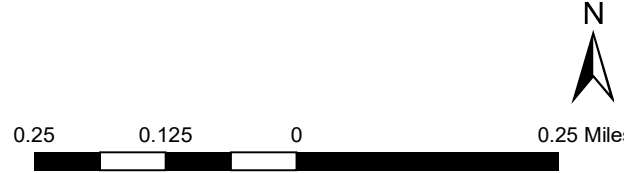
PROPOSED FLUA MAP AMENDMENT

Adjacent Lands	Use	Future Land Use	Zoning
North	<p>Agricultural Control #: 1983-00017; 2001-30137</p> <p>Single Family Residential (Villages of Windsor) Control #: 1996-00081 Resolution #: 2019-0172 Density: 1.85 per acre DU:1,087</p>	Rural Residential, 1 unit per 10 acres	Agricultural Residential
South	<p>Agricultural; Private Preserve (Walker Preserve Parcel) Control #: 2004-00616; 2007-00425</p>	Agricultural Reserve	<p>Agricultural Reserve Planned Unit Development District</p> <p>Agricultural Reserve Planned Unit Development District</p>
East	<p>Vacant</p> <p>Single Family Residential (Ladera PUD) Control #: 2005-585 Resolution #: 2006-0920 Density: 2 units per acre DU: 85</p> <p>Single Family Residential (Savannah Estates PUD) Control #: 1999-047 Resolution #: 2000-0573 Density: 1.99 units per acre DU:140</p> <p>Single Family Residential (Valencia Shores) Control #: 2000-00052 Resolution #: 2003-1760 Density: 2.54 units per acre DU: 1,143</p>	<p>Commercial Low, with an underlying RR-10</p> <p>Low Residential, 2 units per acre</p> <p>Low Residential, 2 units per acre</p> <p>Low Residential, 2 units per acre</p>	<p>Multiple Use Planned Development District</p> <p>Residential Planned Unit Development</p> <p>Residential Planned Unit Development</p> <p>Residential Planned Unit Development</p>
West	<p>Single Family Residential Control #: None Resolution #: None Density: 1 unit, per 10 acres DU: 19</p>	Rural Residential, 1 unit per 10 acres	Agricultural Residential



Trotting Center

Built Features and Inventory Map





**JUSTIFICATION STATEMENT
LARGE SCALE FUTURE LAND USE ATLAS AMENDMENT
AMENDMENT ROUND 23-A**

Trotting Center

ATTACHMENT G

Prepared by:

WGI, INC.

2035 Vista Parkway
West Palm Beach, FL 33411
(561) 687-2220 – Fax (561) 478-5012
www.wginc.com

*Initial Submittal: May 11, 2022
Resubmittal: June 9, 2022
Resubmittal: September 30, 2022*



Palm Beach County - Planning Division

2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. INTRODUCTION

The subject site, known as the “Trotting Center,” is located along the west side of State Road 7 (SR 7), 0.38 miles south of the Hypoluxo Road and SR 7 intersection. The 105.60-acre property is in Palm Beach County’s (PBC) Rural Tier and is comprised of six parcels identified by a Future Land Use (FLU) designation of Rural Residential, 1 unit per 10 acres (RR-10), and a Zoning designation of Agricultural Residential (AR). The site’s property addresses, and Property Control Numbers (PCNs) are as follows:

Map Key	PCN	ADDRESS	EXISTING FLU	PROPOSED FLU	ZONING
1	00-42-43-27-05-044-0170	7563 S State Road 7	RR-10	LR-2	AR
2	00-41-45-12-00-000-7210	7563 S State Road 7	RR-10	LR-2	AR
3	00-41-45-12-00-000-7230	7563 S State Road 7	RR-10	LR-2	AR
4	00-41-45-12-00-000-7390	Park Lane Road	RR-10	LR-2	AR
5	00-41-45-12-00-000-7380	Park Lane Road	RR-10	LR-2	AR
6	00-41-45-12-00-000-3091	7660 Park Lane Road	RR-10	LR-2	AR

Figure 1 below corresponds to the information provided above and identifies each parcel that is subject to the FLUA amendment and proposed addition of the Trotting Center Overlay. The Trotting Center currently consists of 3 single-family homes, 6 mobile homes, 14 barns, 399 horse stalls, 50 groom quarters, a veterinarian lab building, an equipment maintenance building, and a restaurant. Additionally, the property has two equine exercise pools, 30 turn corals, an 11/16-mile trotter track, a 6/10-mile-deep sand track, and a ½ mile straight training strip.

Figure 1: Location Map



II. PROPOSED FLUA MAP AMENDMENT

On behalf of the Applicant, WGI is respectfully requesting a Large-Scale Future Land Use Atlas (FLUA) Amendment to amend the FLU designation of the aforementioned parcels from RR-10 to Low Residential – 2 du/ac (LR-2).

There is also a concurrent Text Amendment Application proposing to create the Trotting Center Overlay, a rezoning application requesting a rezone to PUD and a Development Order Abandonment application to abandon the previously approved Special Exception that established a horse breeding and training farm. The proposed FLUA amendment, Text Amendment Rezoning and Development Order Abandonment are required to accommodate the proposed residential use on the subject site.

Project History

Below is a summary of previous zoning approvals of the subject site:

Zoning Approvals	<u>CONTROL NUMBER: 1983-00017</u> <u>R1984-1830:</u> Modify special conditions #2 and #5 placed on zoning petition No. 83-17 approved May 24, 1983. <u>R1983-0612:</u> Special Exception to allow horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant.
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The subject site does not have any previous Planning or FLUA Amendment approvals/ordinances.

G.1 JUSTIFICATION FOR FUTURE LAND USE ATLAS AMENDMENT

Pursuant to Policy 2.1-f, this justification statement demonstrates the requests are consistent and in compliance with the County's Comprehensive Plan and the impacts on public facilities and services:

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 to demonstrate that the current land use is inappropriate. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

