



# PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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ZONING COMMISSION, SEPTEMBER 5, 2024

## A. Application Summary

### I. General

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**Application Name:** Southern Trucks, Z-2023-01162  
**Control Name:** Southern Trucks (1996-50029)  
**Applicant:** 7777 Southern Blvd, LLC  
**Owner:** 7777 Southern Blvd, LLC  
**Agent:** Planning and Entitlements, LLC - Tara-Lynn Patton  
**Project Manager:** Imene Haddad, Senior Site Planner, AICP

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**Title/Request:** **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 6.30 acres

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**Application Summary:** The request is for the Southern Trucks application. The site is vacant and has no prior approvals by the Board of County Commissioners (BCC).

The request proposes to rezone the site from the Agricultural Residential (AR) Zoning District to the Limited Industrial (IL) Zoning District. The rezoning would allow the development of Contractor Storage Yard for the storage of Commercial Vehicles through the administrative Development Review Officer (DRO) application process. Access will be from Hooper Road.

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### II. Site Data

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**Acres:** 6.30 acres  
**Location:** North side of Southern Boulevard, approximately 0.25 mile east of Benoist Farms Road  
**Parcel Control:** 00-42-43-27-05-006-4201; 00-42-43-27-05-006-5000  
**Future Land Use:** Industrial (IND)  
**Zoning District:** Agricultural Residential District (AR)  
**Proposed Zoning:** Limited Industrial (IL)  
**Tier:** Urban/Suburban  
**Utility Service:** Palm Beach County Water Utilities  
**Overlay/Study:** N/A  
**Neighborhood Plan:** N/A  
**CCRT Area:** N/A  
**Comm. District:** 2, Commissioner Gregg K. Weiss

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### III. Staff Assessment & Recommendation

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**ASSESSMENT:** Staff has evaluated the standards listed under Article 2.B.7.A.2, and determined that the requests meet the standards of the ULDC subject to the Condition of Approval as indicated in Exhibit C.

**STAFF RECOMMENDATION:** Staff recommends approval of the request, subject to the Condition of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contact from the public regarding this application in regards to general information.

### IV. Hearing History

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**ZONING COMMISSION:** *Scheduled for September 5, 2024*

**BCC HEARING:** *Scheduled September 26, 2024*

## B. Data & Analysis

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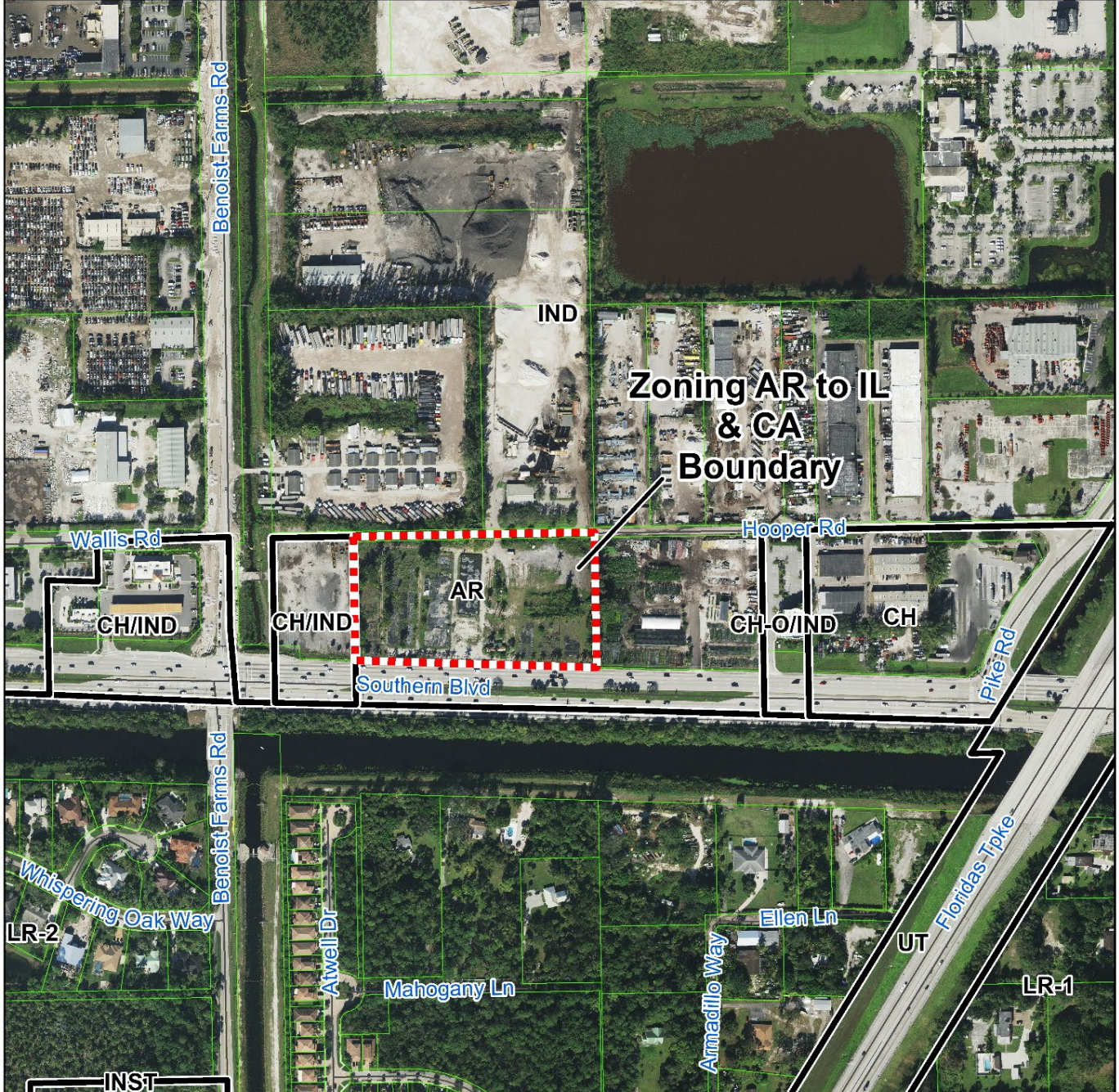
The supporting data and analysis is provided within the following Exhibits.

