



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, AUGUST 1, 2024

A. Application Summary

I. General

Application Name:	Boynton Place MUPD, PDD/CA-2022-01922
Control Name:	Boynton Place MUPD (2022-00112)
Applicant:	Carl Jobson; Job-Man Development LLC - Daniel Mancini
Owner:	Lake Park 1100 LLC
Agent:	Schmidt Nichols - Nour Darwish
Project Manager:	Donna Adelsperger

Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.86 acres

Title: a Class A Conditional Use **Request:** to allow a Type I Restaurant with drive-through on 8.86 ac.

Title: a Class A Conditional Use **Request:** to allow Light Vehicle Sales and Rental on 8.86 acres

Title: a Class A Conditional Use **Request:** to allow an Car Wash on 8.86 acres

Title: a Class A Conditional Use **Request:** to allow a Limited Self-Service Storage Facility on 8.86 ac.

Application Summary: The requests are for the proposed 8.86-acre Boynton Place MUPD development. The site was last approved by the Board of County Commissioners (BCC) on September 27, 2019 for a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Single Family (RS) Zoning District and the Abandonment of Requested Uses. The site was formerly used for agricultural operations.

The subject application requests would allow the rezoning of the parcel to the MUPD Zoning District to allow the development of multiple commercial uses with four proposed Conditional Uses: a Type 1 Restaurant with drive-through; Vehicle Sales and Rental; Car Wash; Self-Service Storage Facility; and an Administrative approval for Light Repair and Maintenance. The Preliminary Site Plan (PSP) indicates five buildings with a total of 214,475 square feet (sq. ft.), 82 parking spaces, and access from West Boynton Beach Boulevard. The request is being processed concurrently with a Future Land Use Amendment (FLUA) (SCA-2023-000020) to change the Future Land Use designation from Commercial Low Office (CL-O/5) and Commercial High (CH/5) to Commercial Low (CL/5).

II. Site Data

Acres:	8.86 acres
Location:	North side of Boynton Beach Blvd, approx. 600 feet east of Jog Rd
Parcel Control:	00-42-45-22-00-000-5030
Future Land Use:	Commercial High, with an underlying MR-5 (CH/5) Commercial Low-Office, with an underlying MR-5 (CL-O/5)
Proposed Future Land Use:	Commercial Low, with an underlying MR-5 (CL/5)
Zoning District:	Single-Family Residential District (RS)
Proposed Zoning:	Multiple Use Planned Development (MUPD)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	West Boynton Community Plan
CCRT Area:	N/A
Comm. District:	District 5, Mayor Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B.7.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibits C-1 through C-5.

STAFF RECOMMENDATION: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received zero (0) contacts from the public regarding this application.

IV. Hearing History

PLANNING COMMISSION: At the July 12, 2024 Planning Commission hearing, the Board recommended **approval** of the amendment by a vote of 11-0-0.

ZONING COMMISSION: *Scheduled for August 1, 2024*

BCC HEARING: *Scheduled August 22, 2024*

B. Data & Analysis

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

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Exhibit A - Future Land Use Map



Exhibit A - Zoning Map

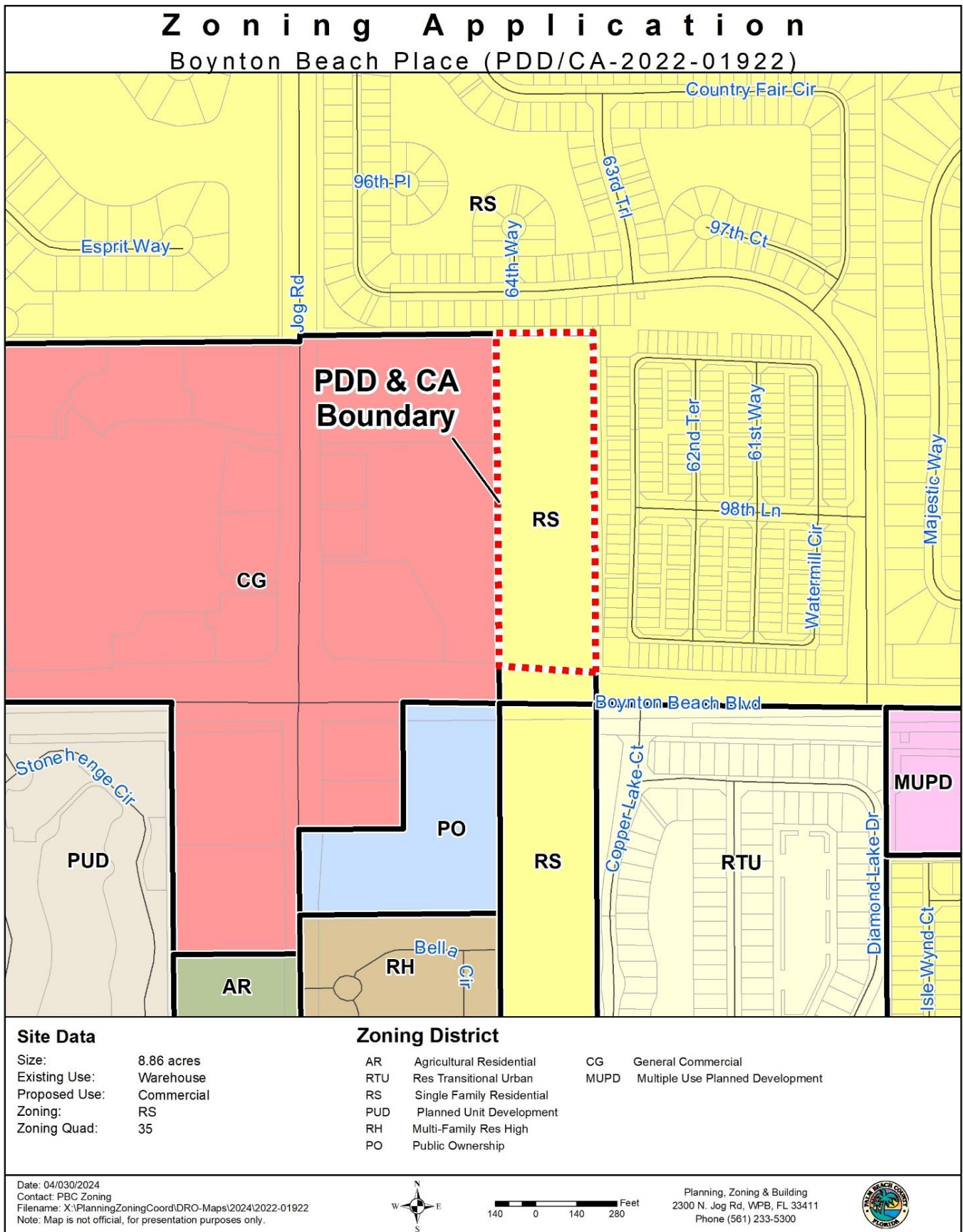


Exhibit B - Standards Analysis & Findings

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF) are subject to not subject to these Standards, and are subject to 5.G.1.B.2.e2)b) Factors for Consideration. 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.

Staff has evaluated both the Official Zoning Map Amendment to the Planned Development District and the four Class A Conditional Uses under the combined findings below.

a. Consistency with the Plan – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan:* Should the BCC approve the amendment request, then the proposed uses and amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Concurrent Land Use Amendments:* The site is the subject of a concurrent Small Scale Amendment known as Boynton Beach Place (SCA 2023-020). The request seeks to amend the land use from Commercial High with underlying 5 units per acre (CH/5) on 3.96 acres and Commercial Low Office with underlying 5 units per acre (CL-O/5) on 4.90 acres to Commercial Low with underlying 5 units per acre (CL/5) on the entire 8.86 acre site.

Additionally, the proposed amendment requests to revise previously adopted conditions of approval from Ordinance 1997-011 as follows:

Development of the site under the Commercial Low Future Land Use Designation is subject to the following conditions:

1. The site plan shall include a 35-foot landscape buffer along the north and east property lines, which shall include a continuous 4-foot berm, hedges and trees, and an opaque 8-foot wall.
2. The site is limited to a maximum of 7,366 net daily trips, 98 net AM peak hour trips, and 86 net PM peak hour trips.

The request is for 214,475 sq. ft. of Commercial Low uses. The proposed site plan includes the required site design criteria subject to Condition #1 of the proposed small-scale future land use amendment, including, the landscape buffers with a berm, hedges and trees and an eight-foot opaque wall. Additionally, the proposed uses do not exceed the maximum daily trip limits subject to Condition #2. The request is therefore consistent with the proposed revisions to the Ordinance Conditions. The future land use amendment was heard by the Planning Commission on July 12, 2024.