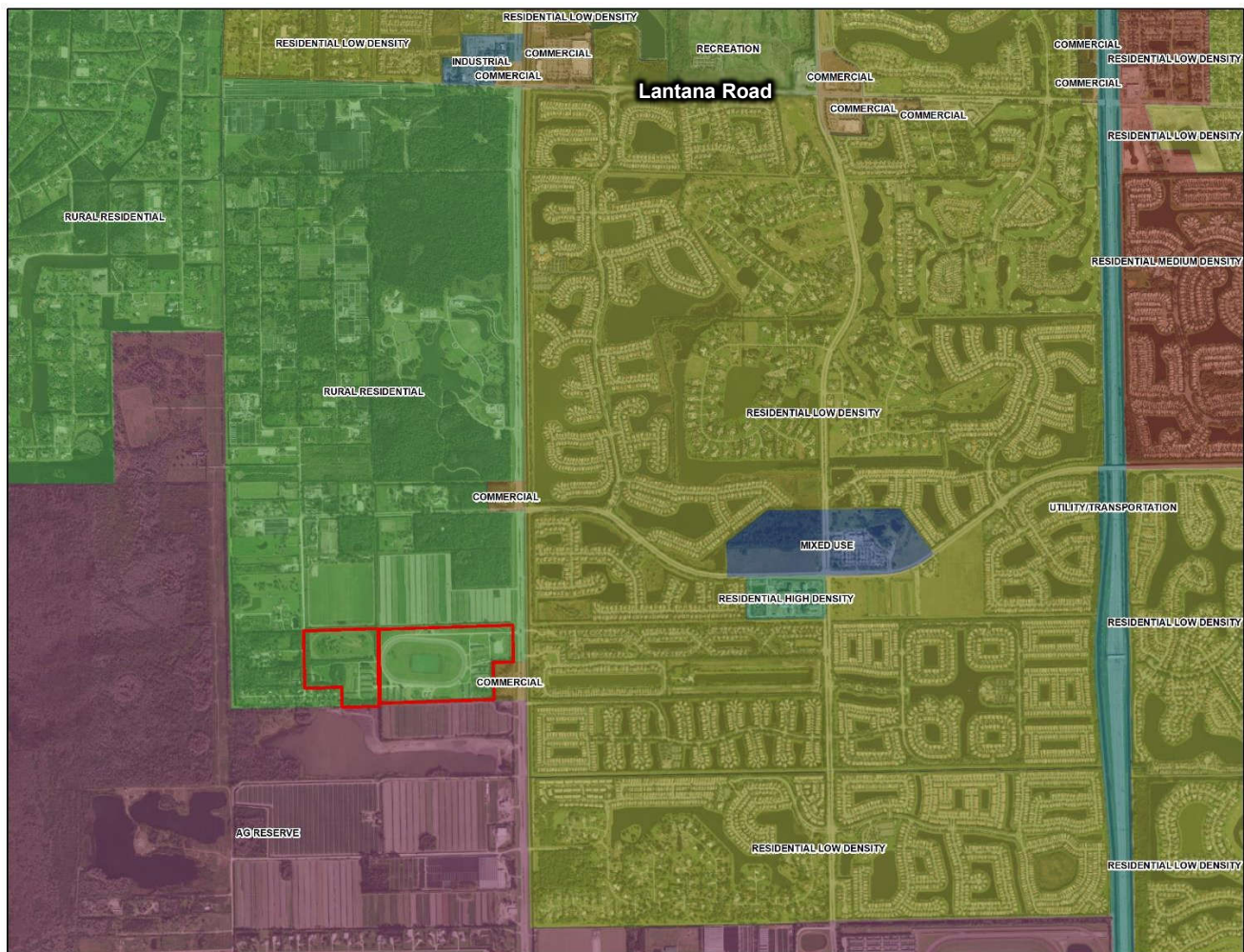
- 1. The natural environment, including topography, soils and other natural resources; (see Public Facilities Section);***
- 2. The availability of facilities and services; (see Public Facilities Section);***
- 3. The adjacent and surrounding development; (see Compatibility Section);***
- 4. The future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

This FLUA Amendment request is consistent with Policy 2.1-f of the County's Future Land Use Element, as the proposal to modify the FLU designation on the subject site from RR-10 to LR-2 represents a more appropriate FLU designation for the site and location. The proposed LR-2 FLU designation is consistent with the Goals, Objectives, and Policies of the County's Comprehensive Plan, it is complimentary to the development pattern that exists in the area, it is compatible with the surrounding neighborhoods, and meets the intent of the West Boynton Area Community Plan, as outlined below.

The increasing westward expansion of residential development in unincorporated Palm Beach County can be attributed to continued population growth, ever-growing scarcity of developable land, and homogeneity of residential use types within the existing housing stock. As such, the proposed FLUA amendment and Trotting Center Overlay intend to remedy the challenges by providing a residential use at a density that is both compatible with the current development trends in the community and unobtrusive to the surrounding uses.

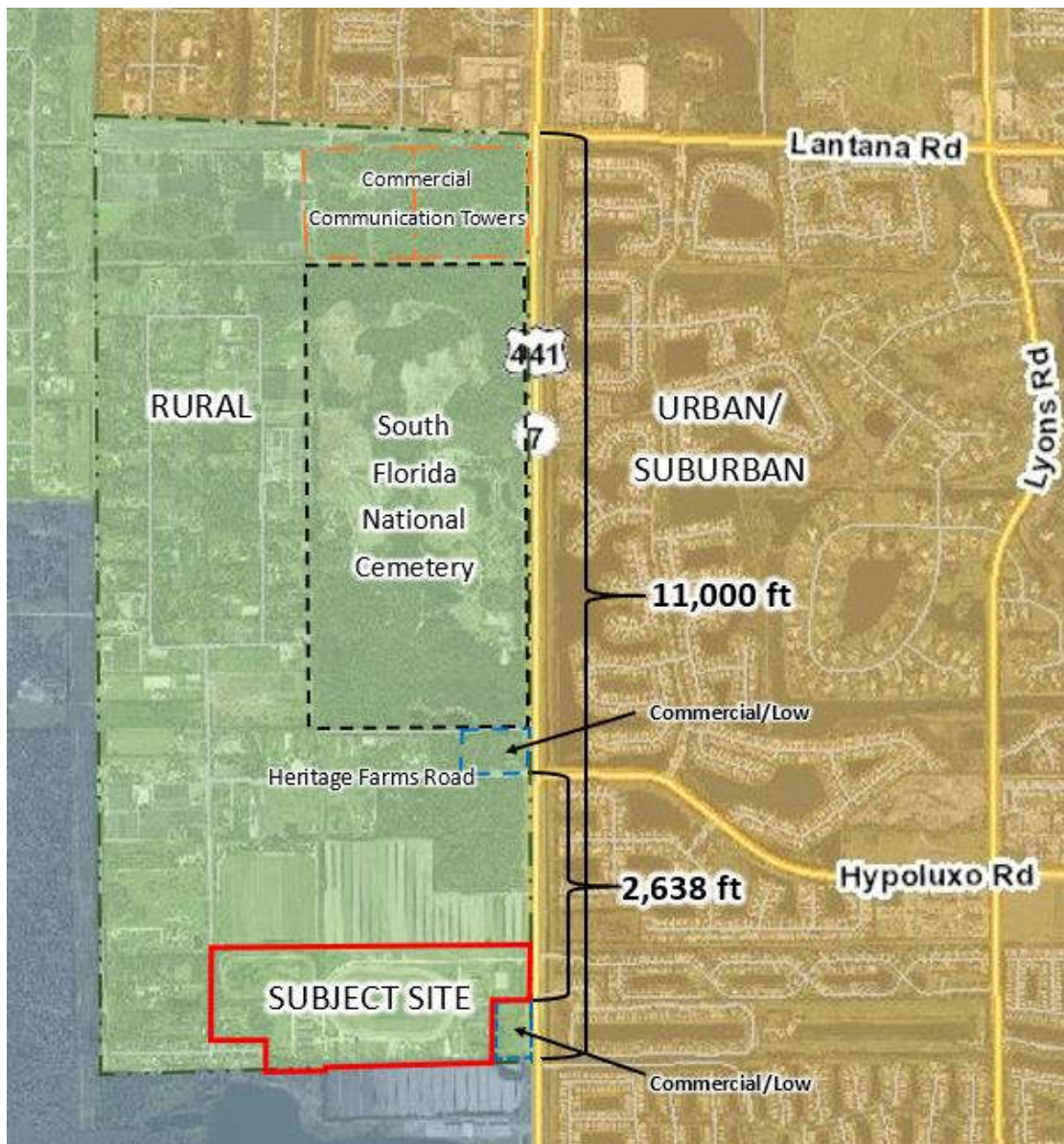
While the FLU designations of the subject parcels were appropriately assigned at the inception of the Plan, the designation of RR-10 can now be considered to be outdated and incompatible amidst the well-developed 441/SR 7 corridor. Furthermore, and in contrast, the corridor today is characterized as a well-traveled arterial roadway that is surrounded by more intense commercial and residential developments than the now obsolete, “one unit per ten acres” land use designation. The proposed residential use and intensity at LR-2 are compatible with the current lay of the land along the SR 7 corridor and do not represent an intensity that is atypical or too intense for the character of the larger community. Directing growth on land that fronts onto State Road 7, which has all of the infrastructures in place to adequately serve more residential units, is sound planning practice and implements many elements of the County’s Comprehensive Plan. The companion Text Amendment to create the Trotting Center Overlay requires that development on the subject site and within the Overlay only be accessed from vehicular connections to State Road 7. Finally, the proposed FLUA amendment and Trotting Center Overlay aim to relieve development pressures facing the Ag Reserve Tier by situating new residential development outside of the Ag Reserve Tier boundary, so as to not negatively impact or affect the Ag Reserve.