| <b>I. Exhibits</b>                  | <b>Page</b> |
|-------------------------------------|-------------|
| A. Future Land Use Map & Zoning Map | 3-4         |
| B. Standards Analysis & Findings    | 5-8         |
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| H. Drainage Statement               | 17-20       |



# Exhibit A - Future Land Use Map

## Z o n i n g   A p p l i c a t i o n Southern Trucks (Z/CA-2023-01162)



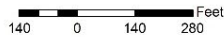
### Site Data

Size: 6.30 acres  
 Existing Use: Nursery  
 Proposed Use: Truck Stop  
 Zoning: AR  
 Zoning Quad: 46

### Future Land Use Designations

|          |  |      |                              |
|----------|--|------|------------------------------|
| LR-1     | Low Residential, 1 unit/acre           | IND  | Industrial                   |
| LR-2     | Low Residential, 2 units/acre          | INST | Institutional                |
| CH       | Commercial High                        | UT   | Utilities and Transportation |
| CH/IND   | Commercial High, underlying IND        |      |                              |
| CH-O/IND | Commercial High Office, underlying IND |      |                              |

Date: 06/18/2024  
 Contact: PBC Zoning  
 Filename: X:\Planning\ZoningCoord\DRO-Maps\2024\2023-01162  
 Note: Map is not official, for presentation purposes only.

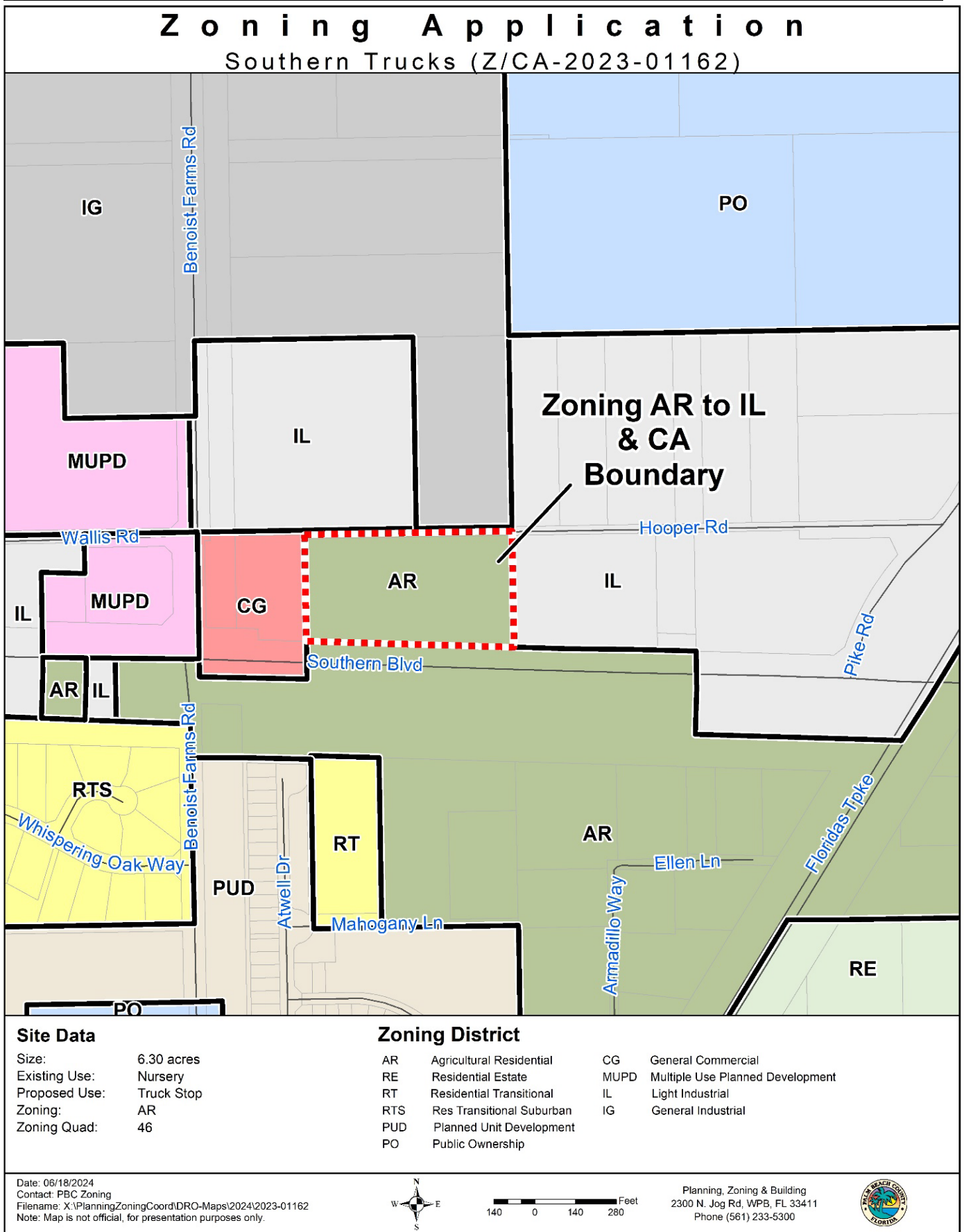


Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300





# Exhibit A - Zoning Map



## Exhibit B - Standards Analysis & Findings

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### FINDINGS:

#### Official Zoning Map Amendment (Rezoning) to a Standards District Standards:

Article 2.B.7.B.2, Standards for an Official Zoning Map Amendment (Rezoning) to a Standard District are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

**a. Consistency with the Plan - *The proposed amendment is consistent with the Plan.***

○ *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Relevant Comprehensive Plan Policy:* Future Land Use Element Policy 2.2.1-j establishes consistent residential zoning districts with their corresponding Future Land Use designation in Table 2.2-f.1, *Non-Residential Future Land Use - Zoning Consistency*. The proposed Light Industrial (IL) Zoning District is consistent with the Industrial (IND) Future Land Use designation.