○ *Prior Land Use Amendments:* The site has been the subject of one previous Future Land Use amendment. The amendment, Kerekes Plaza (SCA 90 COM 1), was adopted with conditions via ORD 1997-00011, which amended the future land use of the 8.81-acre site from MR-5 to CL-O/5 on the easternmost 4.9 acres and from MR-5 to CH/5 on the westernmost 3.9 acres. The adopted conditions of approval subject to Ordinance 1997-011 are proposed to be amended with the concurrent future land use amendment named Boynton Beach Place (SCA 2023-020).

○ *Intensity:* The request seeks to develop 214,475 sq. ft. of non-residential uses, which equates to a FAR of approximately 0.56 (214,475 / 386,096 sq. ft. or 8.86 acres = 0.555). The maximum Floor Area Ratio (FAR) of 0.50 is allowed for the proposed future land use designation of CL/5 and up to 0.85 FAR for Self Storage uses in the Urban Suburban Tier.

All proposed intensity which is not a part of the Self storage must total 0.50 FAR (386,096 sq. ft. or 8.86 acres x 0.50 maximum FAR = 193,048 sq. ft. maximum). The proposed Car Wash (automatic self-service), Light Repair and Maintenance, Light Vehicle Sales and Rental, and Type 1 Restaurant with drive-through uses total 14,475 sq. ft., or 0.04 FAR (14,475 / 386,096 = 0.037).

The proposed Self-Service Storage use is proposed to be developed in two phases totaling 200,000 sq. ft.. The total FAR of 0.56 is consistent with Note 1 of FLUE Table 2.2-e.1 of the Comprehensive Plan as the proposed intensity exceeding 0.50 FAR is a result of the proposed Self Storage use.

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The subject property is located within the boundaries of the West Boynton Area Community Plan, which is administered by the Coalition of Boynton West Residents Association (COBWRA). The subject request is not inconsistent with the neighborhood plan. The Applicant was advised to meet with the neighborhood group responsible for

implementing the Neighborhood Plan. No letters in support or objection have been received as of the writing of this report.

○ *Compatibility:* County Direction #4 establishes that “Land Use Compatibility” is one of the eighteen directions that are the basis for the Goals, Objectives and Policies of the Comprehensive Plan. The directive reads as follows: “Land Use Compatibility. Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.” Several policies within the Plan’s Future Land Use Element (FLUE) further address compatibility through the ULDC and development review process. FLUE Policy 2.2-c establishes that the ULDC is consistent with the Plan, and that consistency shall “ensure compatibility with adjacent future land uses.” Further, FLUE Policy 4.3-i indicates (in part) that “the Development Review process shall also consider the compatibility of the density or intensity of proposed development with adjacent future land uses.” The Planning Division has reviewed the proposed development application and determined the proposed future land use compatible with adjacent and surrounding land uses.

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.*

○ *Property Development Regulations (PDR):* The application is in compliance with the PDR’s as indicate on Table 3.E.3.D. The required lot size is 3.0 acres for a MUPD with a CL FLU and the parcel is 8.89 acres. The site has frontage and access on Boynton Beach Boulevard meeting the minimum frontage and access required for Planned Developments. The lot exceeds the minimum 200 ft. of width/frontage (333.36 ft. provided on Boynton Beach Boulevard), and exceeds the minimum 200 ft. of depth (1168.61 ft. is provided).

○ *Design Objectives and Performance Standards:* The proposed development is required to be consistent with Article 3.E.1.C.1, PDD Design Objectives, and Article 3.E.1.C.2, Performance Standards, as well as Article 3.E.3.B MUPD Design Objectives and Standards. As required by the PDD Objectives and Standards, the proposed development provides adequate pedestrian circulation within the site connecting all buildings, parking areas, and pedestrian pathways to the sidewalks of Boynton Beach Boulevard and has provided adequate screening of objectionable features such as loading and dumpster areas. The proposed development is in compliance with the Design Objectives and Performance Standards for an MUPD. This includes protecting adjacent residential uses from adverse impacts and providing interconnection between on-site uses.

○ *Specific Use Requirements:* The ULDC has incorporated specific supplementary standards for different uses based on their location and potential impacts. The Preliminary Site Plan proposes a 200,000 sq ft Limited Access Self Service Storage; 7,500 sq ft Light Repair and Maintenance use; 2,500 sq ft Light Vehicle Sales and Rental use with a maximum of 20 vehicles for rent; 1,200 sq. ft. Type 1 Restaurant with drive-through no seats; and a 3,275 sq ft Automatic Car Wash with 23 vacuum spaces.

- **Self Service Storage**

- **Limited Access:** The proposed Limited Access Self Storage is located to the north of the proposed development. It is one building and will feature one primary entrance and five loading areas. No multi-access is proposed.
- **Architecture:** Staff has added proposed architectural conditions of approval to address compatibility with the surrounding uses as already stated in Architectural Review section of this staff report.
- **Landscaping:** the Incompatibility buffer will include a minimum 6-foot wall along the northwest corner and 8-foot wall with 4-foot berm along the north and east property lines.
- **Storage:** the outdoor storage area is limited to 50-percent of the land area, of which the Applicant under Phase 1 is only proposing +/- 86,173 sq ft or +/- 22 percent of the lot and under Phase 2 +/- 10 percent of the lot. Under Phase 1 the Applicant proposes 58 RV spaces and under Phase 2 will be reduced to 24 spaces. The storage area will be screened from view by way of a berm and wall along the north, east and west property lines.

- **Light Repair and Maintenance**

- **Setbacks:** No repair and maintenance building, structure or activity shall be allowed within 100-feet of any parcel of land with a residential FLU designation or use. As proposed the use is setback from the north over 700 feet and from the east by more than 200 feet thus meeting this requirement.
- **Nuisances:** all repair and maintenance activities will be conducted within the enclosed structure.
- **Outdoor Parking or Storage:** Outdoor storage of disassembled vehicles, equipment or parts is prohibited. No storage area is proposed for this use, and vehicles to be dropped off by customers may park in designated parking spaces not to exceed a maximum of one 24-hour period.

- **Light Vehicle Sales and Rental**

- *Lot size; a minimum of three acres is required and the overall site is 8.98 acres.*
- *Rental: the facility will be for rental of vehicles. No motorcycle or OHV rental, no watercraft rental. No sales are proposed at this time*
- *Storage and Display; the site plan indicates a maximum of 20 vehicles for rental to be stored on the site at any given time. The vehicles will be located midway into the site, just south of the SSSF.*

- **Automatic Car Wash:**

- The proposed Car Wash use is in Building E is a commercial use which is consistent and compatible with the surrounding area and vicinity. This use is internally oriented and provides adequate and safe vehicular access and maneuvering area. The Car Wash is proposed as a principal use and is permitted subject to Conditional Use approval.

- **Type 1 restaurant with a Drive Through**

Type 1 Restaurant with drive-through: The proposed Type 1 Restaurant with drive-through must meet the requirements as indicated under Article 4.B.2.31.

- *Major Intersection Criteria:* The roadway currently exists at four lanes or more and is shown on the Thoroughfare Plan and is shown as a 120-foot R-O-W or greater.
- *Intersection Criteria:* Type 1 Restaurants with drive-through are limited to a maximum of two within 1000 feet of an intersection. If the proposed restaurant is outside of the intersection it must have a 500-foot separation from an existing Type 1 Restaurant.
- *Separation Criteria:* Type 1 Restaurant with drive through shall be separated from another Type 1 Restaurant by 500-feet. However, any use within 1,000 feet of an intersection, pursuant to the location criteria noted above, shall be exempt from the 500 foot separation requirement.
- *Outdoor Dining:* Outdoor dining is required comply with the principal structure setbacks.

The proposed restaurant is within 1,000 feet of the intersection of Boynton Beach Boulevard and Jog Road; and within 980 of a Type 1 Restaurant with drive-through and 160 feet of a Type 1 Restaurant with no drive-through. The proposed Type 1 Restaurant with drive-through does comply with the maximum number at the intersection; and as shown below. With the Restaurant being located within 1,000 feet of the intersection, the Separation Criteria, as noted above, to another Type 1 Restaurant does not apply.



- *Hours of Operation:* In accordance with Table 5.E.5.A – Hours of Operation non-residential uses located within 250-feet of a parcel of land with a residential use or FLU the hours are limited to 6:00 a.m. to 11:00 p.m. The Applicant/Agent has agreed to limit the hours of operation for each use under a separate agreement with the adjacent residential development.

- *Architectural Review:* Staff has recommended Conditions of Approval requiring elevations for the Type 1 Restaurant (Bldg D), and Car Wash, Automatic (Bldg E) to be submitted for review and approval during the Final Development Review Officer approval process. Staff has included Architectural Conditions of Approval, as noted in Exhibits C-2 and C-4.