The density associated with the LR-2 FLU designation, two units per acre, is compatible with the surrounding context of the subject site. All of the properties directly to the east of the subject site are developed at two units per acre. Moreover, the County considers this FLU designation to be “residential low density” in terms of the character of the developments that fall under the LR-2 designation. The map below shows the proximity of “residential low density” developments surrounding the subject site, as well as more intense commercial and mixed-use developments. The companion Rezoning application proposes a maximum of 166 units on the subject site, which equates to a density of approximately 1.6 units per acre, which is 25% less than the 2 units per acre maximum.



The subject site is situated uniquely in the County. There is only one stretch of the Rural Tier that fronts onto State Road 7 between the Broward County border and Okeechobee Road, which is the stretch between the

subject site's southern border and Lantana Road. This stretch is approximately two miles (11,000 feet) long. The vast majority of the frontage of the Rural Tier onto State Road 7 in this stretch is taken up by the South Florida National Cemetery, which will never be developed. And there are two commercial communication tower properties in the Rural Tier on the south side of Lantana Road and the west side of State Road 7. And there are two properties with Commercial/Low land use designations in the Rural Tier. This leaves only approximately 2,600 linear feet of the 11,000 total linear feet of frontage onto State Road 7 in the Rural Tier that could theoretically be developed with residential development in the future. The subject site has approximately 675 feet of frontage onto State Road 7. All of the above is to say that for the subject site and the other non-commercial and non-cemetery used land, the Rural Tier and RR-10 land use designation are outdated and outmoded in the current and future growth environment in the County. The graphic below illustrates the unique location of the subject in relation to the surrounding context of the Rural Tier adjacent to State Road 7.



The Applicant also proposes to develop the subject site with a concurrent rezoning to PUD and the preliminary master plan for the proposed project only has access to and from State Road 7. There is no vehicular access through Heritage Farms Road or any other local road in the Heritage Farms community. Therefore, there would be no adverse traffic impacts on the Heritage Farms community. The companion Text Amendment also mandates that all development within the Trotting Center Overlay only has access through State Road 7.

The proposed Comprehensive Plan Text Amendment and FLUA Amendment will accommodate a residential use and density that is consistent and compatible with the surrounding development while also preserving and protecting

the rural lifestyle in the area of Heritage Farms that lies outside of the Overlay by providing larger buffers with native landscaping for those portions of the Overlay that abut existing single-family homes and transitioning density within the Overlay – with larger lots located at the western end of the Overlay. Below is the exact language from the proposed Trotting Center Text Amendment regarding transitional density and buffers:

- 5. Design Features.** The lot sizes shall transition with the smallest lots located closest toward State Road 7 and the largest lots located towards the western property line. At a minimum, 20% of the land area of a development within the Overlay shall be comprised of lots that are a minimum of 0.5 acres in size. The land area the counts towards the 20% includes the platted lots greater than 0.5 acres and the right-of-way serving the platted lots that are greater than 0.5 acres;
- 6. Expanded Buffers.** Development within the Trotting Center Overlay shall provide a 50- foot buffer along the entire western boundary of the Overlay and along the portion of the southern boundary of the Overlay that abuts single-family homes which exist at the time of the adoption of the Overlay. Development within the Trotting Center Overlay shall provide a 30-foot buffer along the southern boundaries of the Overlay that do not abut single-family homes which exist at the time of the adoption of the Overlay. Development within the Overlay shall provide ULDC-required minimum buffers along the northern boundaries of the Overlay. The landscaping and vegetation within all buffers shall consist of 100% native species;

As shown on the prior page, the subject site is located adjacent to low-density residential uses to the east that are similar in character and density to the request of this FLUA amendment. The vicinity is made up of planned developments, as well as defined and established commercial nodes that will support the residential use proposed.

The applicant has had extensive discussions with the Heritage Farms community and community leaders in the months leading up to the submission of this application. Ongoing collaboration between the two parties as well as PBC staff may lead to the format of these applications being modified to the benefit of those involved.

Compliance with Future Land Use Element Policy 2.1-F

The proposed FLUA Amendment must be found to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Compliance with Future Land Use Element Policy 2.1-F requires that adequate justification for the proposed FLU be provided.

The proposed FLUA amendment to modify the FLU from RR-10 to LR-2 is in compliance with the requirements of the County's Comprehensive Plan, as outlined below.

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

The proposed residential use is suitable and appropriate for the subject site. The surrounding area has developed into a community characterized by planned developments, commercial and mixed-use nodes at major intersections, and well-traveled arterials and major collector roadways such as Hypoluxo Road, Lantana Road, Boynton Beach Boulevard, SR 7/US 441, and Lyons Road. The site's current equestrian use, while at one time appropriate for the vicinity, is becoming increasingly incompatible as equestrian sports, facilities, and uses are no longer the highest and best use of the land in the community. Furthermore, a similar facility and use, known as "Palm Meadows Thoroughbred Training Center," is located less than two miles away.

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

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

Over time, the area surrounding the subject site has experienced a shift in development patterns. The adjacent land uses are incompatible with the rural nature and extremely low density associated with the RR-10 FLU designation. A change in the FLU designation will offer the opportunity for redevelopment at a density that has proven compatible in the direct vicinity while preserving and mitigating the impact on the surrounding area, which includes the Ag Reserve Tier. Figure 2 below is an aerial photograph of the subject site and surrounding properties to the west, north and east taken in

1995, which shows that none of the single-family residential development on the east side of State Road 7 had taken place yet.

Figure 2: Aerial 1995



Source: Google Earth.

Ten years later in 2005 one can see that the entire east side of State Road 7 has been developed with single-family residential neighborhoods, see Figure 3 below. So, for 17 years the infrastructure along State Road 7 has been in place, able to accommodate the growing need for housing in the County while the demand for equestrian facilities has been declining.

Figure 3: Aerial 2005



Source: Google Earth.

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

Over time, the area surrounding the subject site become less rural in character by way of residential developments and increased capital infrastructure. For example, the SR 7 corridor now serves the western communities as a major arterial roadway that facilitates north-south travel within the County. As such, the rural and extremely low-density nature of the site has grown incompatible as planned developments and roadway infrastructure have changed the character of the area. Furthermore, the site is located directly on the SR 7 corridor makes it an ideal location for the proposed use, unlike other rural tracts of land that are found more west and not located next to significant roadways or residential communities. Furthermore, the proposed Trotting Center Text Amendment also mandates that all development within the Trotting Center Overlay only has access through State Road 7.

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

The subject site is located to the north of the Ag Reserve Tier, a Tier that has been characterized by rural lifestyle living, agricultural uses, and strict land development regulations. The rising pressures for development within the Ag Reserve Tier, as it contains large tracts of underdeveloped land, are remedied by the FLUA amendment as proposed. While the proposed use does not directly impact the Ag Reserve Tier, it should be noted that the FLU designation requested does not create precedence for even more intense uses in the future. The LR-2 FLU designation, as previously shown, is compatible with developments located along the SR 7 corridor and combined with the provisions in the companion Trotting Center Text Amendment that require transitional density, larger perimeter buffers and native landscaping will maintain the character of the surrounding communities.

d) Inappropriateness of the adopted FLU designation:

The adopted RR-10 FLU designation is no longer appropriate for the site as the surrounding area and development patterns along SR 7 are more residential in nature with a higher density. The proposed FLUA amendment offers the opportunity to create a viable residential development, at a compatible density, which would not be possible under the current FLU designation.