○ *Intensity:* The request does not include a site plan; however, the justification indicates an intent to request approval for a Contractor Storage Yard through the administrative DRO process. The maximum Floor Area Ratio (FAR) of 0.85 is allowed for the Industrial future land use designation in the Urban/Suburban Tier (0.85 maximum FAR x 6.30 acres or 274,346 surveyed square feet (sq. ft.)= 233,194 sq. ft. maximum).

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

**b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.***

The subject site is currently zoned Agricultural Residential District (AR). The proposed rezoning to Light Industrial (IL) standard Zoning District is consistent with the Industrial (IND) future land use designation pursuant to Table 2.2.1.f.1 of the Comprehensive Plan. The Applicant's intent is to develop the property with a Contractor's Storage Yard for the storage of Commercial Vehicles, and has submitted a DRO application DRO-2023-01858 to obtain a use approval, should the rezoning be approved. The subject site is currently vacant.

○ *Property Development Regulations:* As proposed, the property meets the requirements as indicated under Table 3.D.1.A Property Development Regulations for minimum lot dimensions of 1 ac., 100 ft. of width and frontage, and 200 ft. of depth.

○ *Location/Uses:* The subject property is located on the north side of Southern Boulevard, and surrounded by properties zoned and developed with industrial and commercial uses. Though the Applicant is proposing a Contractor's Storage Yard, other permitted uses within this district include but not limited to Warehouse, General Repair and Maintenance, Manufacturing, etc.

**c. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district***

The proposed rezoning is compatible and generally consistent with the existing uses and the surrounding zoning districts. To the north and east the adjacent properties are zoned Light Industrial (IL) and General Industrial (IG). The property to the west is zoned Commercial General (CG) and to the south of the property across from Southern Boulevard is a South Florida Water Management District Canal. Across the Canal are AR and RT residential lots. The proposed zoning amendment is generally consistent with existing uses and surrounding zoning districts, and is separated from the residential to the south by Southern Boulevard and the C-51 Canal.

- d. Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*
- *Vegetation Protection:* The site is an existing nursery. There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to the approval by the DRO.
  - *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
  - *Irrigation Conservation Concerns And Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-storm water discharge or the maintenance or use of a connection that results in a non storm water discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
  - *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- e. Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed rezoning will result in a logical, orderly, and timely development pattern. The Applicant is proposing to rezone the site to the IL Zoning District which is consistent with the IND Future Land Use Designation. The Applicant states that their intent is to develop a Contractor Storage Yard, although other uses would be permissible (subject to approval) within the Light Industrial District. Staff finds the rezoning to IL is logical, orderly, and timely development pattern with the adjacent properties.

- f. Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

**OFFICE OF RESILIENCY**

Staff has reviewed this application and have no comment.

**ENGINEERING COMMENTS:**

The proposed Truck Parking Facility on an existing Nursery is expected to generate 150 fewer net daily trips, 3 fewer net AM peak trips, and 5 fewer net PM peak hour trips. Overall, the site is expected to generate 56 net daily trips, 1 net AM peak hour trips, and 5 net PM peak hour trips.

Since the proposed use generates less trips compared to those from the existing use on the site, a detailed analysis is not required and the project meets Palm Beach County TPS. The site will have access from Hooper Road on the northern boundary of the site and will close the existing access from Southern Blvd, as per the FDOT driveway approval condition.

**ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)**

Traffic volumes are in vehicles per hour  
 Segment: Southern Blvd from Benoist Farms Rd to Pike Rd  
 Existing count: Eastbound=2792, Westbound=3403  
 Background growth: Eastbound=471, Westbound=444  
 Project Trips: Eastbound=0, Westbound=0  
 Total Traffic: Eastbound=3263, Westbound=3847  
 Present laneage: 4 in each direction  
 Assured laneage: 4 in each direction  
 LOS "D" capacity: 3590  
 Projected level of service: LOS D or better in eastbound direction but worse in the westbound direction

**DRAINAGE STATEMENT:** The subject site is located within the boundaries of Lake Worth Drainage District (LWDD). The Applicant’s engineer states, “This project will have a positive outfall which will connect to the FDOT’s drainage system along Southern Blvd. Any paving, grading and drainage improvements will be designed and constructed in accordance with the criteria stipulated by the Florida Administrative Code, the Palm Beach County (PBC) and Lake Worth drainage District (LWDD). The project will provide flood compensating storage as outlined by Palm Beach County prior to discharge. Finished floor elevations for



any new habitable structures will be set at or above the 100 Year – 3 Day Zero Discharge stage elevation for the site, or 12 inches above the highest pavement crown elevation for Hooper Road or Southern Boulevard. Grading of the site will ensure that no runoff will be directed towards or onto any adjacent properties or public rights of way. Any runoff will be directed to pervious areas onsite that can provide percolation. Perimeter grades will be set at the 25 Year – 3 Day stage and at the 100 Year – 1 Day stage along Southern Boulevard. Water quality treatment and water quantity volumetric requirements will be provided for the greater of 2 ½” times the percent impervious or 1” over the site area. Retention will be provided onsite in pervious areas such as swales or via an underground storage system. As the property is in the C-51 basin, adherence to the criteria for this basin will be implemented in any stormwater management design, site grading, and discharge limitations. The property borders Southern Boulevard (State Road 80); therefore, a Drainage Permit will be applied for through the Florida Department of Transportation. Any site grading along the south side of the property will include a perimeter grade that prevents runoff from the 25-Year - 3 Day storm event onto the FDOT right of way and other adjacent properties.”

