

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

*Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.*

### A. Amendment Data

<b>Round</b>	24-A	<b>Intake Date</b>	May 10 <sup>th</sup> , 2023
<b>Application Name</b>	West End Crossing	<b>Control No.</b>	2023-00043
<b>Acres</b>	Gross: 5.93 AC/ 258,213 SF	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910		
<b>Location</b>	Southeast Corner of Northlake Boulevard and Seminole Pratt Whitney Road.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	EXURBAN	No Change	
<b>Use</b>	Vacant	Type 1 Restaurant, Type 2 Restaurant, Retail; Gas and Fuel Sales with Convenience Store and Car Wash	
<b>Zoning</b>	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Rural Residential-2.5 (RR 2.5)	Commercial Low (CL) with underlining Rural Residential -2.5 (RR-2.5)	
<b>Underlying Future Land Use Designation</b>	None	None	
<b>Conditions</b>	None	None	
<b>Density Bonus</b>	None	None	
<b>Total Number of Units</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	FAR .20/ 2.5 Units to the acre	FAR .10
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	2.5 du/acre x 5.93 ac. = 2.3 du	None
<b>Maximum Beds (for CLF proposals)</b>	None	None

<b>Population Estimate</b>	2.3 max du x 2.39 = 5.49	2.3 max du x 2.39 = 5.49
<b>Maximum Square Feet</b> 2,4 (non-residential designations)	.20 FAR x 5.93 ac. = 1.18 AC/51,642.6	.10 FAR x 5.93 ac. = .592 AC/ 25,821.3 SF
<b>Proposed or Conditioned Potential</b> 3,4	----	Type 1 Restaurant (2,000 SF) Type 2 Restaurant (4,000 SF) Retail; Gas and Fuel Sales (12 pumps) Convenience Store (4,874 SF) Car Wash (985 SF)
<b>Max Trip Generator</b>	<i>Provide the ITE Use Name &amp; the trip generation rate</i>  <i>Single Family Detached / ITE 210</i>	<i>Provide the ITE Use Name &amp; the trip generation rate for maximum and proposed potential</i>  <i>Fast Food Restaurant with Drive-Through / ITE 934</i>
<b>Maximum Trip Generation</b>	The trip generation for the maximum potential  20 Daily / 1 AM / 2 PM	The trip generation for the maximum potential AND the proposed potential  6159 Daily / 588 AM / 435 PM
<b>Net Daily Trips:</b>	6139 (maximum minus current) 6139 (proposed minus current)	
<b>Net PH Trips:</b>	587 AM, 433 PM (maximum) 587 AM, 433 PM (proposed)	

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

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

<b>Name</b>	Jeanne Ducharme
<b>Company Name</b>	Cotleur & Hearing
<b>Address</b>	1934 Commerce Lane, Suite 1
<b>City, State, Zip</b>	Jupiter, FL 33458
<b>Phone / Fax Number</b>	561-406-1005
<b>Email Address</b>	jducharme@cotleur-hearing.com

### B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

<b>Name</b>	Peter Brock
<b>Company Name</b>	PB Rez, LLC
<b>Address</b>	4650 Donald Ross Road, Suite 200
<b>City, State, Zip</b>	Palm Beach Gardens, FL 33418
<b>Phone / Fax Number</b>	561-684-1040
<b>Email Address</b>	<a href="mailto:PeterB@Brockdevelopmentcorp.com">PeterB@Brockdevelopmentcorp.com</a>
<b>Interest</b>	Contract Purchaser

<b>Name</b>	Chantal Segurola
<b>Company Name</b>	Northlake Seminole Property LLC
<b>Address</b>	2972 West Fontana Court
<b>City, State, Zip</b>	Royal Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561-371-4204
<b>Email Address</b>	<a href="mailto:csegurola@gmail.com">csegurola@gmail.com</a>
<b>Interest</b>	Owner

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	Vacant lot with wetlands and uplands (Attachment F)
<b>PCN</b>	00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910 Legal Description (Attachment A) Survey (Attachment P)
<b>Street Address</b>	To be determined
<b>Frontage</b>	Seminole Pratt Whitney Road, 339.44 linear feet; Northlake Boulevard 590.67 linear feet
<b>Legal Access</b>	There is no current legal access; however, the proposed site plan depicts legal access from Seminole Pratt Whitney Road and Northlake Boulevard
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	Parcel 1(00-41-42-18-00-000-7930)- Purchased on February 20, 2012, for \$10 from Seminole-Northlake Trust Agreement by Northlake Seminole Property LLC according to the Palm Beach County Property Appraiser’s website.  Parcel 2 (00-41-42-18-00-000-7920)- Purchased on February 9, 2016, for \$10 from Eduardo Ferro by Northlake Seminole Property LLC according to the Palm Beach County Property Appraiser’s website.  Parcel 3 (00-41-42-18-00-000-7910)-Purchased on December 16,2015 for \$250,000 from Donald and Elaine Hansen by Northlake Seminole Property LLC according to the Palm Beach County Property Appraiser’s website.
<b>Size purchased</b>	5.93 Acres

### B. Development History

<b>Control Number</b>	To be determined				
<b>Previous FLUA Amendments</b>	None				
<b>Concurrency</b>	None				
<b>Plat, Subdivision</b>	Not Applicable				
<b>Zoning Approvals &amp; Requests</b>	None				
<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>


# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

**A. Consistency** – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

<p><b>Justification</b> Provide as G.1.</p>	<p>JUSTIFICATION (G.1)</p> <p>Palm Beach County requires all Future Land Use Atlas Amendment applications to demonstrate consistency with Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</p> <p>1.The proposed use is suitable and appropriate for the subject site; and</p> <p><b>RESPONSE:</b> The site is located within the Exurban Tier and has access to all public facilities and services, as stated herein. The site is located on the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road, both Urban Minor Arterial Roads.</p> <p>The site has 646.14 feet of frontage on Northlake Boulevard a two (2) lane road, currently Northlake Boulevard it is under construction to become a six (6) lane road. This portion of the site is suitable for a “commercial node”, due to the location at a major intersection. The eastern half is suitable for a variety of commercial uses from a drive-thru and sit-down restaurants.</p> <p>The site has approximately 389.29 feet of frontage on Seminole Pratt Whitney Road a two (2) lane road, currently it is under construction to become a six (6) lane road with a two-lane dedicated to east-bound right turn lane. The western portion site is suitable and appropriate for retail gas and fuel sales, a car wash, and convenience store uses, due to the direct access onto these roads.</p> <p>The corresponding increase in population and development has caused an escalating increase in the demand for services. A recognition of the existing development pattern, demand for services and desire to maintain the rural character, warrants this Future Land Use amendment.</p> <p>2.There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</p> <p>a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</p> <p><b>RESPONSE:</b> The development pattern in the Exurban Tier along Northlake Boulevard is seeing sprouted commercial development, specifically Future Land Use amendments from the Rural Residential 1 unit to 2.5 acres (RR-2.5) to Commercial Low (CL). With this new trend, the subject site falls into this category allowing less intense commercial development within the tier.</p> <p>b. Changes in the access or characteristics of the general area and associated impacts on the subject site;</p> <p><b>RESPONSE:</b> Both access roads, Northlake Boulevard and Seminole Pratt Whitney Road, are currently under construction with major improvements that will accommodate a commercial development of this type. The proposed development will serve the</p>
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	<p>Acreage community providing services and facilities consistent with the character of the area.</p> <p>c. New information or change in circumstances which affect the subject site;</p> <p><b>RESPONSE:</b> With the many sprouted commercial developments along Northlake Boulevard and Seminole Pratt Whitney Road, along with the improvements to the roadway, this intersection has become a major one, therefore it is appropriate to have commercial uses along this “commercial node”.</p> <p>d. Inappropriateness of the adopted FLU designation; or</p> <p><b>RESPONSE:</b> The subject site has had its Future Land Use designation and zoning since the establishment of the ULDC and Comprehensive Plan. Since 2012, development along Northlake Boulevard and Seminole Pratt Whitney Road has sprouted from the new city of Westlake and the mixed-use Avenir development. These roads have become commercial corridors and are considered Urban Minor Arterial Roads. With the changes of the land use patterns and uses, a Rural Residential Future Land Use is no longer appropriate for the subject site. However, the applicant is dedicated to providing services and facilities consistent with the character of the area.</p> <p>e. Whether the adopted FLU designation was assigned in error.</p> <p><b>RESPONSE:</b> Not applicable to this request.</p>
<p><b>Residential Density Increases</b> Provide as G.2.</p>	<p>None</p>
<p><b>Compatibility</b> Provide as G.3.</p>	<p>ADJACENT TO RESIDENTIAL The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the south and east properties with a type 3 incompatibility buffer which comprises of heavy vegetation and a wall.</p> <p>ADJACENT TO MAJOR ROADS A commercial node is created due to the nature of an intersection of two (2) Urban Minor Arterial Roads.</p>
<p><b>Comprehensive Plan</b> Provide as G.4.</p>	<p>FUTURE LAND USE ELEMENT- 1.3 EXURBAN TIER</p> <p>Policy 1.3-f: The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a Commercial Low future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).</p> <p><b>RESPONSE:</b> The site is located on the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road, both Urban Minor Arterial Roads (U-MA), in accordance with Map TE 3.1.</p>
<p><b>Florida Statutes</b> Provide as G.5.</p>	<p><b>Optional:</b> <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</i></p>

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

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

<b>Adjacent Lands</b>	<b>Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Vacant	Rural Residential 2.5 (R.R. 2.5)	Agriculture Residential (AR)
<b>South</b>	Single-Family Residential	Rural Residential 2.5 (R.R. 2.5)	Agriculture Residential (AR)
<b>East</b>	Vacant	Rural Residential 2.5 (R.R. 2.5)	Agriculture Residential (AR)
<b>West</b>	Vacant	Rural Residential 2.5 (R.R. 2.5)	Agriculture Residential (AR)

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
<p><i>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</i></p>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	<p><i>Provide the ITE Use Name &amp; the trip generation rate</i></p> <p><i>Single Family Detached / ITE 210</i></p>	<p><i>Provide the ITE Use Name &amp; the trip generation rate for maximum and proposed potential</i></p> <p><i>Fast Food Restaurant with Drive-Through / ITE 934</i></p>
<b>Maximum Trip Generation</b>	<p>The trip generation for the maximum potential</p> <p>20 Daily / 1 AM / 2 PM</p>	<p>The trip generation for the maximum potential AND the proposed potential</p> <p>6159 Daily / 588 AM / 435 PM</p>
<b>Net Daily Trips:</b>	<p>6139 (maximum minus current)</p> <p>6139 (proposed minus current)</p>	
<b>Net PH Trips:</b>	<p>587 AM, 433 PM (maximum)</p> <p>587 AM, 433 PM (proposed)</p>	
<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>		
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 3 (PBG-BCR-via Military)	
<b>Nearest Palm Tran Stop</b>	Route 3- Bus stop 1262 @11.5 Miles Away	
<b>Nearest Tri Rail Connection</b>	Palm Tran Route 21, 31, 33- Mangonia Park Station	

**C. Potable Water & Wastewater Information**

The letter has been requested from Palm Beach County Water Utilities and will be provided when received.