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

The adopted RR-10 FLU designation was not assigned in error.

G.2 RESIDENTIAL DENSITY INCREASES

Per Future Land Use Element Policy 2.4-b, the analysis below provides justification for the requested land use amendment.

1) Demonstrate a need for the amendment.

The Applicant is seeking an FLUA Amendment from RR-10 to LR-2 to accommodate residential development. The intent of the proposed FLUA amendment is not to maximize the potential density, but rather to provide additional housing that is compatible with the surrounding area and density, which will alleviate some of the housing shortage in the County. The companion Rezoning application has a preliminary master plan that limits the number of units on the subject site to 166, which equates to a density of 1.6 units per acre. The adopted FLU designation is no longer appropriate given the higher density and intensity allocated across the street from the subject site. The proposed FLUA amendment is consistent with the immediate area while mitigating adverse impacts upon the surrounding communities and Ag Reserve Tier through the protections in the companion Trotting Center Text Amendment.

2) Demonstrate that the current FLUA designation is inappropriate.

As noted above, the development pattern in this area has seen significant growth over the decades since the current FLU was placed on the property, from low density residential and

agriculture to one that has been developed at densities and intensities that are necessary to support development in the Urban-Suburban Tier. Bonus density by way of the Workforce Housing Program or the TDR Program is not a part of the request, nor is the Workforce Housing Program or the TDR Program applicable in the Rural Tier. This request will not create adverse impacts and provides an opportunity to revitalize an underutilized tract of land.

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.

Because of the subject site's location within the Rural Tier, none of the aforementioned programs can be utilized to increase density on the subject site. The applicant is seeking an FLUA to change the land use designation to LR-2, up to two units per acre, which for the subject site would allow up to 211 units. However, the preliminary master plan that was filed with the concurrent rezoning application has 166 units, which equates to a density of 1.6 units per acre.

G.3 COMPATIBILITY

The subject site is located west of SR 7, 0.38 miles south of the Hypoluxo Road and State Road 7 intersection within Palm Beach County's (PBC) Rural Tier. The immediate surrounding area is predominately residential in nature, with single-family residential to the west and east and agricultural to the north and south.

As shown in the analysis above, the subject site represents the ideal location to situate the proposed LR-2 FLU designation as the density is compatible with the surrounding uses.

Furthermore, the LR-2 FLU designation is in direct proximity to the site and is found throughout the SR 7 corridor. Within less than one mile from the subject site along SR 7, the following residential developments are allocated with an LR-2 FLU designation:

Project Name	Control #	FLU	Acreage	#DU	Density	Approx. Distance from subject site
Villages of Windsor PUD	1996-00081	LR-2	543.597	1,087	1.86	0.077 miles
Savannah Estates	1999-00047	LR-2	69.74	140	1.99	0.061 miles
Ladera PUD	2005-00585	LR-2	43.00	85	1.99	0.128 miles
SUBJECT SITE	1983-00017	Proposed LR/2	105.98	211 (Potential)	2.0	

The Savannah Estates and Ladera PUD are the closest residential developments with an LR-2 FLU designation and have a density of 1.99 du/ac. As seen in the chart above the proposed LR-2 FLU designation has been previously approved and is situated near the subject site, such as the Valencia Shores, Ladera, Savannah Estates, and Villages of Windsor PUDs directly across State Road 7.

While there is an increase in residential density proposed on the site itself, this increase does not alter the character of the area, nor does it create any adverse impacts on the adjacent communities due to the ability of the proposed development on the subject site to be contained to access on State Road 7 and other provisions in the companion Trotting Center Text Amendment that require transitional density, larger perimeter buffers and native landscaping. The proposed FLUA amendment to LR-2 can be considered compatible with the surrounding area.

G.4 COMPREHENSIVE PLAN

The FLUA Amendment request to modify the FLU designation from RR-10 to LR-2 is consistent with and

further the applicable Goals, Objectives, and Policies of the PBC Comprehensive Plan, as outlined below.

- Livable Communities
- Growth Management
- Infill, Redevelopment, and Revitalization
- Land Use Compatibility
- Neighborhood Integrity
- Housing Opportunity
- Design

The following analysis demonstrates the proposal's consistency with the relevant Goals, Objectives, and Policies of the Future Land Use Element of the Plan, as demonstrated throughout this report. Additionally, the proposed FLUA Amendment to LR-2 is consistent with the residential development characteristics and patterns of the surrounding area. **The proposed FLUA Amendment furthers the County's goals as further described below.**

Goal 2 Land Planning – “It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.”

The proposed FLUA Amendment provides additional housing opportunities and residential use types to Palm Beach County residents. The proposed LR-2 FLU designation has been previously approved and is situated near the subject site, such as the Valencia Shores, Ladera, Savannah Estates and Villages of Windsor PUDs directly across State Road 7.

Objectives – The proposed FLUA Amendment furthers the County's objectives as further described below.

- **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.”

The proposed FLUA Amendment and Text Amendment to create the Trotting Center Overlay will help make way for much-needed residential development to support the existing and projected population growth of Palm Beach County. This amendment will maintain the functionality of the immediate area by mitigating adverse impacts and protecting the environment. There are provisions in the companion Trotting Center Text Amendment that require transitional density, larger perimeter buffers and native landscaping.

- **Objective 2.2 Future Land Use Provisions – General** – “Palm Beach County shall ensure development is consistent with the County's diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provision of facilities and services shall be consistent with the property's future land use designation, and the applicable Goals, Objectives and Policies of this Element.

The proposed FLUA Amendment and Text Amendment to create the Trotting Center Overlay is consistent with the County's diverse character and future land use designations as the proposed use will offer additional housing opportunities for the existing and projected populations of the County. Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan.

- **Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the

community and services needed to protect the health, safety, and welfare of residents and visitors; and the need to provide cost-effective services based on the existing or future land uses.”

The subject site is located adjacent to the U/S Tier, which is near all of the necessary urban services including, but not limited to, the roadway network, water/wastewater, drainage facilities, mass transit, opportunities, etc. The proposed development will sufficiently utilize the existing urban services within the area and ensure the proposed use will provide additional services to the community to help protect the health, safety, and welfare of its residents while at the same time protecting the character of the Heritage Farms neighborhood through the creation of the Trotting Center Overlay.

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

- **Policy 1.2-b:** Palm Beach County shall encourage and support sustainable urban development, including restoration, infill, and adaptive reuse.

Currently, the subject site does not represent a typical urban development, restoration, or infill development, the subject site is uniquely situated adjacent to U/S Tier developments that are similar to the requested FLUA amendment, FLU designation, and proposed Text Amendment. The granting of such a request will represent a sustainable approach to remedying the increasing development pressures being put on the Ag Reserve Tier to the south.

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

The FLUA amendment request and proposed residential use of the site do not exceed natural or manmade constraints of an area and do not underutilize the existing or planned capacities of urban services. The proposed FLUA amendment and Text Amendment are compatible with the surrounding communities and will not negatively or adversely affect any neighboring uses due to provisions in the Trotting Center Text Amendment that require transitional density, larger perimeter buffers and native landscaping..

- **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.”

The proposed FLUA Amendment and Text Amendment are consistent with the County’s diverse character and future land use designations as the proposed use will offer housing options and create a transition between higher and lower intense uses. Furthermore, as demonstrated within this section, the proposed amendment is consistent with the applicable Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan.

- **Policy 2.1-h:** “The County shall not approve site-specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.”

The subject site is surrounded by existing residential developments. Therefore, the proposed amendment does not encourage piecemeal development, nor does it create residual parcels.

- **Policy 2.2.2-a:** In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed-use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:

- Intersection Location:
 - Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.
 - Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.
- Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous s defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.
- Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.”