**WATER AND WASTEWATER:**

Staff has reviewed this application and have no comment. The Water and Waste provider is Palm Beach County water Utility Department (PBCWUD). The Applicant has provided a letter (Exhibit G) dated October 18, 2023 indicating availability for the proposed development.

**PALM BEACH COUNTY HEALTH DEPARTMENT:**

This project has met the requirements of the Florida Department of Health.

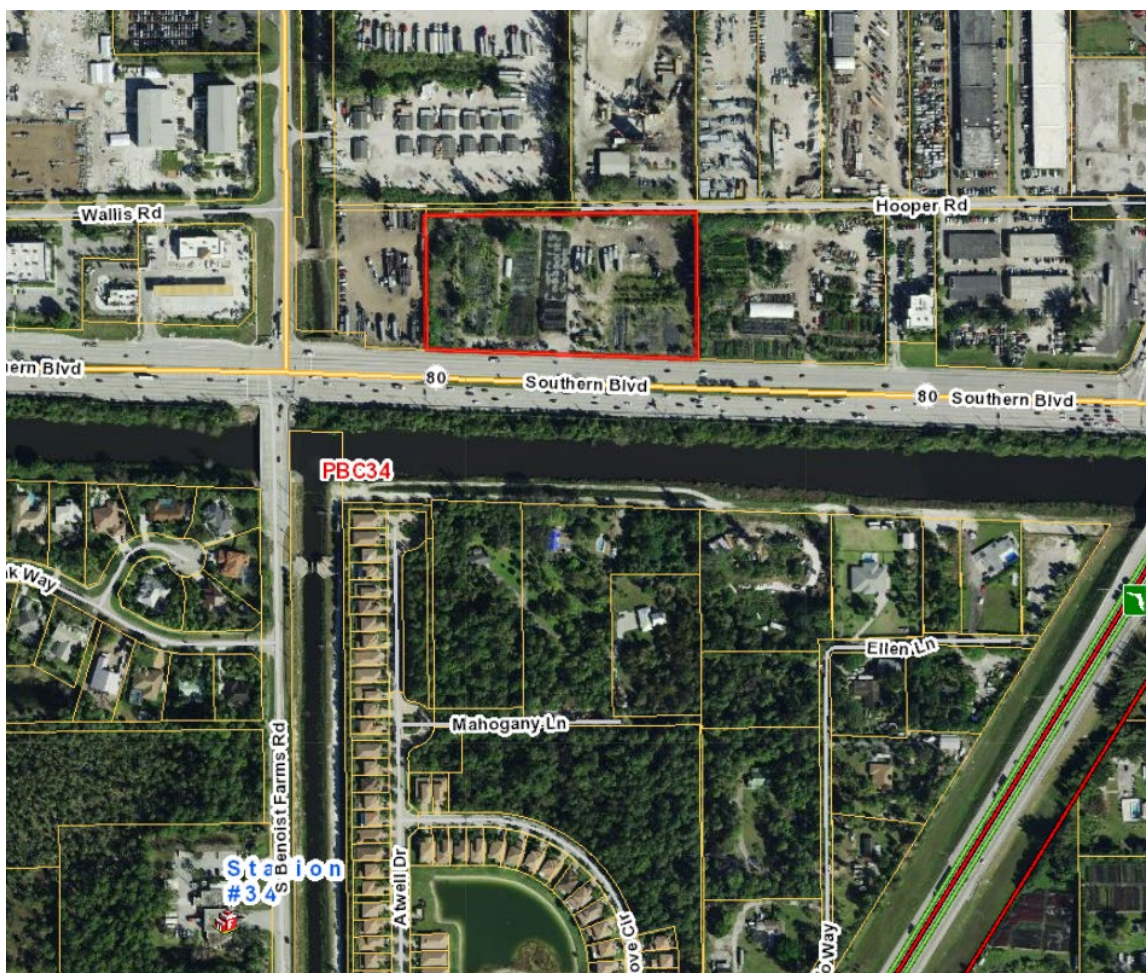
**SCHOOL IMPACTS:**

The School Board has no comment regarding this non-residential application.

**PARKS AND RECREATION:**

This is a non-residential application; therefore, Parks and Recreation Department ULDC requirements do not apply.

**FIRE PROTECTION:** Staff has reviewed this application and have no comment. The subject site is located within the boundaries of PBC Fire Station #34.



- g. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant has provided the following in the Justification Statement: *“There are changed conditions or circumstances that necessitate the Rezoning. The Property is currently vacant and underutilized. As the area has grown, the need for additional specialized warehouse uses has increased such that Petitioner is seeking to develop the Property to provide better and improved services to the community. The growth of the County and surrounding area are changed circumstances that necessitate the requested Rezoning.”*



## Exhibit C- Conditions of Approval

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### Official Zoning Map Amendment on 6.3 acres

#### DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

## Exhibit D - Project History

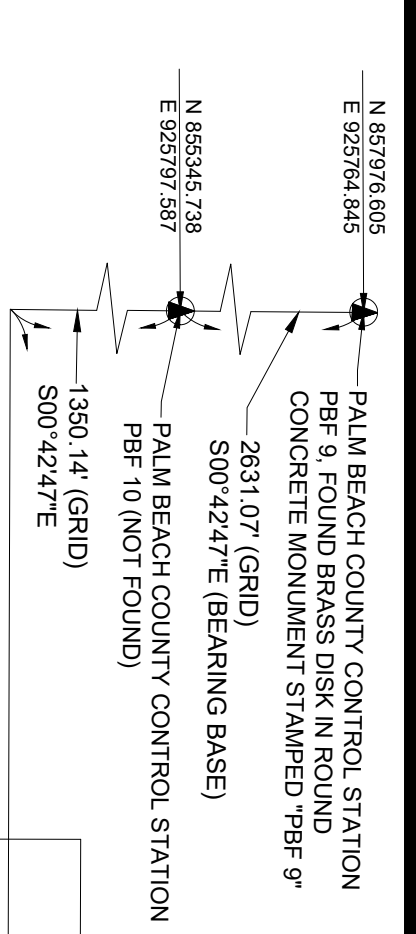
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The site is vacant and has no prior approvals by the Board of County Commissioners (BCC).

## Exhibit E - Survey

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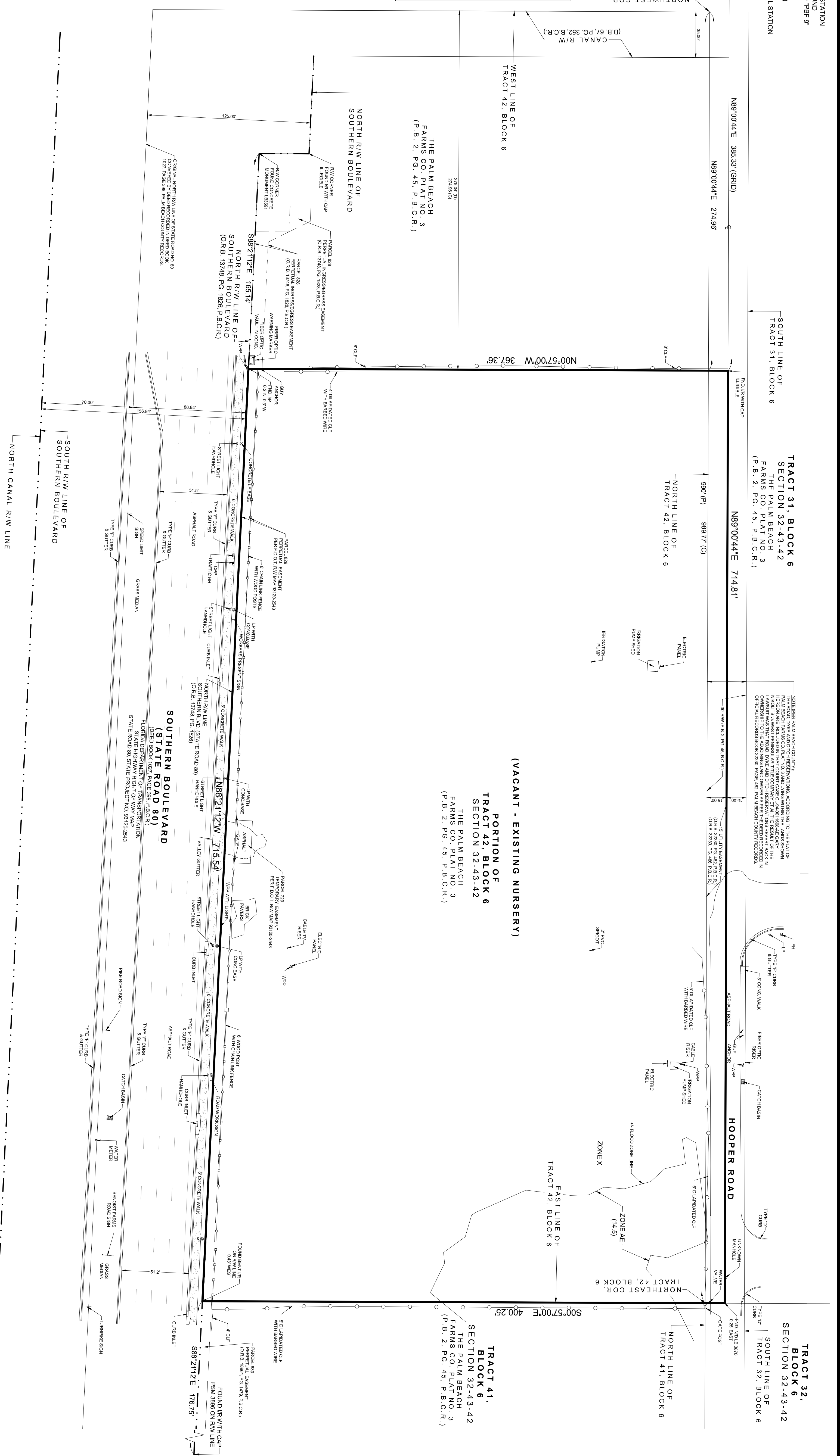
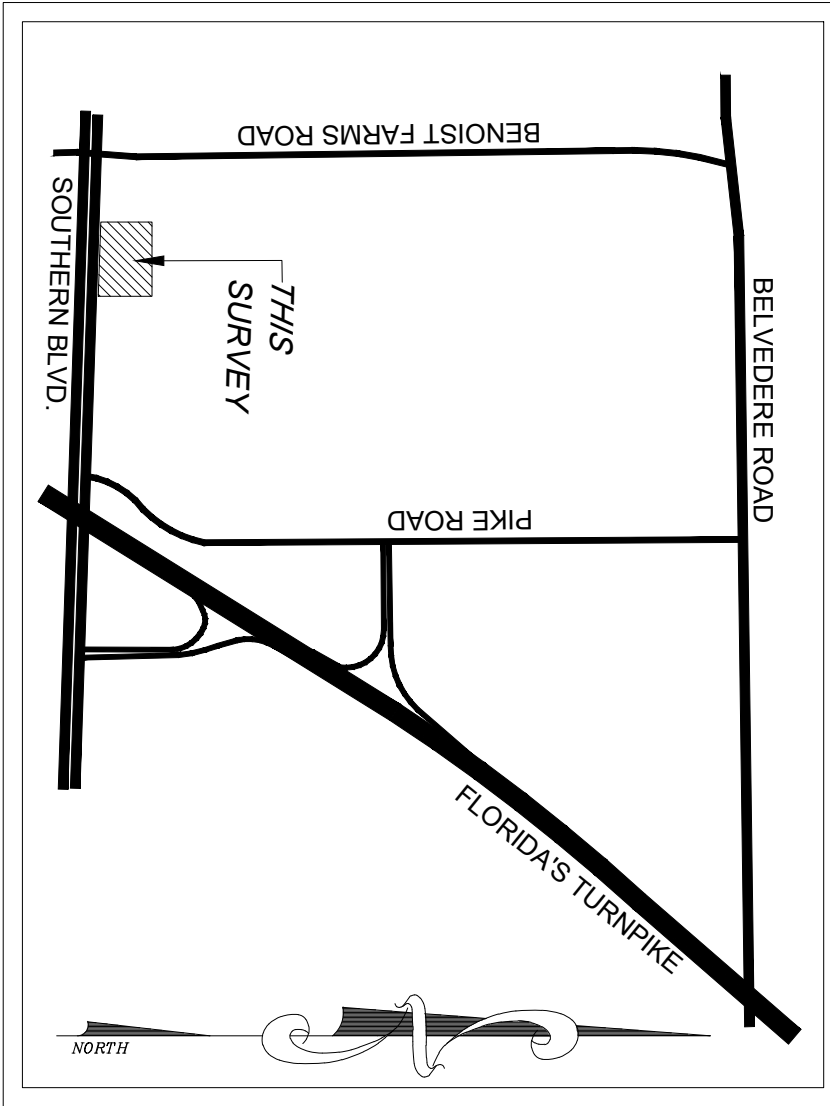
STATE PLAN COORDINATE NOTES:

- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- COORDINATES SHOWN ARE GRID COORDINATES READJUSTED BY PALM BEACH COUNTY IN 1998.

ZONE = FLORIDA EAST ZONE  
 LINEAR UNIT = U.S. SURVEY FEET  
 COORDINATE SYSTEM = 1983 STATE PLANE  
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN HEREON.  
 SCALE FACTOR = 1.0000282  
 BEARING = GRID BEARING  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- LEGEND:
- (C)..... CALCULATED
  - CONC..... CONCRETE
  - DEB..... DEED
  - FLD..... FLORIDA DEPT. OF TRANSPORTATION
  - FND..... FOUND
  - HH..... HANDHOLE
  - IR..... IRON ROD
  - LP..... LIGHT POLE
  - OR.B..... OFFICIAL RECORD BOOK
  - OR.C..... OFFICIAL RECORD COUNTY RECORDS
  - PG..... PAGE
  - R/W..... RIGHT-OF-WAY
  - W/P..... WOOD PILING
  - WSP..... WOOD SPUR
  - ..... CENTERLINE

ADDRESS: 7777 SOUTHERN BOULEVARD  
 WEST PALM BEACH, FL 33411



**LEGAL DESCRIPTION**

TRACT 42, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 45, LESS THE WEST 275.04 FEET AND THE RIGHT-OF-WAY FOR STATE ROAD NO. 80.  
 TOGETHER WITH THE SOUTH 15 FEET OF THE PLATTED 30 FOOT ROAD LYING BETWEEN TRACTS 42 AND 31, LESS THE WEST 275.04 FEET, BLOCK 6 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEY NOTES**

- BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
- ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE PROVIDED OWNERS POLICY, POLICY NO. OFP-8081131, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 21, 2022 AT 11:36 AM. THE PROVIDED OWNER & ENCUMBRANCE COMPANY, DATED OCTOBER 21, 2022, TO JUNE 26, 2024 AT 8:00 AM, AND THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
- THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS/HER ASSISTANTS AND ALL PROPER CONTROLS WERE SET FROM RODS WITH CAP STAMPED 'PSM #6422'.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S PRACTICE STANDARDS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
- THE N.F.L.P. FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONE X AND ZONE AE BASE FLOOD EL+14.5 (AE).
- COMMUNITY NO. 120192, MAP AND PANEL NO. 1209820566F, DATE OF FIRM 10/05/2017.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S00°42'47"E ALONG A LINE BETWEEN PALM BEACH COUNTY CONTROL STATIONS 'PBF 9' AND 'PBF 10' AS SHOWN HEREON AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE USING THIRD PARTY AUTHENTICATION SOFTWARE OF THE CERTIFYING FLORIDA LICENSED SURVEYOR AND MAPER STATED HEREON.
- ALL BEARINGS AND DISTANCES ARE CALCULATED IN THE FIELD ON 03/25/2024.
- ALL BEARINGS AND DISTANCES ARE CALCULATED IN LESS OTHERS NOTED.
- SUBJECT PROPERTY CONTAINS 274,346 SQUARE FEET (6.30 ACRES) MORE OR LESS.

THE FOLLOWING IS A LIST OF EASEMENTS, AGREEMENTS, ORDINANCES, RESTRICTIONS AND COVENANTS INCLUDED IN THE OWNERS POLICY, POLICY NO. OFP-8081131, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 21, 2022 AT 11:36 AM AND OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT, FILE 24080681, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FROM OCTOBER 21, 2022, TO JUNE 26, 2024 AT 8:00 AM.