<b>Potable Water &amp; Wastewater Providers</b>	The potable water for the project will be provided by Palm Beach County Water Utilities Department (Attachment I).
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The letter has been requested from Palm Beach County Water Utilities and will be provided when received (Attachment I)

**D. Drainage Information**

Summarize Drainage Statement here and refer to Application Attachment J which must provide:

The proposed development will require pretreatment and storage of the stormwater runoff per state requirements. The development's drainage system includes installation of pavement, curbs, grass swales, storm inlets, exfiltration trench, and conveyance piping. The site is within the M-1 basin and is allowed offsite discharge. The site is currently designed to contain the 25-year 3-day runoff onsite without offsite connection other than from a minimum bleeder orifice and connecting pipe. The point of legal positive outfall will be the adjacent Palm Beach County Street proposed drainage system within Northlake Blvd. Specific connection will be to the nearest catch basin on the south side of the road along the property frontage. The street drainage system will ultimately flow through a piped connection to the ITID master system.

The M-1 basin was designed to provide for 1" of runoff from the basin with the property development to provide the balance of the required water quality treatment volume in its own onsite system. In addition to the state required volume; the site will be required to provide 0.5" of dry pre-treatment for water quality which will be accomplished within proposed exfiltration trenches and dry swale areas. It is acknowledged that only the equivalent of 3.2 inches is allowed for storm water attenuation in exfiltration trench for large storm events.

A perimeter berm will be set at a minimum elevation to contain the volume of runoff from the 25-year 3-day storm event. The minimum pavement grade will be at or above the staging of the 10-year 1-day storm event. The finish floor will be at or above the minimum of the FEMA flood map elevation or the calculated 100-year 3-day storm event. The 25-year 3-day onsite stage will not exceed the pavement elevation at the outside edge of the highest through lane (one in each direction) for thoroughfare-plan streets.

**E. Fire Rescue**

<b>Nearest Station</b>	Palm Beach County Fire Rescue Station #22 located at 16650 Town Center Parkway South
<b>Distance to Site</b>	The subject property is approximately 4.5 miles from the station
<b>Response Time</b>	The estimated response time to the subject property is 11 minutes and 30 seconds
<b>Effect on Resp. Time</b>	Changing the land use of this property will have some impact on Fire Rescue (Attachment K)

**F. Environmental**

<b>Significant habitats or species</b>	This pine flatwoods habitat is located throughout the property. This area contains both native and exotic species, however the exotic coverage is dominant through most of the habitat. The vegetative assemblage is dominated by earleaf acacia, java plum, Brazilian pepper, swamp fern, and Old-world climbing fern. The habitat type also comprises slash pine, cabbage palm, red bay, rusty lyonia, grapevines, passionfruit, and myrsine. This vegetative community is found in the southeastern portion of the property. The canopy vegetation is dominated by melaleuca. Also present are scattered sedges, Pluchea, redroot, sawgrass, pickerelweed, rushes, buttonbush, dogfennel, Old-world climbing fern, and swamp fern.
<b>Flood Zone*</b>	<u>Flood Zone:</u> The site is located within Flood Zone X
<b>Wellfield Zone*</b>	<u>Wellfield Protection Zone:</u> The site is not located within a Wellfield protection zone (Attachment M).

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

### G. Historic Resources

A Historical and Archaeological Review Letter dated April 14, 2023, by Christian Davenport, MA, RPA, the County Archeologist has been provided as (Attachment N). The following is a summary of the letter:

1. No historic or architecturally significant structures are located on or within 500 feet of the subject property.
2. No archaeological resources are located on or within 500 feet of the subject property.

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

The proposed FLUA is for Commercial Development- This section does not apply.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

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

The proposed FLUA is for Commercial Development- This section does not apply.

<b>Library Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>	<i>Indicate the distance from the site to the nearest library.</i>		
Component	Level of Service	Population Change	Change in Demand

<b>Collection</b>	2 holdings per person		
<b>All staff</b>	0.6 FTE per 1,000 persons		
<b>Library facilities</b>	0.6 square feet per person		

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

The proposed FLUA is for Commercial Development- This section does not apply.