The proposed FLUA Amendment request from RR-10 to LR-2 is to accommodate additional housing opportunities in Palm Beach County. The development of commercial is not a part of this request.

- **Policy 2.2.2-b:** All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.

The proposed FLUA Amendment request from RR-10 to LR-2 is to accommodate additional housing opportunities in Palm Beach County. The development of commercial is not a part of this request.

G.5 COMPLIANCE WITH FLORIDA STATUTES CHAPTER 163.3177

Florida Statute, Chapter 163.3177 is the principle state statute governing the comprehensive plans and plan amendments for all of the Counties within the State of Florida. In 2011, Chapter 163, F.S. was substantially revised and Rule 9J-5 was repealed and removed from the Florida Administrative Code (House Bill 7207). Today, Chapter 163.3177(1) (f) states, “all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government, which may include but not be limited to, surveys, studies, community goals and vision, and other data available on that particular subject at the time of adoption of the plan or plan amendment at issue.”

The data and analysis presented in this application and justification statement support the request for amendment of the FLUA and demonstrate consistency with the Florida Statutes.

163.3177 – 6.a. Requires that a local government’s future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services, and other planning objectives.

Conclusion

On behalf of the Applicant, we respectfully request approval and present the aforementioned justification for the FLUA amendment from RR-10 to LR-2 for the subject site.



**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**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

May 4, 2022

Caulfield & Wheeler, Inc.
7900 Glades Road Suite 100
Boca Raton, Fl. 33434

Attn: Ryan Wheeler

RE: 7560 S State Road 7
PCN 00-42-43-27-05-044-0170
Service Availability Letter

Dear Ryan,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property. Potable water and sanitary sewer services are currently available for the proposed redevelopment subject to a capacity reservation agreement with PBCWUD.

The nearest point of connection to potable water is a 16" water main approximately 450' from the subject property within Savannah Estates Drive and a 16" watermain approximately 1200' from the subject property within Hanover Point Dr. The nearest point of connection to sanitary sewer is a 12" forcemain approximately 1700' from the subject property within Via Amati. Offsite improvements and a lift station will be 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
Project Manager



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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

May 4, 2022

WGI

Attn: Lilyann Linehan

2035 Vista Parkway

West Palm Beach, FL 33411

Re: Trotting Center – 7563 S State Rd 7

Dear Ms. Linehan:

Per your request for response time information to the subject property located at 7563 S State Rd 7. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Rd. The maximum distance traveled to subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 13 seconds.

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

If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

A handwritten signature in cursive script that reads "Alyssa Tagdharie".

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue



**TROTting CENTER
FLUA ENVIRONMENTAL REPORT
Section 12, Township 45S, and Range 41E
May 5, 2022**

INTRODUCTION

The property is located at 7563 South State Road 7, in Unincorporated Palm Beach County, and is identified by the following Parcel Control Numbers 00-42-43-27-05-044-0170, 00-41-12-00-000-7390, 00-41-45-12-00-000-7210, 00-41-45-12-00-000-7230, 00-41-45-12-00-000-7390, and 00-41-45-12-00-000-3091. The property is approximately 105.59 acres in size. Please refer to Exhibit A (Location Map) for details.

METHODOLOGY

WGI environmental staff visited the subject site on April 18th, 2022. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject site's conditions was performed by walking and driving transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

SITE CONDITIONS

The subject property consists of an equestrian training facility with stables, two racetracks, pastures, and associated structures. There is scattered native and non-native vegetation, as well as several drainage swales, one disturbed forested wetland and several small disturbed herbaceous wetlands throughout the parcel. Please see Exhibit B, FLUCCS Map.

The site is bound to the north by pastures and agricultural row crops, to the east by US 441, to the south by an agricultural field, and to the west by single family residences.

COASTAL RESOURCES

The subject property is not located within an area that contains coastal resources.

HURRICANE VULNERABILITY ZONE OR COASTAL HIGH HAZARD AREA

The subject property is not located in a Hurricane Vulnerability Zone or a Coastal High Hazard Zone.



VEGETATION INVENTORY

The property consists of primarily landscape material around the stables and guinea grass in the pastures. A variety of native and non-native trees were observed along property lines.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Royal Palm	<i>Roystonea regia</i>	Native
Sabal Palm	<i>Sabal palmetto</i>	Native
Slash Pine	<i>Pinus elliotii</i>	Native
Mahogany	<i>Swietenia mahagoni</i>	Native
Live Oak	<i>Quercus virginiana</i>	Native
Brazilian Pepper	<i>Schinus terebinthifolia</i>	Non-Native
Earleaf Acacia	<i>Acacia auriculiformis</i>	Non-Native
Areca Palm	<i>Dypsis lutescens</i>	Non-Native
Date Palm	<i>Phoenix dactylifera</i>	Non-Native
Pygmy date palm	<i>Phoenix robelinii</i>	Non-Native
False Buttonweed	<i>Spermacoce verticillate</i>	Non-Native
Guinea Grass	<i>Megathyrsus maximus</i>	Non-Native
St. Augustine grass	<i>Stenotaphrum secundatum</i>	Non-Native

SOILS

The following are the soils and their descriptions found throughout the project site according to the Soil Survey of Palm Beach County published by the US Department of Agriculture Soil Conservation Service (1979). See Exhibit C, Soil Survey Map.

(24) Okeelanta muck, drained, frequently ponded, 0 to 1 percent slopes – This is a nearly level, very poorly drained, organic soil that has sandy mineral material within a depth of 40 inches in large, freshwater marshes and small, isolated depressions. The soil is covered by water, or the water table is within 10 inches of the surface for 6 to 12 months in most years. Natural vegetation is sawgrass, ferns, fireflag, maidencane, pickerelweed, and scattered areas of willow, elderberry, southern bayberry, cypress, and custard apple. This soil is listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

(29) Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes – This is a nearly level, poorly drained, sandy soil on broad flatwoods and grassy sloughs. Under natural conditions, the water table is within 10 inches of the surface for 1 to 6 months in most years and within 10 to 30 inches most of the remainder of each year, except during extended dry periods. Natural vegetation is slash pine, cabbage palmetto, scattered cypress, and southern bayberry, St. John's wort, little blue maidencane, pineland three awn, chloris, chalky bluestem, sand cordgrass, and numerous other grasses. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).



(35) Quartzipsamments, shaped, 0 to 5 percent slopes - This mapping unit consists of nearly level to gently sloping, well drained, deep, sandy soils in areas where natural soils have been altered by cutting down ridges and spreading the soil material over adjacent lower soils, by filling low areas above natural ground level, and by filling and shaping soil material to form golf courses. The water table is below a depth of 60 inches. There is no natural vegetation. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

(36) Riviera fine sand, 0 to 2 percent slopes - This is a nearly level, poorly drained soil in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. Natural vegetation is saw palmetto, slash pine, pineland three awn, inkberry, blue maidencane, toothachegrass, chalky bluestem, scattered cabbage palm, and cypress trees. This soil is not listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

(37) Riviera fine sand, frequently ponded, 0 to 1 percent slopes - This is a nearly level, poorly drained soil found in shallow, well defined depressions. This soil is covered with up to 2 feet of water for more than 6 months each year. Natural vegetation is cypress, needlegrass, St. John's wort, corkweed, melaleuca, pickerelweed, sand cordgrass, maidencane, and water tolerant plants. This soil is listed as hydric by the Hydric Soils of Florida Handbook (Hurt 2007).

SIGNIFICANT HABITATS/SPECIES

No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area.

The FFWCC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FFWCC database, there are no active wading bird rookeries within one mile of the project area.

The USFWS wood stork colony website was searched for active wood stork colonies located within 18.6 miles of the project area. This 18.6-mile distance corresponds to the core foraging area (CFA) established by the USFWS for the wood stork in the South Florida region. According to the USFWS wood stork colony website, the project area is located within the CFA of one or more wood stork nesting colonies (National Fish and Wildlife Foundation Wood Stork Master Database).