- ALL MATTERS AS CONTAINED ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, AS AFFECTED BY NOTICE OF WITHDRAWAL OF PLATTED ROAD, STREETS RECORDED IN O. R. BOOK 2380, PAGE 1234, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- PLOTTABLE PLAT RELATED ITEMS ARE PLOTTED HEREON.
- DRAINAGE EASEMENT FOR STORMWATER RUNOFF CONTAINED IN INSTRUMENT RECORDED DECEMBER 3, 1990, UNDER O.R. BOOK 6659, PAGE 8, AS RE-RECORDED IN O. R. BOOK 31058, PAGE 889, WITH NOTICE TO PRESERVE AND PROTECT GRANT OF EASEMENT AGREEMENT RECORDED IN O. R. BOOK 31009, PAGE 697, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TERMS AND CONDITIONS OF DECLARATION OF GROSS ACCESS EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 8, 2019, UNDER O.R. BOOK 30940, PAGE 247, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BLANKET IN NATURE - NOT PLOTTED HEREON.
- AGREEMENT BETWEEN COMMUNITY ASPHALT CORPORATION AND RICHARD D. HOOVER AS RECORDED IN O.R. BOOK 6740, PAGE 415, AS RE-RECORDED IN O. R. BOOK 31058, PAGE 891, WITH NOTICE TO PRESERVE AND PROTECT GRANT OF EASEMENT AGREEMENT RECORDED IN O. R. BOOK 31009, PAGE 697, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BLANKET IN NATURE - NOT PLOTTED HEREON.
- UTILITY EASEMENT WITH PALM BEACH COUNTY RECORDED IN O. R. BOOK 32230, PAGE 486, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- PLOTTED HEREON.
- TEMPORARY GATE PERMIT BETWEEN LAKE WORTH DRAINAGE DISTRICT AND JCL MANAGEMENT RECORDED IN O. R. BOOK 28354, PAGE 1310, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (EASEMENT INTEREST 2)
- RESERVATION OF EASEMENTS FOR EXISTING UTILITY LINES AND EQUIPMENT AS CONTAINED IN DEED RECORDED IN O. R. BOOK 32230, PAGE 482, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- SUBJECT TO AUTOMATIC PHOSPHATE METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., UNDER DEED RECORDED IN O. R. BOOK 32230, PAGE 482, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BLANKET IN NATURE - NOT PLOTTED HEREON.

|                  |            |
|------------------|------------|
| DATE:            | 03/25/2024 |
| FILE:            |            |
| 24-194 SOUTH.DWG |            |
| JOB NO.          | 24 - 194   |
| SHEET NO.        | 1 OF 1     |

**MAP OF BOUNDARY SURVEY**  
 FOR: 7777 SOUTHERN BOULEVARD LLC

| REVISION                          | DATE      | BY | FB / PG |
|-----------------------------------|-----------|----|---------|
| REVIEW/REVISE TITLE POLICY/REPORT | 7/17/2024 | RM |         |
| ADD RECORDING INFO TO N RW LINE   | 7/15/2024 | RM |         |

FOR WITNESSING THE SIGNATURE AND STAMPED SEAL OF A LICENSED SURVEYOR, SEE PAGE 482 OF THIS PLAT.

**DJS SURVEYORS, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 20283 STATE ROAD 7, SUITE 200  
 BOCA RATON, FL 33498  
 PH. 561.883.0470, FAX. 561.883.0480  
 CERTIFICATE OF AUTHORIZATION NO. LB 7870  
 www.djsurveyors.com





# Exhibit F - Disclosure

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

## DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

**TO:** PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Scott Diagai, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  Manager 7777 Southern Boulevard LLC [position - e.g., president, partner, trustee] of 7777 Southern Boulevard LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2550 Miami Road  
Fort Lauderdale, FL 33316
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


  
Scott Daigai, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of August, 2024 by Scott Daigai (name of person acknowledging). He/she is personally known to me or has produced n/a (type of identification) as identification and  did not take an oath (circle correct response).

Tara-Lynn Patton  
(Name - type, stamp or print clearly)

  
(Signature)

My Commission Expires on: 8/7/25

NOTARY'S SEAL OR STAMP





**EXHIBIT "A"**

**PROPERTY**

Tract 42, Block 6, Palm Beach Farms Company Plat No. 3, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Page 45, less the west 275.04 feet and the right-of-way for State Road No. 80.

Together with the South 15 feet of the Platted 30 foot Road lying between Tracts 42 and 31. Less the West 275.04 feet, Block 6 of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, page 45, Public Records of Palm Beach County, Florida.



## Exhibit G - Utility Letter



**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**

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"*

printed on sustainable  
and recycled paper

October 18, 2023

RE: 7777 Southern Blvd.  
PCN 00424327050064201  
Service Availability Letter

Dear Ms. Patton,

This is to confirm that the referenced property is located within Palm Beach County Water Utility Department (PBCWUD) utility service area.

The nearest potable water is a 12" water main located adjacent to the subject property within Hooper Road. The nearest connection to sanitary sewer is a 4" forcemain located approximately 500 feet east of the subject property on Hooper Road. The connection to the sanitary sewer will require the construction of a lift station.

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

Sincerely,

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

Jackie Michels, P.E.,  
Project Manager



# Exhibit - Drainage Statement

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## **DRAINAGE STATEMENT 7777 SOUTHERN BOULEVARD**

June 21, 2024

**Control #:** 1996-50029

**Project #:** TBD

**Location:** 7777 Southern Boulevard, West Palm Beach 33417  
Section 32, Township 43 South, Range 42 East

**Subject:** 7777 Southern Boulevard Truck Parking

### **Introduction**

The subject property is an existing developed parcel of land, located north of Southern Boulevard, south of Hooper Road, and just east of Benoist Farms Road in unincorporated Palm Beach County. The parcel is approximately 6.30 acres in area, with a commercial nursery, one ingress/egress driveway to Hooper Road and a paved driveway apron onto Southern Boulevard.