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

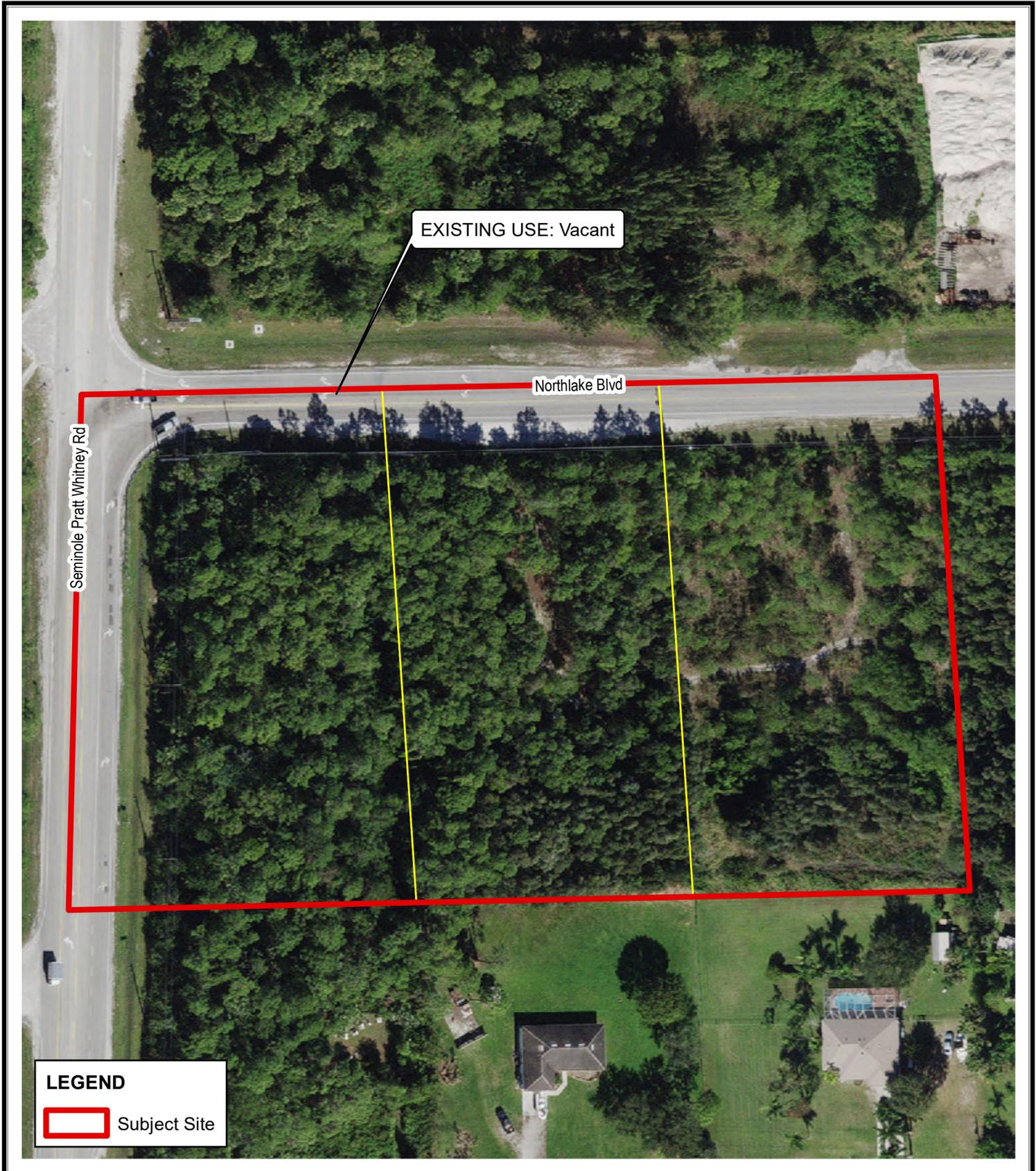
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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

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

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

T:\Planning\AMEND\00Administration\Application-FLUA\2022 Application\2022-FLUA-App-Form-Feb2022.docx



EXISTING USE: Vacant

Northlake Blvd

Seminole Pratt Whitney Rd

**LEGEND**

 Subject Site



1 inch = 100 feet

0 25 50 100 Feet

Map Document:  
 (F:\Projects Active\21-0125 BROCK - Northlake Blvd. & Seminole  
 Pratt Whitney Road\Maps and Graphics\ArcMap\_Projects)  
 04/19/2023 -- 1:30:00 PM (MAK)

**ATTACHMENT F**  
**Built Features Map**  
**West End Crossing**  
**Palm Beach County, Florida**



**Cotleur &  
 Hearing**

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

## **West End Crossing**

*Large Scale FLU Map Amendment*

### **ATTACHMENT F**

Built Feature Statement

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#### **INTRODUCTION**

5.93 Acre property located at the SE corner of Northlake Boulevard and Seminole Pratt Whitney Road. The property is adjacent to a Palm Beach County Water retention parcel and Single-Family residential parcel within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control numbers: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910

#### **GENERAL DESCRIPTION**

The subject site is described as “vacant” with heavy vegetation. Most of the pervious area is wetlands with a mixture of native and non-native trees. There are also some quality upland areas sprinkled within the parcels. Currently, there are no drive aisles or access from the site to any road.

#### **SUBJECT SITE**

PCN: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920,  
00-41-42-18-00-000-7910

Site Acreage: 5.93.AC

Address: TBD

Existing Zoning: Rural Residential 2.5 (RR- 2.5)

Existing FLU: Agricultural Residential (AR)

Existing Land Use: Vacant

## West End Crossing

*Large Scale FLU Map Amendment*

### CONSISTENCY

#### Justification, Compatibility and Comprehensive Plan (G.1, G.3 and G.4)

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#### REQUEST

On behalf of the applicant PB Rez, LLC, c/o Brock Development Corporation, we are requesting a Large-Scale Comprehensive Plan Amendment for the 5.93-acre property located at the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road. The subject site is identified by Palm Beach County Property Appraisers record under the property control numbers: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910.

The current Future Land Use designation for the site is Rural Residential-2.5 (RR-2.5). The applicant is requesting to modify the Future Land Use designation on the Palm Beach County Atlas map to Commercial Low (CL) with underlining Rural Residential-2.5 (RR-2.5). The proposed request requires a concurrent zoning map amendment, the request is to rezone the property from Algalculture Residential (AR) to a Multiple Use Planned Development (MUPD) zoning district.

#### ABOUT THE APPLICANT

PB Rez, LLC, c/o Brock Development Corporation is a family-owned real estate development and management company that specializes in the acquisition, development, redevelopment, management, and leasing of commercial real estate assets. With offices in Florida and New York, they have developed a variety of retail, office, hotel, and residential projects.

#### SUBJECT SITE

The subject site is vacant with heavy vegetation along with uplands and wetlands habitat.

#### HISTORY

The site is within the Palm Beach County Acreage Neighborhood Plan. The subject site is a vacant lot with no past development orders or permits.

## JUSTIFICATION (G.1)

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

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

RESPONSE: The site is located within the Exurban Tier and has access to all public facilities and services, as stated herein. The site is located on the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road, both Urban Minor Arterial Roads.

The site has 646.14 feet of frontage on **Northlake Boulevard** a two (2) lane road, currently Northlake Boulevard it is under construction to become a six (6) lane road. This portion of the site is suitable for a “commercial node”, due to the location at a major intersection. The eastern half is suitable for a variety of commercial uses from a drive-thru and sit-down restaurants.