The FFWCC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FFWCC database, there is one active bald eagle nest within one mile of the project area, PB027, which was occupied in the 2021 season. A federal permit is encouraged for activity occurring within 330 feet of an active bald eagle nest during breeding season to avoid a violation of the federal Eagle Rule. The project is outside of the 330 ft buffer, and the nest is approximately 0.61 miles to the north.

During the field review on April 18, 2022, no apparent evidence of gopher tortoises or their burrows were observed on the property.



Based on the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the project area. The potential of occurrence for each species was ranked as Low, Moderate, High, or Observed based on the habitat requirements for each species, the presence and quality of the habitat within the project area, the surrounding land use, and documented occurrences of the species within or in the vicinity of the project area. A Low ranking indicates that there is no suitable habitat present within the project area and that the potential for listed species is highly unlikely. A Moderate ranking indicates that suitable habitat is present within the project area, but that the potential for listed species is unlikely. A High ranking indicates that suitable habitat is present within the project area and that listed species are likely. An Observed ranking indicates that a listed species was directly observed within the project area.

The following table lists the protected species based on FNAI's Biodiversity Matrix that in WGI's opinion have a reasonable likelihood of occurrence in the project area. The table lists their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	USFWS	FFWCC	DOACS		
FLORA					
Clamshell Orchid <i>Encyclia cochleata</i> <i>var. triandra</i>			E	Trunks and branches of pond apple, cypress, live oak, and buttonwood trees in swamps and hammocks.	Low
Small's Flax <i>Linum carteri</i> <i>var. smallii</i>			E	Pine rocklands, pine flatwoods, adjacent disturbed areas.	Low
Florida Royal Palm <i>Roystonea elata</i>			E	Moist, rich hammocks	High*
FAUNA					
REPTILIAN					
Eastern indigo snake <i>Drymarchon corais couperi</i>	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise <i>Gopherus Polyphemus</i>		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Moderate
AVIAN					
Florida burrowing owl <i>Athene cunicularia floridana</i>		SSC		High, sparsely vegetated, sandy ground. Natural habitats include dry prairie and sandhill. Makes extensive use of ruderal areas such as pastures, airports, ball fields, parks, school grounds, university campuses, road right-of-ways, and vacant spaces in residential areas.	Low
Wood stork <i>Mycteria americana</i>	T			Fresh and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Moderate



AMPHIBIAN					
Gopher frog <i>Lithobates capito</i>		SSC		Longleaf pine, xeric oak, and sandhills. Inhabits hopher tortoise burrows.	Low

Legend:

USFWS = United States Fish and Wildlife Service

FFWCC = Florida Fish and Wildlife Conservation Commission

DOACS = Florida Department of Agriculture & Consumer Services

E = Endangered

T = Threatened

SSC = Species of Special Concern

(S/A) = Threatened/Similarity of Appearance

N/A = Not Applicable

Low = Suitable habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.

Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.

High = Suitable habitat exists and species was observed within the project area during field reviews.

*Observed onsite during the field reconnaissance.

WELLFIELD PROTECTION ZONE

The subject property is not located within a Palm Beach County Wellfield Protection Zone. Please see Exhibit D, Wellfield Protection Zone of Influence Map by the Palm Beach County MyGeoNav GIS mapper website.

POLLUTION SOURCES

No obvious pollution sources (storage tanks, vents, 55 gallon drums, etc.) were observed on the property. Based on a Phase I Environmental Site Assessment dated January 28, 2022 which was prepared in accordance with the ASTM E 1527-13 standard, there are no Recognized Environmental Conditions (RECs) on the property

JOHN D. MACARTHUR/JOHNATHAN DICKINSON OVERLAY

The subject property is located a distance in excess of 660 feet from the property lines of both the John D. MacArthur and Jonathan Dickinson State Parks.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

It is not anticipated that any resources will be present on this site due to the previous intense industrial uses. See Exhibit E, Resource Data Review Verification Letter.

SURFACE WATERS AND WETLANDS

It is the opinion of WGI that there are approximately 3.68 acres of wetlands, one 1.63-acre cypress wetland, and several other smaller herbaceous wetlands. One large lake, approximately 4.6 acres, exists in the center of the property, and three smaller off to the east. There are several detention/retention swales around the property, some containing water. A definitive confirmation of this assessment of wetlands and other surface waters can be verified only by the involvement of the regulatory agencies (FDEP / SFWMD) through the process of a jurisdictional determination. Please see Exhibit F Wetland and Surface Water Boundary Map.

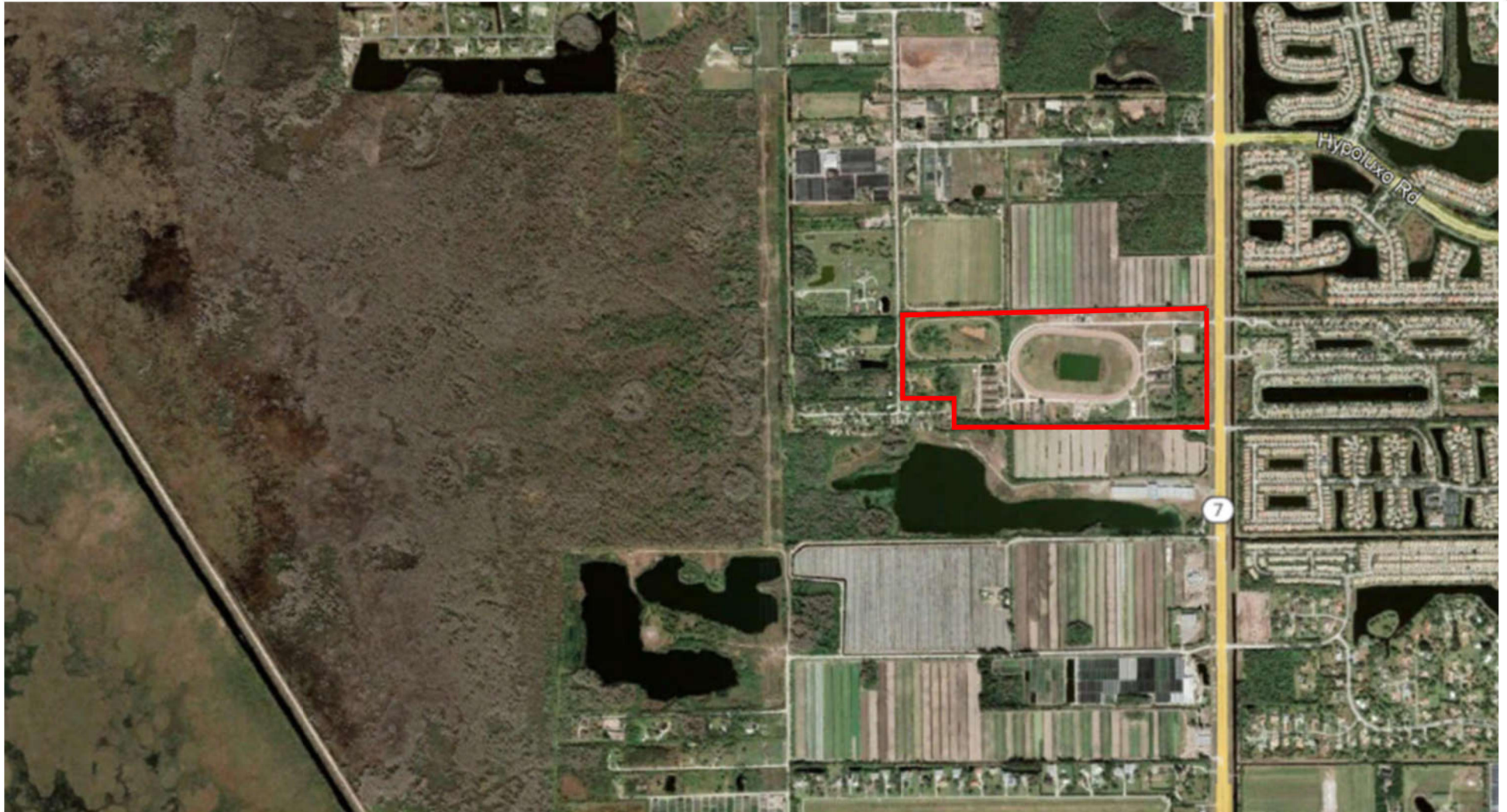


TRASH AND DEBRIS

There are piles of fill and mulch that are used in the equestrian operations. No other piles of trash and debris were observed.