○ **Parking:** The Applicant has chosen to use the individual parking ratio of Article 6, Table 6.B.1.B versus using the Article 3.E.1.C.h.2.a PDD Performance Standards Parking Non-Residential Uses. Pursuant to Art. 6, the proposed development requires a minimum of 55 parking spaces based on the required calculations below. The Applicant is providing 82 parking spaces.

- Type 1 Restaurant requires a minimum of one parking space per 3 seats; Car Wash requires 1 parking space per 200 sq ft of office;
- Light Vehicle Sales and Rental requires 1 space per 250 sq ft;
- Light Repair and Maintenance requires 1 space per 250 sq ft ; and
- Limited Access Self Service Storage requires 1 space per 200 bays.

○ **Loading:** The development as a whole provide a total of six loading spaces. The spaces are distributed as follows:

- The Limited Access Self-Storage five spaces adjacent to Building A
- The Repair and Maintenance use requires one loading space, which is located on the south side of Building B.
- The Vehicle Sales and Rental use, Bldg C, is exempt from the requirement due to the size of the structure.
- The Type 1 Restaurant, Bldg D, is exempt from the requirement due to the size of the structure whichever the Applicant/Agent has indicated that they will use the drive aisle for the loading area during off-business hours.

○ **Landscape/Buffering:** The Preliminary Site Plan indicates a 20-foot Right-of-Way (ROW) buffer adjacent to Boynton Beach Boulevard. The Applicant has proposed, where adjacent to residential use along the north and east property lines a 35-foot Type 3 Incompatibility buffer with a 4.0 foot berm and an 8 foot wall on the plateau of the berm, with no easement encroachments. Along the west property line an 8-foot compatibility buffer is proposed, as required per Article 7, Table 7.C.2.C.3; and along the northern +/- 348 feet of the west property line, where adjacent to the Congregate Living Facility, the Applicant will revise the site plan to provide the required 20-foot Type 3 Incompatibility Buffer (see Site Design 2 in Exhibit C-1). Staff has recommended Landscape Conditions 1 through 3 in Exhibit C-1 for each property line noted above as shown on the Preliminary Site Plan dated June 13, 2024.

Staff is recommending a Condition that will prohibit improvements within the divider median for Bldg E, the car wash. (See Landscape Condition 6 in Exhibit C-1). Staff is requiring a Final Regulating Plan (FRP) at time of Final DRO showing compliance with the Landscape Conditions of Approval as contained in Exhibit C-1. (See Site Design Condition 1 in Exhibit C-1).

○ **Lighting:** Pursuant to Table 5.E.4.E – Maximum Permitted Luminaire Height, the Applicant can place wall mounted lights up to 25-feet high on the wall of a structure; and install free standing lights up to 20-feet in height within 100 feet of a residential use. Staff is recommending Lighting Condition 1 to limit the maximum illumination along the north, east and north 348 feet of the west property line to zero foot-candles at the property line

○ **Pedestrian Amenities:** The PSP indicates benches along the internal sidewalk of the development. To render this area as more useable space for employees and customers using the site, Staff has recommended that a trellis/shade structures be provided along with trash receptacles where benches are noted on the plan. Staff recommends Landscape Conditions 4 and 5 in Exhibit C-1.

○ **Signage:** The Applicant has submitted a Preliminary Master Sign Plan (see Exhibit G) that meets the requirements of Article 8. The Applicant is proposing to install one free-standing sign along Boynton Beach Boulevard which will be a maximum of 12 feet in height and 120 sq. ft. of sign area. Two outparcel signs, five feet in height with 20 sq ft of sign area are also shown along Boynton Beach Boulevard. (see Signs Conditions 1 and 2 in Exhibit C-1) Furthermore, the PMSP also indicates wall signage for all Commercial structures. The Applicant has agreed with the neighboring development to restrict wall signage on the north and east facades of Self Service Storage Facility (Building A), Light Vehicle Sales and Rental (Building C); and the Car Wash (Building E). To address the concerns of the neighboring development, Staff has recommended Signs Condition in Exhibits C-3, C-4 and C-5 prohibiting the wall signage on those facades. All proposed signage is consistent with Art. 8, Signage, as well as Technical Manual Requirements outlined in Title 5, Signage.

c. Compatibility with Surrounding Uses – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed rezoning to the MUPD Zoning district is generally compatible and consistent with the surrounding area and vicinity. The site is located in an area that has a mix of both commercial and residential uses. To the north and east is a residential Planned Development; to the south across Boynton Beach Boulevard is a mix of commercial, and public and civic uses; to and to the west is a commercial center with a residential component at the north end of the development. The PSP depicts design elements to mitigate compatibility with adjacent residential properties, and provides along the north and

east a Type 3 Incompatible Buffer 35 feet in width with a 4.0 foot berm and an 8 foot wall on the top of the berm. The Repair and Maintenance use has been located along the west property line further away from the residential to the north and east, as well as facing the bay doors to the west, thus directing the noise away from residential.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

As a result of coordination between the Applicant during the review process, the Applicant made modifications to minimize impacts on adjacent lands. A Type 3 Incompatibility Buffer, 35-ft in width with a wall and a Dry Detention area are located along the north property line of the development providing a greater separation from the adjacent residential to the north. A Type 3 Incompatibility Buffer 35-feet in width with a wall is provided along the east property line, this in addition to a 25-foot PUD buffer on the adjacent residential development. The front setback also exceeds the required setback with the front setback being 70 feet in lieu of the 25-feet; and the side setback being 40 feet where adjacent to the residential use.

e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

○ *Vegetation Protection:* The site is a junkyard and vehicle storage, as pursuant to the Phase I and II Environmental Site Assessment Report. There are some native vegetation species that exist on the site - predominately adjacent to property line(s). 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 final approval by the DRO, as indicated in Article 14.C.7.C.

○ *Site Contamination:* Based on the Limited Phase II Environmental Site Assessment, dated December 17, 2021 prepared by AEI Consultants, The analytical results of this investigation were compared to the FDEP's SCTLs for soil, and the FDEP's GCTLs and NADCs for groundwater. No constituent concentrations greater than these applicable standards were identified in the soil or groundwater samples collected and submitted for laboratory analysis. Due to the lack of impacts detected, AEI does not recommend any further investigation at this time. Should there be constituents identified that exceed clean-up levels, the Property Owner will need to work with the Florida Department of Environmental Protection to resolve any contamination issues, as per Chapter 62-780, F.A.C.

○ *Wellfield Protection Zone:* This property is located within Wellfield Protection Zone 3 and 4. As pursuant to the ULDC, Article 14.B.6. All non-residential activities within Zone 3 & 4 which store, handle, use, or produce any Regulated Substance are prohibited, unless they qualify as a general exemption or receive an operating permit from ERM. Additionally, the County shall prohibit the future location of facilities that handle, use, store or produce regulated substances within Wellfield Protection Zone 1 and discourage their location within Zones 2, 3 and 4. There are proposed Uses that should be discouraged (e.g., Light Repair and Maintenance, Car Wash) as there are potential hazards associated with the Uses as it relates to the protection of the Well(s) and associated Wellfield Zone(s).

○ *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 stormwater discharge or the maintenance or use of a connection that results in a non stormwater 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.

f. Development Patterns – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The proposed application will result in a logical, orderly, and timely development pattern. Boynton Beach Boulevard is an arterial roadway that accommodates a wide variety of uses. The site is located in a predominately commercial and residential corridor along Boynton Beach Boulevard east of Jog Road. The properties fronting the north and south sides of Boynton Beach Boulevard primarily support medium residential uses with commercial high uses located at the intersection of Boynton Beach Boulevard and Jog Road. The proposed commercial development site would complement the established development pattern.

g. 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 conditions of approval have been agreed to by the Applicant to mitigate the impacts of the proposed development.

The proposed commercial development is on an existing site with outside storage and is expected to generate 699 additional net daily trips, 80 additional net AM peak trips, and 55 additional net PM peak hour trips. Overall, the site is expected to generate 978 net daily trips, 98 net AM peak hour trips, and 86 net PM peak hour trips. The build out of the project is assumed to be by 2027.

The traffic impact of the site will be insignificant, as per the definition in Traffic Performance Standards (TPS). The site will have directional access from Boynton Beach Blvd, as well as through cross access from the existing commercial property to the west.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Boynton Beach Blvd from Jog Rd to El Clair Ranch Rd

Existing count: Eastbound=1839, Westbound=1532

Background growth: Eastbound=356, Westbound=302

Project Trips: Eastbound=11, Westbound=16

Total Traffic: Eastbound=2206, Westbound=1850

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2940

Projected level of service: LOS D or better in both directions

The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO. They shall also record a drainage easement, prior to DRO approval, for Legal Positive outfall.

The Property Owner shall dedicate ROW to the Florida Department of Transportation to be consistent with the PBC Thoroughfare Identification Map.

The Property Owner shall plat.

