

County Administrator
Robert Weisman

Palm Beach County Zoning Division
2300 N. Jog Road
West Palm Beach, Florida 33411
Phone: (561) 233-5200
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COMMUNITY DEVELOPMENT GENERAL APPLICATION

Check (X) type of application:

- ZC/BCC Full DRO Concurrency Type II Variance Type I Waiver Type II Waiver
 Subdivision (Concurrent) Other

I. PROPERTY LOCATION

- A. Control No. 2005-394 Control Name: Highland Dunes PUD
Application No. Application Name: Highland Dunes PUD
B. Property Control Number (PCN): List additional PCN's on separate sheet and attach to application.
PCN: See attached list
C. Section/Township/Range: see attached / Gross Acreage of Subject Property: 1209.96 Gross Acreage of Affected Area: 1209.96
D. Location of Subject Property (proximity to closest major intersection or road): Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80).
E. Address: n/a Project No. 05168-000
F. Subdivision Name: n/a Plat Name: n/a
G. Is subject property located in the future annexation area of a municipality(s) or within one (1) mile of a municipality or adjacent County? If yes, list municipality(s) or County: Wellington BCC District: 6
H. Traffic Analysis Zone (TAZ): 1059 Traffic Trips: 19,003 Concurrency Case No.: n/a Expiration Date: n/a
I. Water: PBCWUD Sewer Provider: PBCWUD Drainage District: SFWMD
J. Tier: Glades Area Protection Overlay / Limited Urban Service Area
K. Overlays: Check (X) all applicable districts below in which the subject property is located. It is the applicant's responsibility to be familiar with the overlay or special district requirements pursuant to the ULDC.

Table with 2 columns listing zoning overlays: Airport Zoning Overlay (AZO), Conditional Overlay Zone (COZ), Glades Area Economic Overlay (GAO), Indiantown Road Overlay (IOZ), Lakes Okeechobee Scenic Trail Overlay (LSTO), Native Ecosystem Overlay (NEO), Northlake Boulevard Overlay Zone (NBOZ), Palm Beach International Airport Overlay (PBAIO), Research and Technology Overlay (RTO), Sugar Cane Growers Cooperative of Florida Protection Area Overlay (SCGCFO), SR 80 Non-Residential Overlay, Turnpike Aquifer Protection Overlay (TAPO), Westgate Community Redevelopment Area Overlay (WCRAO), Infill Redevelopment Overlay (IRO), Urban Redevelopment Area Overlay (URAO), Agricultural Enclave Overlay (AGEO), SR-7 Economic Development Overlay (EDO), MacArthur/Dickinson State Park Greenline.

1 Application in the IOZ must be reviewed by the Town of Jupiter pursuant to Art 3.B.5.E
2 All FLUA amendments and conditional use applications must be reviewed by PBAIO Committee prior to going to LPA or ZC. Art 3.B.9.E
3 Applicant must obtain a recommendation from the WCRA pursuant to Art 3.B.14.D.1
4 Required to have a Pre-Application Conference (PAC) prior to submission of an application pursuant to Art 3.B.15.D, Art 3.B.16.D, 3.B.18.D

II. LAND USE AND ZONING

- A. Current Zoning District: RT Current Land Use Designation: LR2
B. Proposed Zoning District: PUD Proposed Land Use Designation: LR2
C. Zoning Quad Map #: 107 Land Use Atlas Map #: 52, 53, 59, 60 REDI Aerial Page #: 473d, 465, 466b-c, 472d, 473a,
D. Existing Use(s) on Property: Excavation/Mining/Farming Proposed Use(s): Residential Development
E. Official Zoning Map Amendment [X] Yes [] No If yes, attach justification statement addressing existing and proposed site conditions, proposed internal and external improvements and each standard as indicated in Article 2.B.1.B of the ULDC.
[X] Rezoning to Standard District (Z) only [] Rezoning with Conditional Use (Z/CA or Z/CB)
[] Rezoning with Conditional Overlay Zone (Z/COZ) [] Rezoning with Concurrent Type II Variance (Z/ZV)
[] Rezoning with Concurrent Subdivision Variance (Z/SV) [] Rezoning with Concurrent Type II Waiver (Z/W)
[] Rezoning with Concurrent Small Scale Comprehensive Plan Amendment (Z/SCA)
[] Rezoning with other

III. PROJECT HISTORY

List all prior zoning actions in sequence from first to most recent. Include Variances/Waivers approved by the BCC/ZC or DRO. Attach additional pages if necessary.

Control No.	Request	Action	Date	Resolution No.
	See attached project history			

- A. Has property been platted? [] Yes [✓] No If yes, OR Book & page number: _____
- B. Will existing plat be affected by request? [] Yes [✓] No If yes, explain in Justification Statement.
- C. Is subject property an existing legal lot of record? [✓] Yes [] No If no, explain how/when created in Justification Statement.
- D. Do proposed improvements exceed 35% of appraised value of parcel on which renovations will occur? [] Yes [✓] No
- E. Does the site have a concurrency reservation? [] Yes [✓] No If no, has concurrency been applied for? [✓] Yes [] No

IV. ADJACENT PROPERTY

Identify surrounding land uses and zoning. Include existing/approved square footage or number of dwelling units, type of units and density.