CONCLUSION

There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed animal species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are native trees that would require mitigation through the County tree removal approval process. There appears to be jurisdictional wetlands and surface waters located on the property that would require permitting and compensatory mitigation for any impacts however this will need to be verified by SFWMD and FDEP.



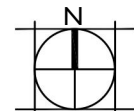
Source: Google Earth

Trotting Center

PREPARED FOR RE EXPERT, LLC

LOCATION MAP

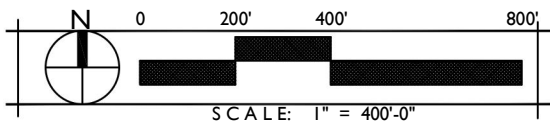
Exhibit A



SCALE: NTS



DRAWN BY:	KLN
DRAWING #:	000000_EV-MAPS.dwg
FILE #:	
DATE:	05/05/2022



Source: Google Earth

FLUCCS CODE

251 - Horse Farm - 93.23 ac.

510- Canal/Ditch - 3.44 ac.

534- Reservoir less than 10 acres - 5.23 ac.

621- Cypress Wetland - 1.63 ac.

640 - Vegetated Non-Forested Wetlands - 2.06 ac.

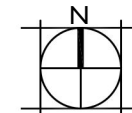
Total Acreage = 105.59

Trotting Center

PREPARED FOR RE EXPERT, LLC

FLUCCS MAP

Exhibit B



SCALE: 1"= 400'0"

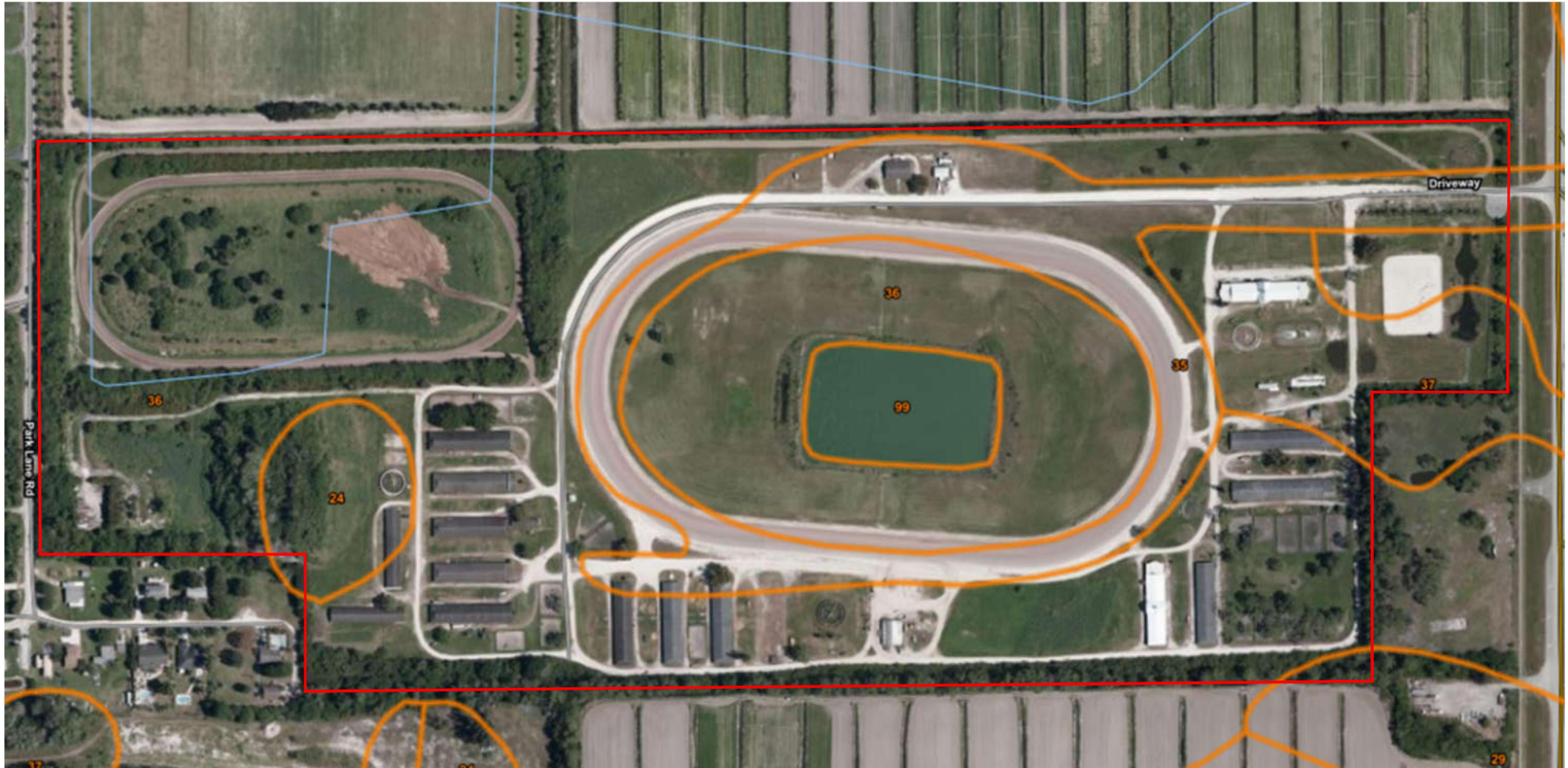


DRAWN BY: KLN

DRAWING #: 000000_EV-MAPS.dwg

FILE #:

DATE: 05/05/2022



Soil Series
 24 - Okeelanta muck, drained, frequently ponded
 29 - Pineda-Pineda, wet, fine sand
 35 - Quartzipsamments
 36 - Riviera fine sand
 37 - Riviera fine sand, frequently ponded
 99 - Water

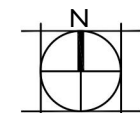
Source: NRCS Soil Survey of Palm Beach County

Trotting Center

PREPARED FOR RE EXPERT, LLC

SOIL SURVEY

Exhibit C



SCALE: NTS



DRAWN BY:	KLN
DRAWING #:	000000_EV-MAPS.dwg
FILE #:	
DATE:	01/28/2022



***Not located within a wellfield protection zone.**

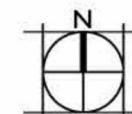
Source: PBC GIS

TROTting CENTER

EXHIBIT D

WELLFIELD PROTECTION MAP

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



SCALE: NTS



DRAWN BY:	RMH
DRAWING #:	069129_EV-MAPS.dwg
FILE #:	
DATE:	05/05/2022



**Department of Planning,
Zoning & Building**

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

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



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Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

May 3, 2022

Lilyann Linehan
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Historical and Archaeological Resource Review for the following project named: Trotting Center 7563 S. State Road 7, Lake Worth Beach FL 33449, under PCN's#: 00424327050440170, 00414512000007390, 00414512000007380, 00414512000003091, 0041452000007230 & 00414512000007210.