DRAINAGE STATEMENT: This project lies within the Lake Worth Drainage District service area.

The Applicant's engineer states: *"The proposed drainage system will consist of a combination of an above ground dry detention basin located at the north end of the development, underground exfiltration trenches, inlets and culverts. The site is proposing legal positive outfall to the northwest corner of the property via an existing inlet installed recently there for the purposes of this project's legal positive outfall. From there, water is conveyed through the neighbor property to the west, then through a pipe covered under an existing 12' drainage easement north/central to the western neighbor parcel. From this existing pipe, water is conveyed through the existing community to the north, Briarridge Plat Two (PB.54/PG.55), via a 12' drainage easement per O.R.B. 4692, PG. 1525 before being conveyed through the next community to the north, Boynton Waters (PB.69/PG.74), via the same 12' drainage easement per O.R.B. 4692, PG. 1525. The conveyance by this easement ultimately discharges into the existing C Stanley Weaver Canal on the north side of Boynton Waters which makes the C Stanley Weaver Canal the ultimate legal positive outfall for the project. The entire proposed development along with the existing communities to the north, west and east are covered under the original South Florida Water Management District Permit No. 50-01323-S with reference permit numbers 50-01196-S, 50-01377-S & 50-102669-P such that there are no "off-site" historical drainage concerns for this project. The property is included in FEMA flood zone 'X', an area of minimal flood hazard.*

The stormwater management design will be in compliance with SFWMD, LWDD and PBC requirements for attenuation and discharge while also staying in conformance with the existing permits in place over the site."

The entire statement is found in Exhibit J. Prior to issuance of any building permits, the development will have to obtain applicable approvals and permits from the District.

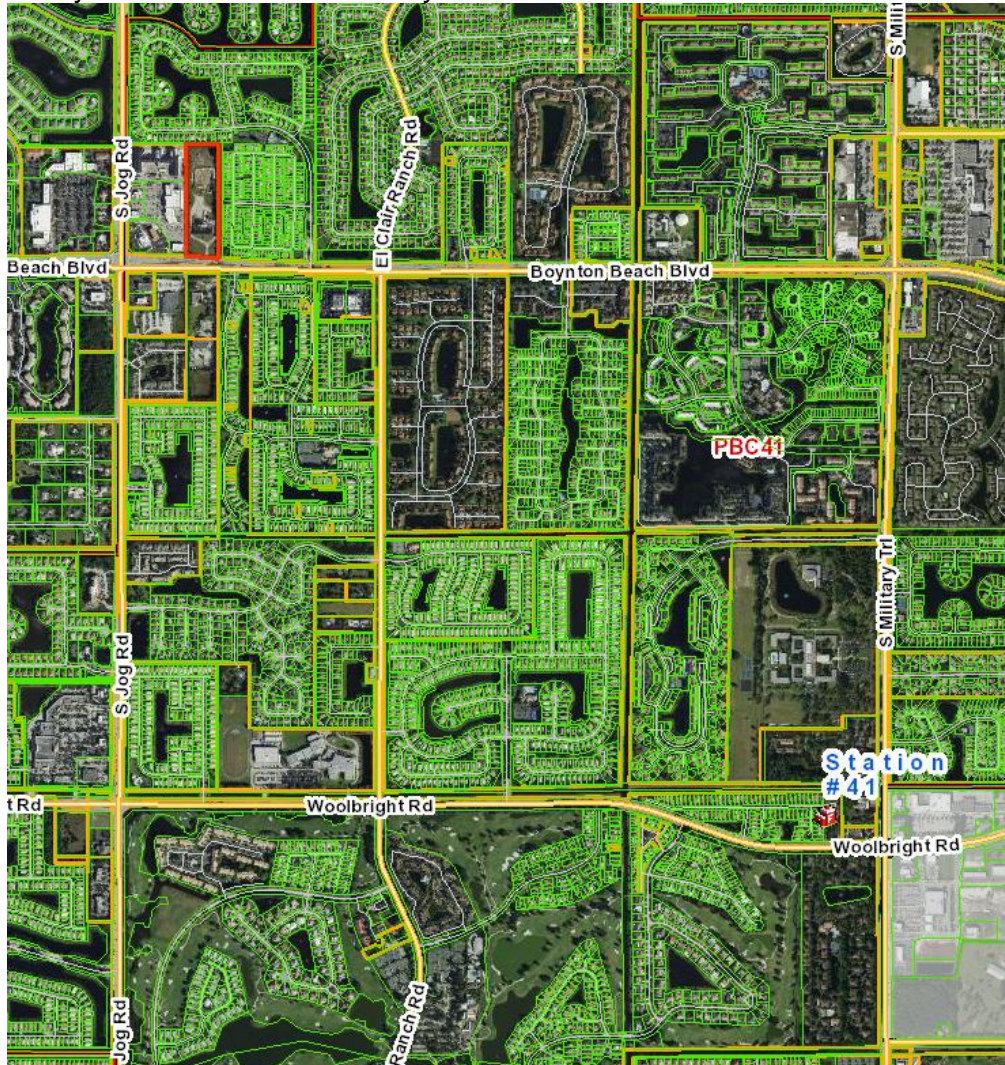
WATER AND WASTEWATER: The Water and Wastewater provider is the Palm Beach County Water Utilities (PBCWUD). The Applicant has provided a letter indicated such in Exhibit K. Prior to issuance of a building permit, the Applicant must connect to water and wastewater service, and is subject to the permitting approval process of PBCWUD.

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: Non-residential project therefore, Park and Recreation ULDC requirements do not apply.

FIRE PROTECTION: Staff has reviewed this application and have no comment. This project is located within the boundary of the Palm Beach County Fire Station 41.



- h. 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 states that there are changed conditions or circumstances that necessitate the requested rezoning. As indicated by the Applicant’s Justification Statement “*The property was part of an MUPD prior which was not developed and rezoned back to the RS Zoning District consistent with the existing underlying FLU. The proposed MUPD and Class A Conditional Uses are in keeping with the surrounding development patterns along Boynton Beach Boulevard as it relates to mixes of commercial, civic and residential uses The proposed changes in FLU and Zoning will provide compliance with the existing and proposed development program*”.

Exhibit C-1 - Conditions of Approval

Rezoning to Non Residential Planned Development District

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ENGINEERING

1. No Building Permits for the site may be issued after December 31, 2027, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. The Property Owner shall extend the west approach left turn lane on Boynton Beach Blvd at the project entrance, if needed by and as approved by the FDOT.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from FDOT for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

3. Prior to final approval of the Site Plan by the DRO, the Property Owner shall obtain and record proper drainage easements to allow for drainage from the project site to connect to the point of legal positive outfall. (DRO: ENGINEERING - Engineering)

4. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: MONITORING - Engineering)

5. The Property Owner shall provide to the Florida Department of Transportation (FDOT), a road right of way deed and all associated documents as required by FDOT for Boynton Beach Boulevard on an alignment approved by the FDOT or County Engineer.

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit. Right of way conveyance shall be along the project's entire frontage and shall be free and clear of all encumbrances and encroachments. Property Owner shall provide FDOT with sufficient documentation, including, at a minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from Tax Collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed, and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT.

The Property Owner must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up.

Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering)

6. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

LANDSCAPE - PERIMETER LANDSCAPING NORTH PROPERTY LINE

1. Landscaping and buffering along the north property line shall be upgraded to include:
 - a. a minimum thirty-five (35) foot wide landscape buffer strip;
 - b. a continuous four (4) foot high berm;
 - c. an eight (8) foot high opaque wall to be placed on the plateau of the berm;
 - d. a minimum of seventy-five (75) percent of the required trees shall be located on the exterior side of the wall;
 - e. the wall shall be setback a minimum of fifteen (15) feet from the applicable property line. (ONGOING: ZONING - Zoning)

LANDSCAPE - PERIMETER LANDSCAPING EAST PROPERTY LINE

2. Landscaping and buffering along the east property line shall be upgraded to include:
 - a. a minimum thirty-five (35) foot wide landscape buffer strip;
 - b. a continuous four (4) foot high berm;
 - c. an eight (8) foot high opaque wall to be placed on the plateau of the berm;
 - d. a minimum of seventy-five (75) percent of the required trees shall be located on the exterior side of the wall;
 - e. the wall shall be setback a minimum of fifteen (15) feet from the applicable property line. (ONGOING: ZONING - Zoning)

LANDSCAPE - PERIMETER LANDSCAPING ALONG THE WEST PROPERTY LINE (North +/- 348 feet)

3. Landscaping and buffering along the west property line, north 348 feet shall be a Type 3 Incompatibility Buffer:

- a. a minimum twenty (20) foot wide landscape buffer strip. (ONGOING: ZONING - Zoning)