The site has approximately 389.29 feet of frontage on **Seminole Pratt Whitney Road** a two (2) lane road, currently it is under construction to become a six (6) lane road with a two-lane dedicated to east-bound right turn lane. The western portion site is suitable and appropriate for retail gas and fuel sales, a car wash, and convenience store uses, due to the direct access onto these roads.

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

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

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

RESPONSE: The development pattern in the Exurban Tier along Northlake Boulevard is seeing sprouted commercial development, specifically Future Land Use amendments from the Rural Residential 1 unit to 2.5 acres (RR-2.5) to Commercial Low (CL).

With this new trend, the subject site falls into this category allowing less intense commercial development within the tier.

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

RESPONSE: Both access roads, Northlake Boulevard and Seminole Pratt Whitney Road, are currently under construction with major improvements that will accommodate a commercial development of this type. The proposed development will serve the Acreage community providing services and facilities consistent with the character of the area.

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

RESPONSE: With the many sprouted commercial developments along Northlake Boulevard and Seminole Pratt Whitney Road, along with the improvements to the roadway, this intersection has become a major one, therefore it is appropriate to have commercial uses along this “commercial node”.

**d. Inappropriateness of the adopted FLU designation; or**

RESPONSE: The subject site has had its Future Land Use designation and zoning since the establishment of the ULDC and Comprehensive Plan. Since 2012, development along Northlake Boulevard and Seminole Pratt Whitney Road has sprouted from the new city of Westlake and the mixed-use Avenir development. These roads have become commercial corridors and are considered Urban Minor Arterial Roads. With the changes of the land use patterns and uses, a Rural Residential Future Land Use is no longer appropriate for the subject site. However, the applicant is dedicated to providing services and facilities consistent with the character of the area.

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

RESPONSE: Not applicable to this request.

### COMPATIBILITY (G.3)

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

ADJACENT LANDS	USES	FLU	ZONING
North	Vacant	Rural Residential-2.5	AR
South	Single Family Residential/Vacant	Rural Residential-2.5	AR
East	Vacant	Rural Residential-2.5	AR
West	Vacant	Rural Residential-2.5	AR

#### ADJACENT TO RESIDENTIAL

The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the south and east properties with a type 3 incompatibility buffer which comprises of heavy vegetation and a wall.

#### ADJACENT TO MAJOR ROADS

A commercial node is created due to the nature of an intersection of two (2) Urban Minor Arterial Roads.

### COMPREHENSIVE PLAN (G.4)

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

#### FUTURE LAND USE ELEMENT- 1.3 EXURBAN TIER

**Policy 1.3-f:** *The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a Commercial Low future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).*

WEST END CROSSING  
Large Scale FLU Map Amendment  
Justification Statement  
May 9, 2023

RESPONSE: The site is located on the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road, both Urban Minor Arterial Roads (U-MA), in accordance with Map TE 3.1.



**Letter for  
Concurrency Reservation**

**To: Zoning Division  
PBC Planning, Zoning, & Building Department**

**From: Ebony M. Bruton, Director  
Finance and Administration  
PBC Water Utilities Department**

**Date: June 6, 2023**

**Control # 00176**

**Re: PZ&B Application #: LGA 2024-002  
Project Name – West End Crossing**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<u>47</u>
Wastewater	<u>47</u>
Reclaimed Water	<u>          </u>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

**00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910**

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony M. Bruton*  
Director of Finance & Administration

Date: *06-June-23*

## WEST END CROSSING DRAINAGE STATEMENT

### INTRODUCTION:

The proposed development is a 5.92± acre parcel that is currently a vacant lot. The development proposes to construct a gas station with convenience store and car wash, a type 1 restaurant, and a type 2 restaurant with associated parking, drive aisles, and landscaping.

### EXISTING CONDITIONS:

The affected area is currently vacant and is located at the southeast corner of Northlake Blvd and Seminole Pratt Whitney Road in unincorporated Palm Beach County. The existing site does not have any drainage infrastructure. The site is within the Indian Trail Improvement District (ITID) service area upper M-1 basin, but is not adjacent to any of their facilities. The site is bordered on the East by vacant land, the South by residential homes, the West by Seminole Pratt Whitney Road right-of-way, and on the North by the Westgate Avenue right-of-way.

### PROPOSED DESIGN:

The proposed development will require pretreatment and storage of the stormwater runoff per state requirements. The development's drainage system includes installation of pavement, curbs, grass swales, storm inlets, exfiltration trench, and conveyance piping. The site is within the M-1 basin and is allowed offsite discharge. The site is currently designed to contain the 25-year 3-day runoff onsite without offsite connection other than from a minimum bleeder orifice and connecting pipe. The point of legal positive outfall will be the adjacent Palm Beach County street proposed drainage system within Northlake Blvd. Specific connection will be to the nearest catch basin on the south side of the road along the property frontage. The street drainage system will ultimately flow through a piped connection to the ITID master system.

The M-1 basin was designed to provide for 1" of runoff from the basin with the property development to provide the balance of the required water quality treatment volume in its own onsite system. In addition to the state required volume, the site will be required to provide 0.5" of dry pre-treatment for water quality which will be accomplished within proposed exfiltration trenches and dry swale areas. It is acknowledged that only the equivalent of 3.2 inches is allowed for storm water attenuation in exfiltration trench for large storm events.

A perimeter berm will be set at a minimum elevation to contain the volume of runoff from the 25-year 3-day storm event. The minimum pavement grade will be at or above the staging of the 10-year 1-day storm event. The finish floor will be at or above the minimum of the FEMA flood map elevation or the calculated 100-year 3-day storm event. The 25-year 3-day onsite stage will not exceed the pavement elevation at the outside edge of the highest through lane (one in each direction) for thoroughfare-plan streets.