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Approved Use	Control No.	Resolution No.
NORTH	RR5	AR	Residential	Residential	N/A	N/A
SOUTH	County - LR2	STA/SFWMD	Conservation	Conservation	Wellington	Wellington
EAST	RR10	AR	Agricultural	Farming	N/A	N/A
WEST	RR10	SA	Agricultural	Excavation/Mining/ Power Facility/Farming	89-52F	R2004-401

V. TYPE II VARIANCE OR CONCURRENT SUBDIVISION VARIANCE INFORMATION

- 1. [] Application subject to BCC or ZC approval
- 2. [] Application requesting five (5) or more Variances
- 3. [] Variance request greater than fifteen (15) percent of a required standard
- 4. [] Airport Zoning Variance as described in Article 2.B.3.D.2, Airport Variance
- 5. [] Subdivision Variance from Article 11 Subdivision, Platting and Required Improvements

Complete the chart below with the information requested for each Variance. If more than five (5) Variances are requested, provide the information on a separate sheet and attach to this form. Address the seven (7) Standards pursuant to Article 2.B.3.E, in the Justification Statement for each Variance requested.

ULDC Section	Required	Proposed	Variance (+/-)

VI. TYPE I or Type II WAIVER INFORMATION

- | | |
|---|---|
| <input type="checkbox"/> Type I Lifestyle Commercial Center (LCC)
<input type="checkbox"/> Type I Urban Redevelopment Area (URA) | <input type="checkbox"/> Type I Infill Redevelopment Overlay (IRO)
<input type="checkbox"/> Type II Urban Redevelopment Area (URA) |
|---|---|

Complete the chart below with the information requested for each Waiver. If more than five (5) Waivers are requested, provide the information on a separate sheet of paper and attach to this form. Address the three (3) Standards pursuant to Article 2.B.2.G or Article 2.D.7. B, in the Justification Statement for each Waiver requested.

ULDC Section	Required	Proposed	Waiver (+/-)

VII. ENVIRONMENTAL ANALYSIS

- A. General Vegetation Statement:** A pine tree farm currently exists on site.
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- B. Removal of vegetation required?** Yes No If yes, submit Standard Vegetation Application to ERM. Applications available from the ERM Permit Center located within PZ&B.
- C. Is site in a Wellfield Protection Zone?** Yes No If yes, Wellfield Protection Affidavit required (available from ERM).
- D. Health Department.** In Justification Statement, under heading "Hazardous Material", address type and amount of all industrial, manufacturing, special or hazardous waste that may be generated; 2) airborne pollutants that may be generated (i.e. dust or other unconfined particulates such as NOx, SOx, CO, VOC's, heavy metals, etc.); and, 3) any special handling of solid waste that may be required.

VIII. REQUIRED DOCUMENTS

- A. Check (X) all items that apply and attach two (2) copies of each item:**
- | | | |
|---|---|---|
| <input type="checkbox"/> Unity of Title | <input type="checkbox"/> Unity of Control | <input type="checkbox"/> Cross Access Agreement |
| <input type="checkbox"/> Base Building Line Waiver | <input type="checkbox"/> Cross Parking Agreement | <input type="checkbox"/> Removal Agreement |
| <input type="checkbox"/> Shared Parking Study | <input checked="" type="checkbox"/> Restrictive Covenants | <input type="checkbox"/> Tree Survey |
| <input type="checkbox"/> Easement/Deed Restrictions | <input type="checkbox"/> Internal Traffic Study | <input type="checkbox"/> Settlement Agreement |
| <input checked="" type="checkbox"/> Developer/Development Agreement | <input type="checkbox"/> Building Elevation/consistent architecture (i.e. MUPD) | |
| <input type="checkbox"/> Lake Worth Drainage District - Signed & Sealed Canal Cross Sections (on survey or in separate document) | | |

IX. COMPLIANCE

- A.** Is property in compliance with all previous conditions of approval and applicable Code requirements? n/a
If no, please explain: _____
- B.** Indicate status of all previous conditions of approval: n/a

- C.** Is property currently the subject of Code Enforcement action? no If yes, Code Enforcement Case No: _____
- D.** Does request result in a significant change to the development? yes If yes, please explain: The development of 2000 Residential Homes
- E.** Will request result in a condition of approval to extend the time for commencement of development or recording a plat because the petition is being reviewed under the same requirements as a petition for a new project (**Article 2.E.1**) n/a
If yes, please explain: _____
- F.** Will request require modification to a recorded plat or plat with TC? no If yes, provide book and page no. _____

X. APPLICANT INFORMATION

Current Property Owner(s): Enrique Tomeu, Pres. **Company:** PBA Holdings, Inc.
Address: PO Box 700 **City** Loxahatchee **State** FL **Zip** 33470-0700
Phone: _____ **Fax:** _____ **Email:** _____

Applicant, if other than owner(s): _____
Address: _____ **City** _____ **State** _____ **Zip** _____
Phone: _____ **Fax:** _____ **Email:** _____

[] Check (X) here if applicant is a contract purchaser. Consent is required from the contract purchaser if a contract is pending to purchase the subject property. HOA or POA consent will be required if subject property is under common ownership or request is to modify any aspect of the project which applies to the entire development (i.e. condition of approval, internal roadway, etc.).

Agent*: Kieran Kilday **Name of Firm:** Urban Design Kilday Studios
Address: 477 S. Rosemary Ave., Ste 225 **City** West Palm Beach **State** FL **Zip** 33401
Phone: 561-366-1100 **Fax:** 561-366-1111 **Email:** kkilday@udkstudios.com

*All correspondence will be sent to agent unless otherwise specified.

Agent*: Collene Walter **Name of Firm:** Urban Design Kilday Studios
Address: 477 S. Rosemary Ave., Ste. 225 **City** West Palm Beach **State** FL **Zip** 33401
Phone: 561-366-1100 **Fax:** 561-366-1111 **Email:** cwalter@udkstudios.com

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