Dear Ms. Linehan:

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

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

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

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.

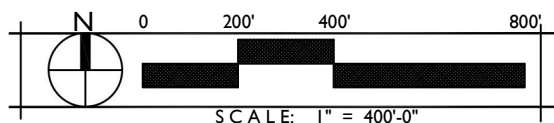
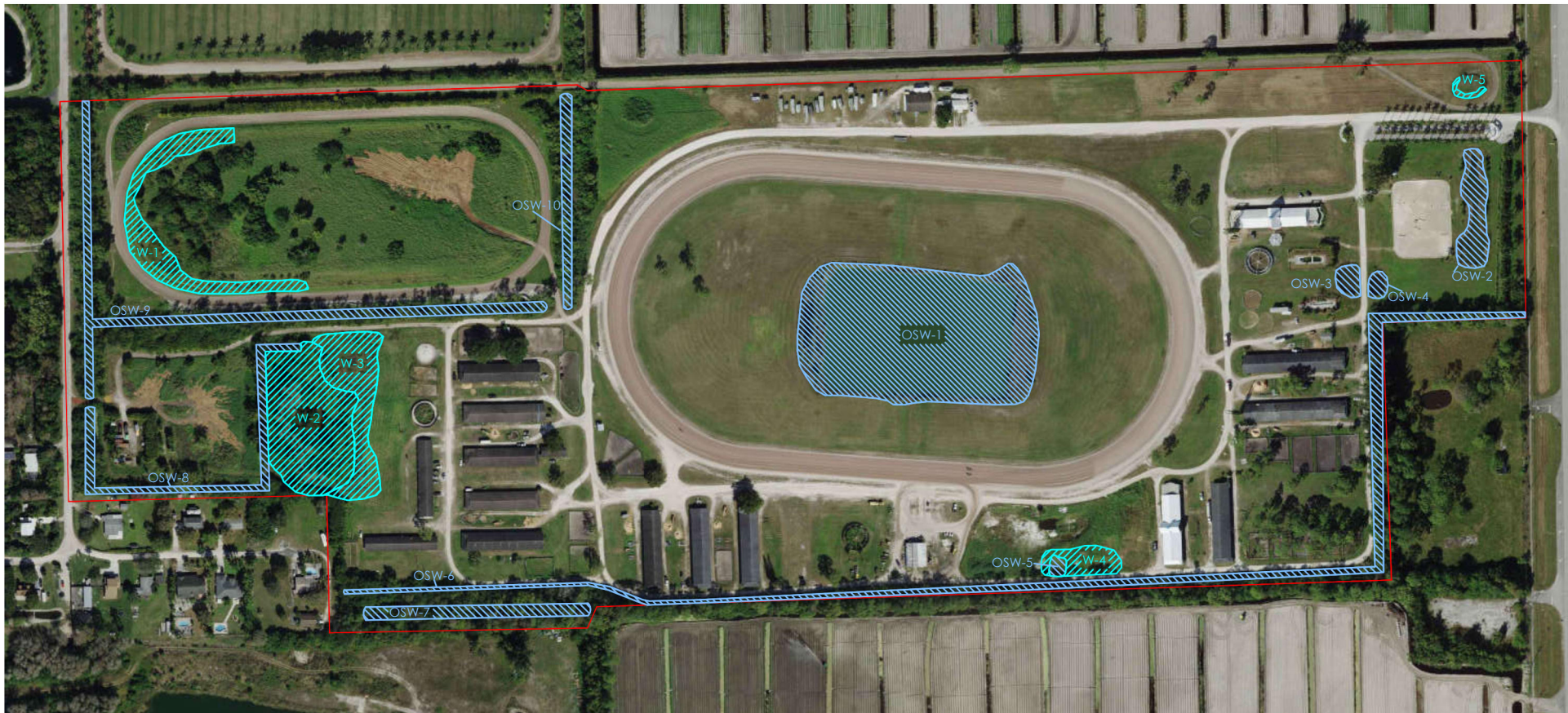
Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

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

cc: Kevin Fischer, Interim-Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\WGI\7563 S. State Road 7
_PCN#s_00424327050440170,0041451200000(7390),(7380),(3091),(7230)&(7210)\Letter 05-3-2022.doc



Source: FDOT Aerials

WETLAND & OSW ACREAGE

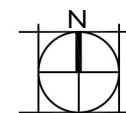
	Wetland 1 - 0.89 ac.		OSW 4 - 0.07 ac.
	Wetland 2 - 1.63 ac.		OSW 5 - 0.05 ac.
	Wetland 3 - 0.87 ac.		OSW 6 - 1.32 ac.
	Wetland 4 - 0.26 ac.		OSW 7 - 0.44 ac.
	Wetland 5 - 0.03 ac.		OSW 8 - 0.50 ac.
	OSW 1 - 4.60 ac.		OSW 9 - 0.98 ac.
	OSW 2 - 0.41 ac.		OSW 10 - 0.32 ac.
	OSW 3 - 0.10 ac.		
			Total Wetland Acreage = 3.68
			Total OSW Acreage = 8.79

Trotting Center

PREPARED FOR RE EXPERT, LLC

WETLAND BOUNDARY MAP

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



SCALE: 1"= 400'0"



DRAWN BY: KLN
 DRAWING #: 000000_EV-MAPS.dwg
 FILE #:
 DATE: 01/28/2022



Exhibit G - Site Photographs



Photo 1: View of entrance of State Road 7. View is facing west.



Photo 2: View of main building near the entrance. View is facing east.



Photo 3: View of structures and trailers off of the eastern racetrack. View is facing north.



Photo 4: View of eastern racing track with OSW 1 in the middle. View is facing south.





Photo 5: View of OSW 1 lake edge. View is facing south.



Photo 7: View of western racetrack. View is to the northwest.



Photo 8: View of edge of wetland 1. This wetland is comprised entirely of invasive species and is highly disturbed.





Photo 9: View of horse stables and Ficus macrocarpa trees. View is facing east.



Photo 9: View of southern storage area. View is facing south.



Photo 10: View of one of the surface water ditches. Dominant vegetation is Brazilian pepper and Earleaf acacia.



Photo 11: View of the edge of Wetland 2, a highly disturbed cypress wetland.



***Not located within a wellfield protection zone.**

Source: PBC GIS

TROTting CENTER

EXHIBIT D

WELLFIELD PROTECTION MAP

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



SCALE: NTS



DRAWN BY:	RMH
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Christian Davenport, MA, RPA
County Historic Preservation Officer/ Archaeologist

cc: Kevin Fischer, Interim-Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\WGI\7563 S. State Road 7
_PCN#s_00424327050440170,0041451200000(7390),(7380),(3091),(7230)&(7210)\Letter 05-3-2022.doc



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

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

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	06/02/2022		
	SCAD No.	22050901F - FLU		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	Property Control No / Property Address	00-42-43-27-05-044-0170; 00-41-45-12-00-000-7210; 7230; 7390; 7380; 3091 / 7563 S State Road 7, 7660 Park Ln Road		
	Development Name	Trotting Center		
	Owner / Agent Name	Cherry Holdings Inc. & S FL Trotting Center / Matthew Barnes		
	SAC No.	227A		
	Proposed FLU Amendment	Maximum 211 Residential Units		
Impact Review		Coral Reef Elementary School	Woodlands Middle School	Park Vista High School
	New Students Generated	33	19	26
	Capacity Available	10	-438	-320
	Utilization Percentage	99%	131%	110%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District middle and high school level, the property owner shall contribute a total of \$625,381.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from 06/08/2022 to 06/07/2023 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 06/07/2023 or this determination will expire automatically on 06/07/2023.</p>			
Notice	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

June 8, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Kevin Fischer, Planning Director, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County