LANDSCAPE – MAIN ENTRANCE – BOYNTON BEACH BLVD

4. The west side of the Boynton Beach drive aisle adjacent to Building D shall be landscaped with the following:

- a. a trellis/shaded structure with trash receptacles shall be provided. The structure shall be a minimum of six (6) feet in width and thirty (30) feet in length. Climbing vines shall be incorporated into the design of each structure;
- b. a minimum five (5) foot wide pedestrian walkway paved with precast paving blocks, stamped concrete or other decorative surface shall be provided under the trellis/shade structure;
- c. a minimum of one (1) shrub for each two (2) linear feet of adjacent curbing. (ONGOING: ZONING - Zoning)

5. The west side of the Boynton Beach drive aisle adjacent to Building B shall be landscaped with the following:

- a. a minimum of two (2) sets of trellis/shaded structures with trash receptacles shall be provided. Each structure shall be a minimum of six (6) feet in width and thirty (30) feet in length. Climbing vines shall be incorporated into the design of each structure;
- b. a minimum five (5) foot wide pedestrian walkway paved with precast paving blocks, stamped concrete or other decorative surface shall be provided under the trellis/shade structure;
- c. each trellis/shade structure shall provide a minimum of one (1) bench with trash receptacle;
- d. a minimum of one (1) shrub for each two (2) linear feet of adjacent curbing. (ONGOING: ZONING - Zoning)

LANDSCAPING INTERIOR

6. There shall be no improvements in the required divider median landscape area adjacent to the vacuum spaces for Building E – Car Wash. (ONGOING: ZONING – Zoning)

LIGHTING

1. The maximum illumination at the north, east and north 348 feet of the west property line shall be 0 foot-candles. (ONGOING: CODE ENF – Zoning)

2. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: ZONING – Zoning)

PLANNING

1. Per SCA 2023-20, Condition 1: Development of the site under the Commercial Low future land use designation shall include a 35-foot landscape buffer along the north and east property lines, which shall include a continuous 4-foot berm, hedges and trees, and an opaque 8-foot wall. (ONGOING: PLANNING - Planning)

2. Per SCA 2023-20, Condition 2: Development of the site under the Commercial Low future land use designation is limited to a maximum of 7,366 net daily trips, 98 net AM peak hour trips, and 86 net PM peak hour trips. (ONGOING: PLANNING - Planning)

PLANNED DEVELOPMENT

1. Prior to final approval of the site plan by the Development Review Officer (DRO), the Property Owner shall record in the public record a Unity of Control indicating that all structures, uses and parking areas within the project are part of a single unified planned development, regardless of ownership and shall require architectural consistency between all buildings, signage and project identification. Consistency shall include, at a minimum, an overall unified image and character created by the use of common elements such as building materials, rooflines, muted colors, fenestration, architectural features, and architectural elements. The Unity of Control shall be recorded in a form and manner acceptable to the Zoning Division, Land Development Division, and County Attorney. The Unity of Control shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING – County Attorney)

SIGNS

1. Ground Mounted Freestanding signs fronting on Boynton Beach Blvd shall be limited as follows:
 - a. maximum sign height – twelve (12) feet, measured from finished grade to highest point;
 - b. maximum sign face area per side – one hundred and twenty (120) square feet;
 - c. maximum number of signs - one (1); and,
 - d. style - monument style only. (BLDG PERMIT: ZONING - Zoning)

2. Outparcel signs fronting on Boynton Beach Boulevard shall be limited as follows:
 - a. maximum sign height - five (5) feet, measured from finished grade to highest point;
 - b. maximum sign width - four (4) feet;
 - c. maximum sign face area per side - twenty (20) square feet;
 - d. maximum number of signs - two (2); and,
 - e. style - monument style only. (BLDG PERMIT: ZONING - Zoning)

SITE DESIGN

1. At time of submittal for Final Development Review Officer, the Applicant shall submit a Final Regulating Plan showing compliance with the Landscape Conditions of Approval. (DRO: ZONING – Zoning)

2. At time of submittal for Final Development Review Officer approval, the Site Plan shall be revised to reflect the required Type 3 Incompatibility Buffer along the north 348 feet of the west property line. (DRO: ZONING – Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Exhibit C-2 Conditions of Approval

Class A Conditional Use – Type 1 Restaurant Bldg D

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Type 1 Restaurant (Bldg D) shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Exhibit C-3 Conditions of Approval

Class A Conditional Use – Light Vehicle Sales and Rental (Building C)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

SIGNS

1. Wall signage shall be prohibited on the east facade of Building C. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Exhibit C-4 Conditions of Approval

Class A Conditional Use – Car Wash (Building E)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Car Wash (Bldg E) shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and consistent with the Type 1 Restaurant. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

SIGNS

1. Wall signage shall be prohibited on the north and east facades of Building E. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Exhibit C-5 Conditions of Approval

Class A Conditional Use – Self-Service Storage Facility (Building A)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ARCHITECTURAL

1. Faux windows are the only style of windows permitted on the second and third floor of the east façade of Building A. (ONGOING: ZONING – Zoning)

2. No loading area or doors shall be permitted on the east side of Building A. (ONGOING: ZONING – Zoning)

SIGNS

1. Wall signage shall be prohibited on the north and east facades of Building A. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or

b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or

d. Referral to Code Enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

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

Application No.	Title & Request	Resolution	Decision	Approval Date
SCA 90 Com 1	Title: Future Land use Amendment Request: to change the FLU from Medium Residential 5 units per acre (MR-5) to Commercial High with an underlying 5 units per acre (CH/5) on the 3.9-acre portion and Commercial Low Office with an underlying 5 units per acre (CL-O/5) on the remaining 4.9 acres.	ORD-97-11	Approved with Conditions	04/24/1997
PDD/R-1997-0004B	Title: Official Zoning Map Amendment Request: Rezoning from the AR and RE to MUPD, with Requested Uses to allow a General Repair and Maintenance Facility, Convenience Store with Gas Sales and a Car Wash Facility	R-2002-1017	Approved with Conditions	06/19/2002
SR- 1997-00004B	Title: Status Report Request: to amend Conditions of Approval (Engineering)	R-2006-0151	Approved with Conditions	01/26/2006
DOA/R-1997-00004	Title: Development Order Amendment Request: to reconfigure the Site Plan, amend Conditions of Approval, to add an access point and to revise the development timeline (restart the commencement clock)	R-2008-1377	Approved with Conditions	08/28/2008
	Title: Requested Use Request: to allow a General Daycare and Type I Restaurant	R-2008-1378	Approved	
CTR-1997-0004-1	Title: Status Report Request: to approve an Official Zoning Map Amendment to allow a rezoning from MUPD Zoning District to the RS Zoning District for property previously rezoned by Resolution R-2002-1017; revocation of uses allowing a general repair and maintenance facility, a convenience store with gas sales and a car wash facility, approved by Resolution R-2002-1017; and, a revocation of requested Uses allowing a General Daycare facility and a Type 1 Restaurant, approved by Resolution R-2008-1378.	R-2019-1479; R-2019-1480 and R-2019-1481	Approved	09/26/2019

Exhibit E - Preliminary Site Plan

Boynton Place MUPD

Palm Beach County, Florida

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr. Ste 102
West Palm Beach, FL 33401
Phone: 561.664.6141
www.schmidtnichols.com
License No. LC2600232

DATE: 12/01/22
SCALE: 1" = 60'-0"

DESIGN BY: JS
DRAWN BY: TDP
CHECKED BY: JS, 06/9/21
JOB NO.: 2187

REVISIONS / SUBMISSIONS

Original Submittal	12/21/22
Revised Submittal	02/21/23
Revised Submittal	04/24/23
Revised Submittal	11/22/23
Revised Submittal	01/22/24
Revised Submittal	03/25/24
Revised Submittal	04/02/24
Revised Submittal	05/28/24
Revised Submittal	06/10/24