### CONCLUSION

The proposed development is in compliance with the storm water criteria set forth in the state code. The development will provide onsite storm mitigation and is above flood criteria. The amount of proposed exfiltration trench exceeds the required amount to provide water quality. The proposed development will not adversely impact the adjacent properties.

Erik J. Wilczek, Professional Engineer, State of Florida, License No. 58216  
This item has been digitally signed and sealed by ERIK WILCZEK, P.E. on  
04/26/2023.

Printed copies of this document are not considered signed and sealed and the  
signature must be verified on any electronic copies.



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

April 13, 2023

Coteleur & Hearing  
Attention: Jeanne Ducharme  
1934 Commerce Lane  
Suite 1  
Jupiter, FL 33458

Re: West End Crossing

Dear Jeanne Ducharme:

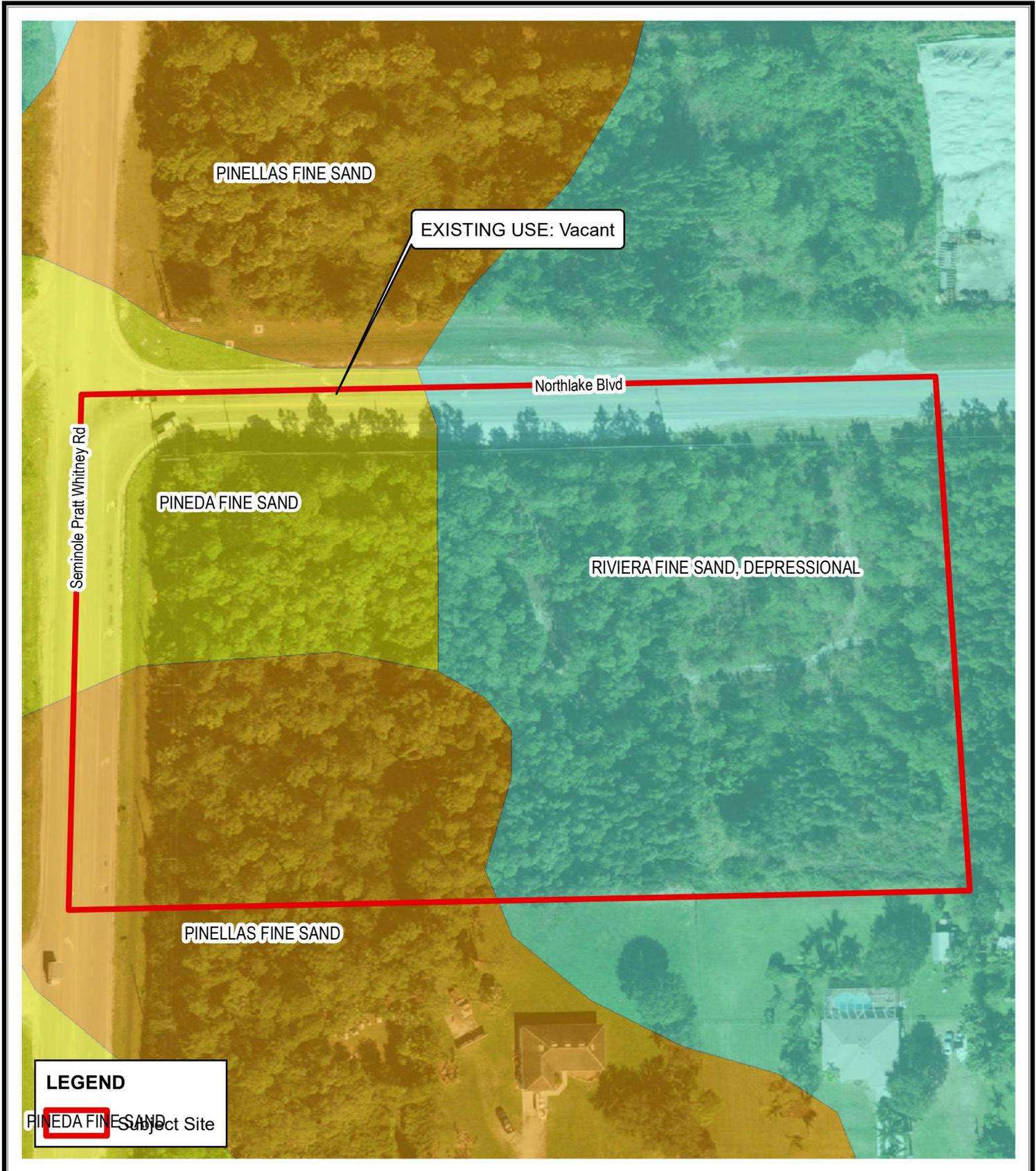
Per your request for response time information to the subject property with PCNs: 00414218000007930, 0414218000007920, and 00414218000007910. This property is served currently by Palm Beach County Fire-Rescue station #22, which is located at 16650 Town Center Parkway South. The maximum distance traveled to subject property is approximately 4.50 miles from the station. The estimated response time to the subject property is 11 minutes 30 seconds. For fiscal year 2022, the average response time (call received to on scene) for this stations zone is 8:44.