### **Project Description**

This project consists of an existing Industrial parcel of land which the County is allowing for truck parking/storage. In order to bring this property into compliance, the owner is adding new landscape buffers, asphalt driveways and parking and asphalt surface for the tractor trailer trucks. A 400 square foot building is being added for the truckers.

Most of the property except for the Northeast corner lie in FEMA Flood Zone X. The new building lies in FEMA Flood Zone X. The average of the site's existing elevations have been lowered to accommodate the new retention areas and landscape buffers. A pre-development vs post-development analysis has been completed showing the post-development stages are less than the pre-development stages. Therefore, no new perimeter berm was added and we are matching the existing elevations on all sides.

Water quality and stormwater attenuation are all provided within the dry swales and dry ponds. The total required water quality volume is listed in the water quality calculations and post-development calculations and all of this volume is provided within the dry swales and dry ponds. All swales are hydraulically connected.

This project provides total on-site retention. This property has a hardship in that the property is isolated from any drainage connection to a positive out-fall, therefore no outfall is provided at

this time. There are no historical off-site drainage that passes through this property. The septic tank and drain field will be east of the building and the potable/domestic water well will be the source of the water. See the attached drainage plan and cross sections.

**Existing Site Conditions**

A commercial nursery borders the property to the east; Hooper Road to the north; Southern Station (Control #1983-00045), a convenience store with gas sales and restaurant borders the property to the west; and Southern Boulevard to the south. The property to the north of Register Road is currently owned and operated by Community Asphalt (Control #1989-00107).

Lake Worth drainage District (LWDD) or South Florida Water Management District (SFWMD) permits were not located for the existing developed improvements on the property. We believe that this property does not have any existing drainage permits.



The property, as currently developed, is generally graded flat. There is very little change in grade across the property. The site currently does not have any stormwater infrastructure, such as catch basins, manholes or piping. There is little to no impervious area onsite.



**Proposed Site Conditions**

The proposed site plan includes a redevelopment of the property which will include the following:

- Building (400 SF)
- Truck parking for commercial vehicles
- Ingress/egress onto Hooper Road

The site will have the following land use coverage:

Total Site Area: 6.30 acres (274,346 square feet)

Impervious Area: 5.53 acres (240,677 square feet) 87.7%  
 Buildings 0.001 acres (400 square feet)  
 Pavement/Sidewalks 4.67 acres (202,881 square feet)

Pervious Area: 0.77 acres (33,669 square feet) 12.30%

Refer to the attached site plan.

**Design Criteria**

F.E.M.A. Flood Zone for the new Building: Zone X; Above the 500-year flood plain  
 Minimum Perimeter Berm: 25 Year – 3 Day  
 Minimum Finished Floor Elevation: 100 Year – 3 Day  
 Control Water Elevation (set by LWDD): 10.90' NAVD

| <b><u>Storm</u></b> | <b><u>Pre-Stage</u></b> | <b><u>Post-Stage</u></b> |
|---------------------|-------------------------|--------------------------|
|---------------------|-------------------------|--------------------------|

Note: All elevations are shown in N.A.V.D. '88

|                |       |       |
|----------------|-------|-------|
| 100 year- 3day | 17.17 | 16.75 |
| 25 year- 3 day | 16.95 | 16.48 |

Therefore, no 25year-3day perimeter berm is required.

Building is located in FEMA Flood Zone X

Design Finished Floor elevation = 17.00 NAVD

**Rainfall**

Per SFWMD Rainfall Return Maps (<https://geo-sfwmd.hub.arcgis.com/datasets>):

10 Year – 3 Day: 10.20 inches  
 25 year – 3 Day: 12.00 inches  
 100 Year – 3 Day: 14.27 inches

**Conclusion**

This project will have a positive outfall which will connect to the FDOT's drainage system along Southern Blvd. Any paving, grading and drainage improvements will be designed and constructed in accordance with the criteria stipulated by the Florida Administrative Code, the



Palm Beach County (PBC) and Lake Worth drainage District (LWDD). The project will provide flood compensating storage as outlined by Palm Beach County prior to discharge.

Finished floor elevations for any new habitable structures will be set at or above the 100 Year – 3 Day Zero Discharge stage elevation for the site, or 12 inches above the highest pavement crown elevation for Hooper Road or Southern Boulevard.

Grading of the site will ensure that no runoff will be directed towards or onto any adjacent properties or public rights of way. Any runoff will be directed to pervious areas onsite that can provide percolation. Perimeter grades will be set at the 25 Year – 3 Day stage and at the 100 Year – 1 Day stage along Southern Boulevard.

Water quality treatment and water quantity volumetric requirements will be provided for the greater of 2 ½” times the percent impervious or 1” over the site area. Retention will be provided onsite in pervious areas such as swales or via an underground storage system. As the property is in the C-51 basin, adherence to the criteria for this basin will be implemented in any stormwater management design, site grading, and discharge limitations.

The property borders Southern Boulevard (State Road 80); therefore, a Drainage Permit will be applied for through the Florida Department of Transportation. Any site grading along the south side of the property will include a perimeter grade that prevents runoff from the 25-Year - 3 Day storm event onto the FDOT right of way and other adjacent properties.

Permit applications for the proposed improvements will be submitted to the following agencies:

- Palm Beach County Building Division On-Site Drainage Review Application.
- Florida Department of Transportation (FDOT) Drainage Permit
- Lake Worth drainage District (LWDD)

 Digitally signed by  
Shane Munson  
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o=Munson Design  
and Consulting Inc,  
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June 21, 2024

This item has been digitally signed and sealed by Shane Munson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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