PRELIMINARY SITE PLAN

PSP-1 of 1



SITE TABULAR DATA

Application Name	Boynton Place MUPD
Control Number	2022-00112
Application Number	PDC/CA-2022-1192
Tier	Urban/Suburban
Existing Future Land Use Designation	CHS (3.98 acres), CL-O6 (4.9 acres)
Existing Zoning District	CU5
Proposed Zoning District	RS
Ownership	MUPD
Section Ownership, Range	254882
Parcel Control Number	08-24-42-2-000-000-000
Existing Use	254882
Proposed Use	Limited Access Self-Service Storage
Total Gross Site Area	8.98 ac. (380,936 s.f.)
Building A - Limited Access Self-Service Storage (Phase I)	214,475 s.f.
Building B - Repair & Maintenance, Light	100,000 s.f.
Building C - Vehicle Sales and Rental, Light	7,500 s.f.
Building D - Type 1 Restaurant (4 Employees) w/ Drive-Thru	2,500 s.f.
Office	3,275 s.f.
Total Building Coverage Including Composite of (3,200 s.f.)	0.86% (217,475 s.f.)
Parking Required	55 SPACES
Limited Access Self-Service Storage (Phase I) - 1 space per storage bay @ 1,000 bays = 5; minimum of 5 customer spaces	
Limited Access Self-Service Storage (Phase II) - 1 space per 200 storage bays @ 1,000 bays = 5; minimum of 5 customer spaces	
Automatic Self-Service Car Wash - 1 space/200 s.f. of office @ 1.50 s.f. = 1	
Repair & Maintenance, Light - 1 space/250 s.f. @ 7,500 s.f. = 30	
Vehicle Sales and Rental, Light - 1 space/250 s.f. @ 2,500 s.f. = 10	
Type 1 Restaurant w/ Drive-Thru - 1 space/employee @ 4 employees = 4	
Proposed Parking	82 SPACES
Handicap Spaces Required	3
Handicap Spaces Provided	5
Handicap Spaces Excess	2
Bicycle Spaces Required	6
Bicycle Spaces Provided	6
Loading Spaces Required	6
Loading Spaces Provided	6
Building Height	max. 35'
Number of Stories	3'
Traffic Analysis Zone	Concurrency Reservation
Limited Access Self-Service Storage (Phase I)	100,000 s.f.
Limited Access Self-Service Storage (Phase II)	100,000 s.f.
Automatic Self-Service Car Wash	3,275 s.f.
Vehicle Sales and Rental, Light	7,500 s.f.
Type 1 Restaurant w/ Drive-Thru	2,500 s.f.
Office	3,275 s.f.
Property Development Regulations (PDRs), with one additional foot of setback to be provided in addition to the required setback for each one (one) in height, or fraction thereof, over 35 feet.	

DEVELOPMENT TEAM

DEVELOPER:	JOBMAN DEVELOPMENT LLC 1400 SW 47TH STREET DEERFIELD BEACH, FL 33442 (888) 286-8410
TRAFFIC/CIVIL ENGINEER:	JFO GROUP INC 6671 W INDIANTOWN SUITE 50-324 66-324 JUPITER, FL 33488 (561) 482-8344
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33411 (561) 684-4141
SURVEYOR:	PHIPPS SURVEYING & MAPPING 235 GOOLSBY BLVD DEERFIELD BEACH, FL 33442 (561) 797-5111

COMMERCIAL PLANNED DEVELOPMENT REGULATIONS (PDR)

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX. FAR	SETBACKS/SEPARATIONS			
CODE	SIZE	FRONTAGE	DEPTH	FRONT	INTERIOR	REAR
MUPD (CU5)	3 AC.	200'	200'	0.50	25'	R-30'
PROP (CU5)	8.98 AC.	333.87'	333.38'	0.56	28%	70'
						R-40'
						C-15'
						C-20'
						N/A
						R-27'

PER FLU TABLE 2.2.4.E.1. PER NOTE 1, THE MAXIMUM FAR FOR SELF STORAGE USES WITH CL FLU IS UP TO 0.35.

NOTES

Development of the site is subject to conditions in SCA 2023-20; Ordinance TBD as follows:

- The site plan shall include a 30-foot landscape buffer along the north and south boundaries, which shall include a combination of lawn, hedge and trees, and an 8-foot wall.
- The site is limited to a maximum of 7,360 net daily trips, 98 net AM peak hour trips, and 1,000 net PM peak hour trips.

BASE INFORMATION FOR THE PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PHIPPS SURVEYING & MAPPING DATED 12/13/2022

DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE

DR DUMPSTER WITH ENCLOSURES

IT IS THE INTENT OF THE DEVELOPER TO SUBDUDE THE PROPERTY PURSUANT TO THE PLATTING EXEMPTION OF ARTICLE 11.A.6.B.4

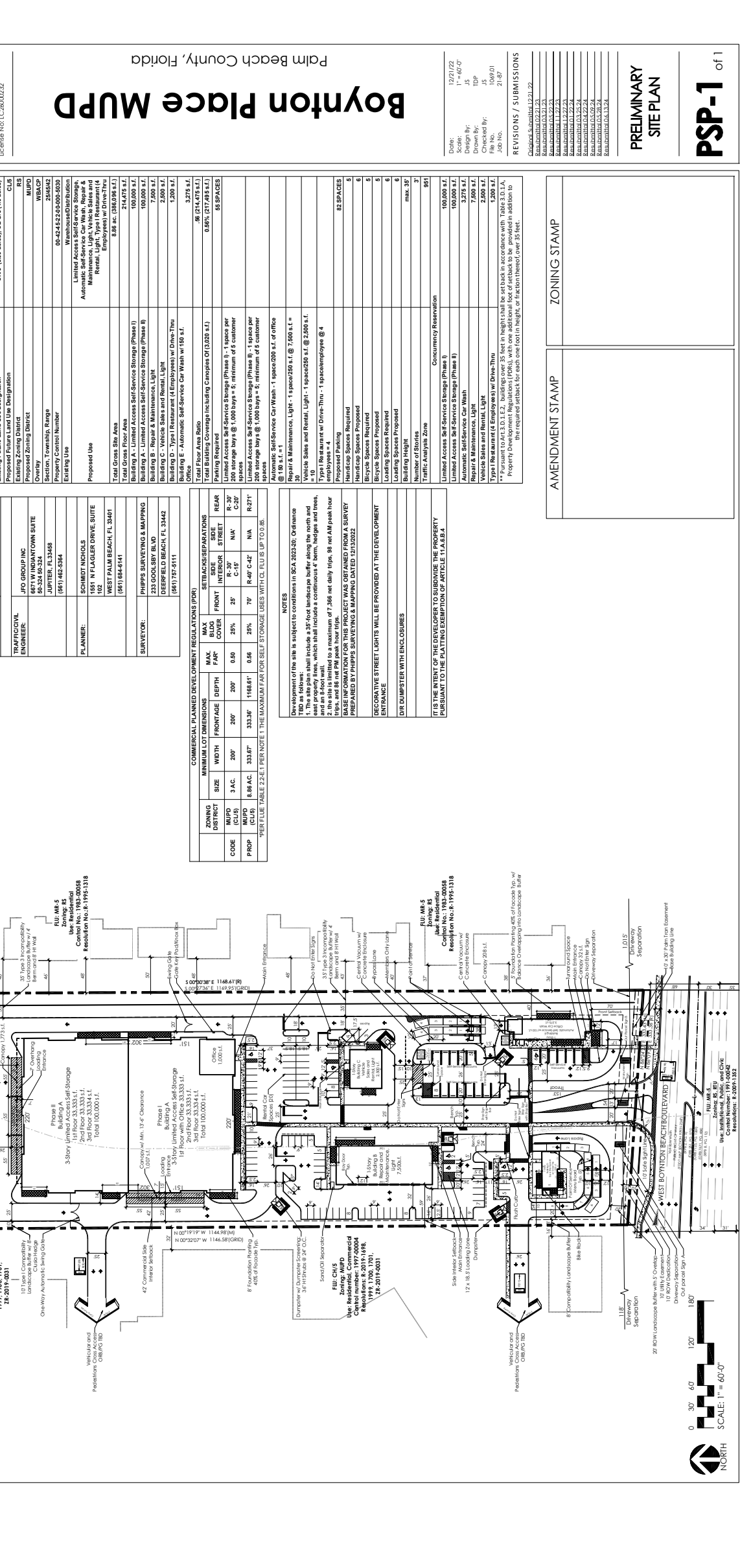
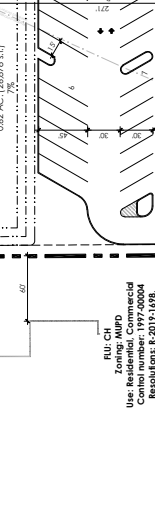


Exhibit F - Preliminary Regulating (Phasing) Plan

Boynton Place MUPD

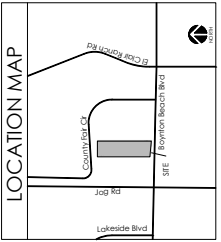
Date: 12/01/22
Scale: 1" = 40' 0"
Design By: JS
Drawn By: TDP
Checked By: JS/6/9/21
File No.: 21-87
Job No.: 21-87

REVISIONS / SUBMISSIONS

Original Submission	12/21/22
Resubmitted	02/21/23
Resubmitted	03/22/23
Resubmitted	04/26/23
Resubmitted	11/27/23
Resubmitted	01/22/24
Resubmitted	03/25/24
Resubmitted	04/02/24
Resubmitted	05/08/24
Resubmitted	06/14/24