Changing the land use of this property will have some impact on Fire Rescue. There will be an extended response time of 11 minutes 30 seconds to this 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



PINELLAS FINE SAND

EXISTING USE: Vacant

Northlake Blvd

Seminole Pratt Whitney Rd

PINEDA FINE SAND

RIVIERA FINE SAND, DEPRESSIONAL

PINELLAS FINE SAND

**LEGEND**

PINEDA FINE SAND Subject Site



1 inch = 100 feet

0 25 50 100 Feet

Map Document:  
 (F:\Projects Active\21-0125 BROCK - Northlake Blvd. & Seminole  
 Pratt Whitney Road\Maps and Graphics\ArcMap\_Projects)  
 04/19/2023 -- 1:30:00 PM (MAK)

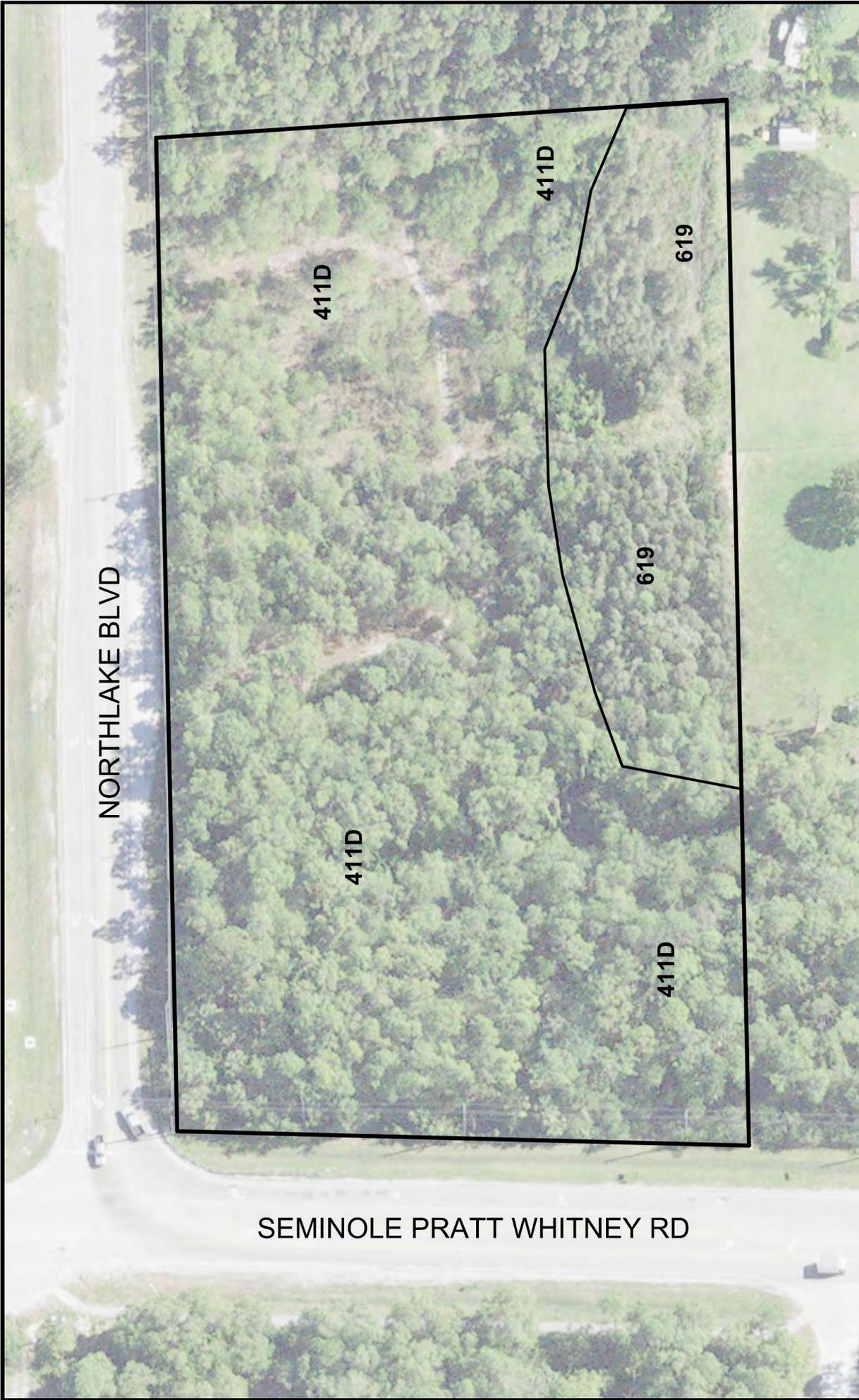
**ATTACHMENT L  
 Soils Map**

**West End Crossing  
 Palm Beach County, Florida**



**Cotleur &  
 Hearing**

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



PALM BEACH COUNTY AERIALS DATED 2022

**LEGEND**

411D - PINE FLATWOODS DISTURBED (3.8± AC)

619 - EXOTIC WETLAND HARDWOOD (0.9± AC)

**TOTAL SITE (4.7± AC)**



**NORTHLAKE SEMINOLE  
FLUCFCS**



EW CONSULTANTS, INC.  
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-281-7950 PHONE 561-350-4908 FAX  
WWW.EWCONSULTANTS.COM

JULY 2022  
FIGURE  
**4**

## West End Crossing

*Large Scale FLU Map Amendment*

### ATTACHMENT L

Significant Habitats or Species Statement

---

#### INTRODUCTION

The 5.93-acre property is generally located on the Southeast corner of Northlake Boulevard and Seminole Pratt Whitney Road within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control numbers: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910.

#### Existing Vegetation

There is heavy vegetation on site with a combination of upland and wetland habitats.

#### Upland Habitat

This pine flatwoods habitat is located throughout the property. This area contains both native and exotic species, however the exotic coverage is dominant through most of the habitat. The vegetative assemblage is dominated by earleaf acacia, java plum, Brazilian pepper, swamp fern, and Old-world climbing fern. The habitat type also comprises slash pine, cabbage palm, red bay, rusty lyonia, grapevines, passionfruit, and myrsine (Attachment L).

#### Wetlands

This vegetative community is found in the southeastern portion of the property. The canopy vegetation is dominated by melaleuca. Also present are scattered sedges, Pluchea, redroot, sawgrass, pickerelweed, rushes, buttonbush, dogfennel, Old-world climbing fern, and swamp fern (Attachment L).