**PRELIMINARY
REGULATING
PLAN - PHASING**

PRP-1 of 1



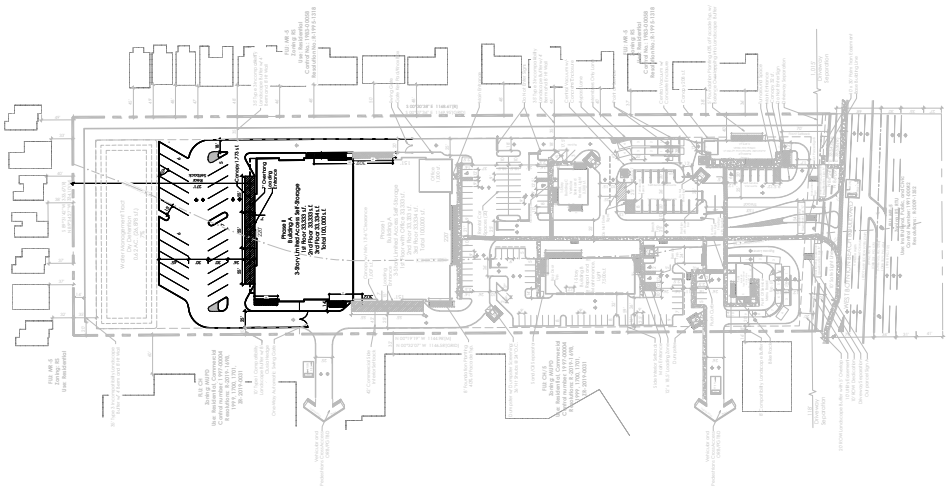
SITE TABULAR DATA

Application Name	Boynton Place
Control Number	2022-0012
Application Number	PDP/CA-2022-01922

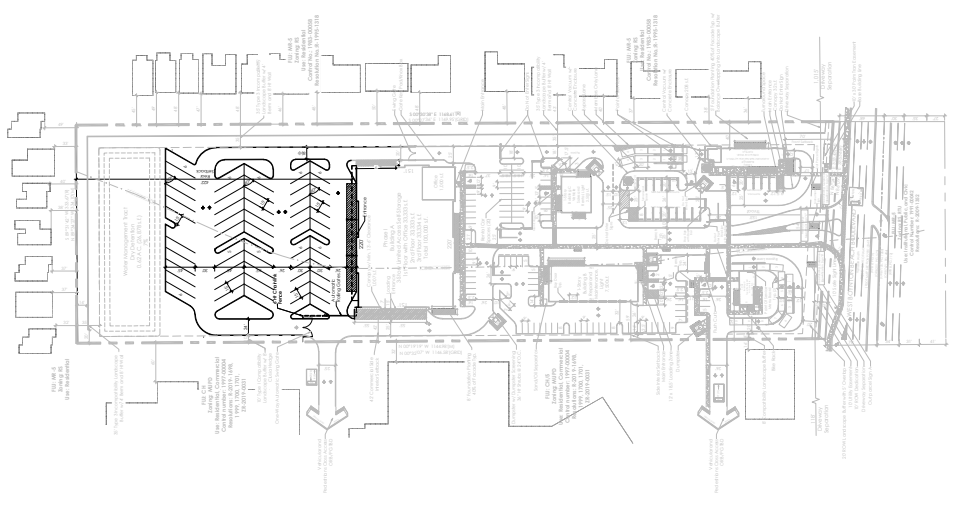
DEVELOPMENT PHASING TABLE

PHASE	EXPECTED PHASING TIMELINE	PROPOSED USES	NO. OF BUILDINGS AND S.F. ON UNITS	ACRES & PERCENTAGES OF LAND AREA FOR EACH PHASE
1	2022-2026	Limited Access Self-Service Car Wash, Repair & Maintenance, Light Vehicle Sales and Rental, Light Vehicle Detailing, Drive-Thru	Buildings B-F (139,076 s.f.)	6.02 AC. 68%
2	2026-2030	Limited Access Self Storage	Building A (126,000 s.f.)	2.87 AC. 32%

PHASE II

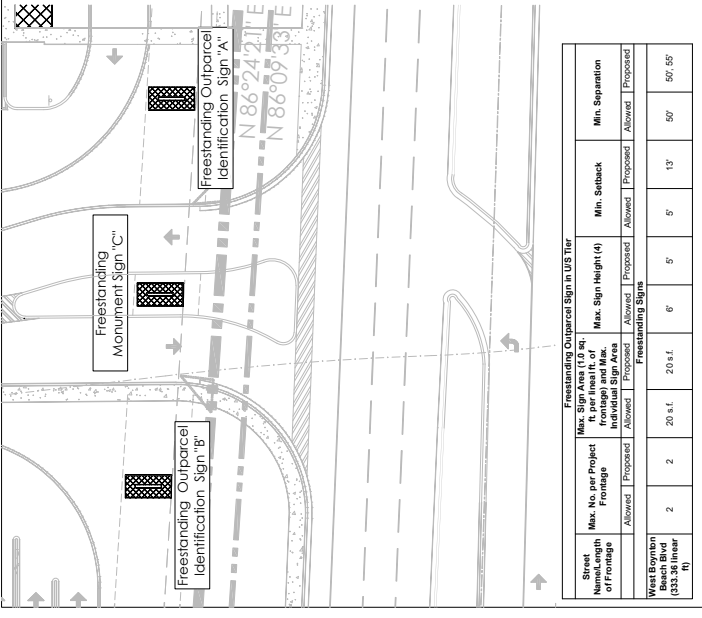


PHASE I

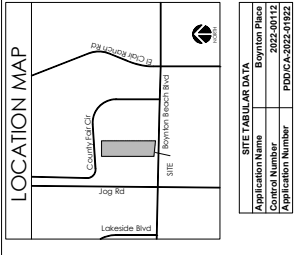
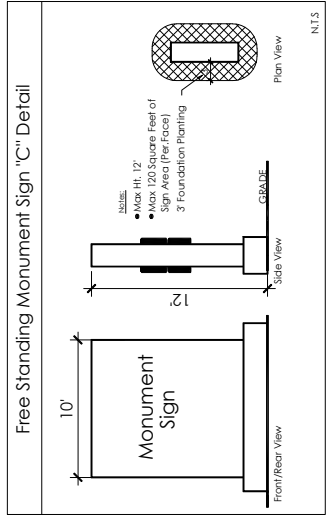
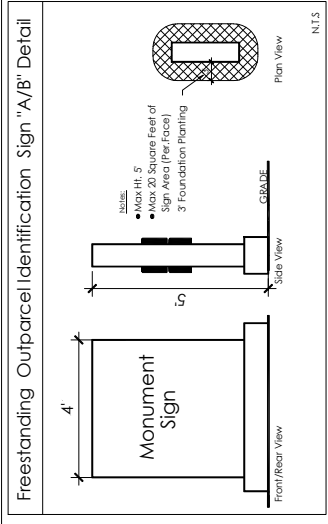


AMENDMENT STAMP	ZONING STAMP

Exhibit G - Preliminary Master Sign Plan



Street Name/Length of Frontage	Max. Sign Area (1.0 sq. ft. per Project Frontage)		Max. Sign Height (ft)		Min. Setback		Min. Separation		
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	
West Boynton Beach Blvd (533.36 linear ft)	2	20 s.f.	20 s.f.	6'	5'	5'	13'	50'	50'
West Boynton Beach Blvd (323.50 linear ft)	3	1	200 s.f.	120 s.f.	12'	12'	5'	14'	50'



SITE TABULAR DATA	
Application Name	Boynton Place
Control Number	2622-20112
Application Number	PRD/C-2622-2182

1551 N. Flagler Dr. Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
www.schmidtnichols.com
License No. LC2600232



Boynton Place MUPD

Palm Beach County, Florida

Date: 12/01/23
Scale: 1" = 20'-0"
Design By: JS
Drawn By: TDP
Checked By: JS, JG, JN
File No.: 21-87
Job No.: 21-87

REVISIONS / SUBMISSIONS

Original Submittal	Date
Revised	02/21/23
Revised	03/22/23
Revised	04/24/23
Revised	11/22/23
Revised	01/22/24
Revised	03/25/24
Revised	04/02/24
Revised	05/02/24
Revised	05/02/24
Revised	06/12/24

**PRELIMINARY
MASTER SIGN
PLAN**

AMENDMENT STAMP

ZONING STAMP



Exhibit H – Disclosure of Ownership

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 Carl Jobson, 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 MGR _____ [position - e.g., president, partner, trustee] of Job-Man Development, 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: 10000 Madarin Street, Parkland, FL 33076

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.