#### Fauna

No significant fauna is of note.

#### Flood Zone

The site is located within Flood Zone X.

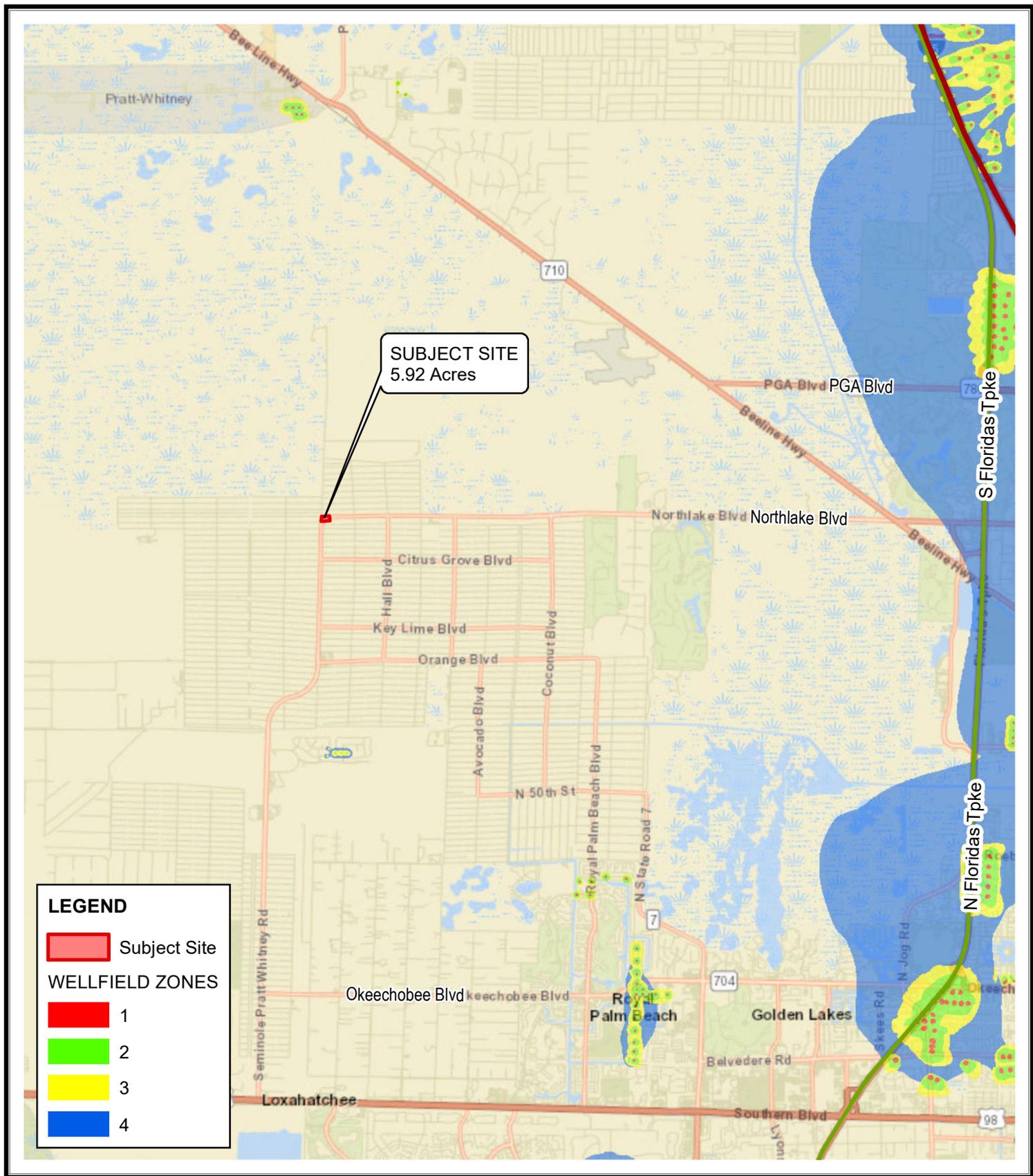
Wellfield Protection Zone

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

Historical Resources

According to the letter dated April 14, 2023, from the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

Soils: Pinellas Fine Sand, Pineda Fine Sand, Riviera Fine Sand (Attachment L)



**LEGEND**

Subject Site

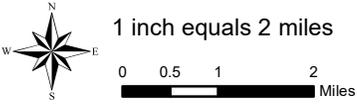
**WELLFIELD ZONES**

1

2

3

4



**ATTACHMENT M**  
**Wellfield Protection Map**  
**West End Crossing**  
**Palm Beach County, Florida**



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

Map Document:  
 (F:\Projects Active\21-0125 BROCK - Northlake Blvd. & Seminole  
 Pratt Whitney Road\Maps and Graphics\ArcMap\_Projects)  
 04/19/2023 -- 1:30:00 PM (MAK)

## **West End Crossing**

*Large Scale FLU Map Amendment*

### **ATTACHMENT M**

Wellfield Statement

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On behalf of the applicant PB-Rez, LLC, we are requesting a Large-Scale Comprehensive Plan Amendment for the 5.93-acre property located at the south-east corner of Northlake Boulevard and Seminole Pratt Whitney Road. The subject site is identified by Palm Beach County Property Appraisers record under with the property control numbers: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-7920, 00-41-42-18-00-000-7910.

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



**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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



April 14, 2023

Jeanne Ducharme  
Coteleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for project named:  
West End Crossing, PCN's: 00-41-42-18-00-000-7930, 00-41-42-18-00-000-  
7920, & 00-41-42-18-00-000-7910.**

Dear Ms. Ducharme:

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

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

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

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

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

Sincerely,

Christian Davenport MA, RPA  
County Historic Preservation Officer / Archaeologist

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