Carl Jobson
Carl Jobson, 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 15 day of December, 2022 by Carl Jobson (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Juliette Talenfeld
(Name - type, stamp or print clearly)

Juliette Talenfeld
(Signature)

My Commission Expires on: 01/31/2024

NOTARY'S SEAL OR STAMP

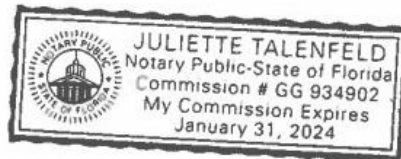


EXHIBIT "A"

PROPERTY

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SEC 1/4) OF THE AFORSAID SECTION 22; THENCE NORTH 00°41'06" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SF 1/4), A DISTANCE OF 1331.34 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE NORTH 89°31'42" EAST ALONG SAID LINE, A DISTANCE OF 51.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4224, PAGE 780; THENCE CONTINUE NORTH 89°31'42" SECONDS EAST, A DISTANCE OF 615.46 FEET TO A POINT ON THE WEST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'42" EAST, A DISTANCE OF 333.67 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE SOUTH 00°30'38" EAST ALONG SAID LINE, A DISTANCE OF 1168.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804) AS SHOWN IN COUNTY ROAD PLAT BOOK 2, PAGE 5, AND AS CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 4251, PAGE 575 AND AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97931-2347; THENCE NORTH 86°24'21" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 333.36 FEET TO A POINT ON THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE NORTH 00° 30'38" WEST ALONG SAID LINE, A DISTANCE OF 1144.98 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING +/- 8.845 ACRES OR +/- 385,306 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. 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.

Name	Address	50%
Daniel Mancini	3100 S.W 15th Street Deerfield, FL 33442	50%
Carl Jobson	3100 S.W 15th Street Deerfield, FL 33442	50%

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 Daniel Mancini, 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 [x] MGR *[position - e.g., president, partner, trustee]* of Job-Man Development, 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: 3100 S.W 15th Street, Deerfield, FL 33442

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.
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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.

[Signature]
Daniel Mancini, 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 15 day of December, 2022 by daniel Mancini (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Juliette Talenfeld
(Name - type, stamp or print clearly)

Juliette Talenfeld
(Signature)

My Commission Expires on: 1/31/2024

NOTARY'S SEAL OR STAMP

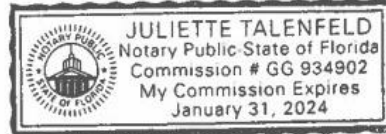


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Name	Address	%
Daniel Mancini	3100 S.W 15th Street Deerfield, FL 33442	50%
Carl Jobson	3100 S.W 15th Street Deerfield, FL 33442	50%

Exhibit I - Drainage Statement



CAULFIELD & WHEELER, INC.

Consulting Engineers • Surveyors & Mappers

Celebrating
35
years

Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

May 8, 2024

Scott Cantor, P.E.
Director of Land Development
Palm Beach County, Department of Engineering & Public Works
2300 N Jog Road, 3W
West Palm Beach, FL 33411
561-684-4090
SCantor@pbcgov.org

**Re: Drainage Statement
Boynton Place
650' East of the NEC Boynton Beach Boulevard & Jog Road
Palm Beach County, Florida
CWI Project #10624**

Dear Mr. Cantor:

My client is proposing to redevelop the existing 8.89 acre parcel approximately 650' east of the northeast corner of Boynton Beach Boulevard & Jog Road as "Boynton Place" to include a new commercial development along with parking lots, landscaping and stormwater management controls necessary to support the development.

The proposed drainage system will consist of a combination of an above ground dry detention basin located at the north end of the development, underground exfiltration trenches, inlets and culverts. The site is proposing legal positive outfall to the northwest corner of the property via an existing inlet installed recently there for the purposes of this project's legal positive outfall. From there, water is conveyed through the neighbor property to the west, then through a pipe covered under an existing 12' drainage easement north/central to the western neighbor parcel. From this existing pipe, water is conveyed through the existing community to the north, Briaridge Plat Two (PB.54/PG.55), via a 12' drainage easement per O.R.B. 4692, PG. 1525 before being conveyed through the next community to the north, Boynton Waters (PB.69/PG.74), via the same 12' drainage easement per O.R.B. 4692, PG. 1525. The conveyance by this easement ultimately discharges into the existing C Stanley Weaver Canal on the north side of Boynton Waters which makes the C Stanley Weaver Canal the ultimate legal positive outfall for the project. The entire proposed development along with the existing communities to the north, west and east are covered under the original South Florida Water Management District Permit No. 50-01323-S with reference permit numbers 50-01196-S, 50-01377-S & 50-102669-P such that there are no "off-site" historical drainage concerns for this project. When the original SFWMD permits for the project including the existing communities to the north were first designed/permitted, there was an allocation made for drainage discharges from the future construction of a 25 acre commercial parcel at the northeast corner of Boynton Beach Blvd & Jog Road. Recently, a 15.99 Acre mixed-use project directly west of this project was permitted/constructed/is in operation. This project covers the remaining 8.89 acre parcel to make up the approximately 25 acre partial originally envisioned in the original design for this area as well as the communities to the north.

The property is included in FEMA flood zone 'X', an area of minimal flood hazard.

The stormwater management design will be in compliance with SFWMD, LWDD and PBC requirements for attenuation and discharge while also staying in conformance with the existing permits in place over the site.

Submitted By:
Caulfield & Wheeler, Inc.



Digitally signed by Matthew V. Kahn
Date: 2024.05.08 12:19:30 -04'00'
Adobe Acrobat version:
2024.002.20687

Matthew V. Kahn, P.E.
Professional Engineer
License #82227
State of Florida
(on behalf of Caulfield & Wheeler, Inc.)

MVK

P:\10624-00-00\engdocs\permits\PBCLD\submittals\Drainage Statement\2024-05-08_10624_PBCLD Drain State.doc

Exhibit J - Utility Letter



Letter for Concurrency Reservation

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

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

Date: March 21, 2024

Control # 00209

Re: PZ&B Application #: PDD/CA-2022-01922
Project Name – Boynton Place MUPD

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>29.20</u>
Wastewater	<u>29.20</u>
Reclaimed Water	<u>N/A</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:

00-42-45-22-00-000-5030

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 Foreman*
Director of Finance & Administration

Date: 21-Mar-24

Exhibit K – Country Fair Development



April 25, 2024

Palm Beach County Board of County Commissioners
Attn: Mayor Maria Sachs
301 North Olive Avenue, Suite 1201
West Palm Beach, FL 33401

RE: Letter of Support - Boynton Beach Place MUPD located at 6345 Boynton Beach Blvd., Boynton Beach, Florida (the "Proposed Development") - Future Land Use Amendment (SCA 2023-020) & Zoning Applications (PDD/CA-2022-1922)

Dear Mayor Sachs and County Commissioners:

This letter is submitted on behalf of the Board of Directors (the "Board") of Country Fair at Boynton Homeowners Association (the "Association") which is charged with the administration and management of that certain community known as Country Fair (the "Community"), said Community being located immediately adjacent to the North and East boundaries of the above-referenced Proposed Development. Over the past several months, the representatives of Lake Park 1100, LLC (the "Developer"), the owner and developer of said Proposed Development, and their team have worked in good faith with the Board and our legal counsel, Joshua Gerstin, Esq., to review and discuss all aspects of the Proposed Development and to address any concerns of the Board as to potential impacts upon the Community. In response to such discussions, the Developer has agreed to incorporate numerous design characteristics in their site plan for the Proposed Development in order to satisfactorily address all such concerns of the Board. As a result, the Board is pleased to provide this letter in support of the Developer's efforts to secure approvals for the following formal Palm Beach County application requests:

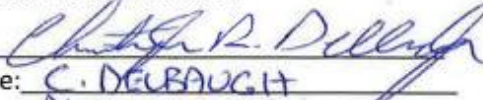
1. Small Scale Land Use Map Amendment from Commercial High with underlying 5 du/ac (CH/5) and Commercial Low Office with underlying 5 du/ac (CL-O/5) to entirely Commercial Low with an underlying 5 du/ac (CL/5).
2. Rezoning from Agricultural Residential to the Multiple Use Planned Development (MUPD) District.
3. Conditional Use requests for Car Wash, Type I Restaurant with drive-thru, Light Vehicle Sales & Rental, and Limited Access Self-Service Storage.
4. Staff Level use requests for Light Vehicle Repair & Maintenance
5. Site Plan Approval

The Community and the Board are looking forward to a continued relationship with the Developer as they proceed through approvals and into construction. The Community is excited by the introduction of new businesses that will serve our community and the surrounding neighborhoods. Not only will the Proposed Development complete the commercial corner of Jog Road and Boynton Beach Boulevard but, as an infusion of new investment in the area, it will almost assuredly increase property values.

Thank you for your consideration herein.

Sincerely,

Board of Directors of Country Fair at Boynton Homeowners Association

By: 
Name: C. DEUBAUGH
Title: PRESIDENT

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