

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

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

A. Amendment Data

Round	24-B.	Intake Date	November 8, 2023
Application Name	Central Park Commerce Center	Control No.	1989-00052
Acres	64.46 Acres	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-40-43-32-00-000-1030/1050		
Location	On the north side of State Road 80, less than .25 miles west of the L-8 Canal.		
	Current	Proposed	
Tier	Glades Tier	No Tier Change Proposed	
Use	Chipping & Mulching/Asphalt-Concrete Batch Plant/Rock Processing	Light industrial/warehouse	
Zoning	SA – Specialized Agricultural (corresponds to AP – Agricultural Production)	MUPD – Multiple Use Planned Development	
Future Land Use Designation	RR-10 – Rural Residential 1 Dwelling Unit per 10 Acres	EDC – Economic Development Center	
Underlying Future Land Use Designation	None	None	
Conditions	<p>None for this land area. Ordinance 2016-026, Amended by Ord. 2018-012</p> <p>Conditions for adjacent ECD land:</p> <ol style="list-style-type: none"> 1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips. 2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and 	<p>It is anticipated that the land area subject to this request will be included in the development order for the existing EDC MUPD and that no changes to the conditions of approval will be required. The existing trip approval will be permitted to be expanded to the new land area added to the MUPD and condition 2 has been deemed met.</p>	

	<p>redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019²², then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.</p> <p>3. Residential uses (except security or caretakers' quarters) are prohibited.</p>	
Density Bonus	No density is permitted per Plan and Condition.	No density is permitted per Plan and Condition.
Total Number of Units	None	None

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	No Density permitted.	Maximum FAR permitted under EDC is .85
Maximum Dwelling Units¹ (residential designations)	No Density permitted.	No Density permitted.
Maximum Beds (for CLF proposals)	No Density permitted.	No Density permitted.
Population Estimate	No Density permitted.	No Density permitted.
Maximum Square Feet^{2, 4} (non-residential designations)	0 FAR x 64.46 ac. = 0	.85 FAR x 64.46 ac. = 2,386,695
Proposed or Conditioned Potential^{3, 4}	----	<p>Land area proposed to be added to the EDC MUPD and the following condition from Ordinance 2018-12 to include the additional land area but not increase the condition limitation:</p> <ol style="list-style-type: none"> 1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

Max Trip Generator	<u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF <u>AM Peak Hour</u> Resid. Single Family, 210, 0.70/DU Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF <u>PM Peak Hour</u> Resid. Single Family, 210, 0.94/DU Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF	<u>Maximum and Proposed</u> <u>Daily</u> Light Industrial, 110, 4.87/1,000 SF Warehouse, 150, 1.71/1,000 SF <u>AM Peak Hour</u> Light Industrial, 110, 0.74/1,000 SF Warehouse, 150, 0.17/1,000 SF <u>PM Peak Hour</u> Light Industrial, 110, 0.65/1,000 SF Warehouse, 150, 0.18/1,000 SF
Maximum Trip Generation	6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips	<u>Maximum</u> 16,472 Daily Trips 2,278 AM Peak Hour Trips 2,078 PM Peak Hour Trips <u>Proposed</u> 6,011 Daily Trips 689 AM Peak Hour Trips 682 PM Peak Hour Trips
Net Daily Trips:	<u>10,401</u> (maximum minus current) <u>0</u> (proposed minus current)	
Net PH Trips:	<u>1,589</u> AM, <u>1,396</u> PM (maximum) <u>0</u> AM, <u>0</u> PM (proposed)	

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

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

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

Name	Joni Brinkman
Company Name	Urban Design Studio
Address	610 Clematis Street, #CU02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561-366-1100/561-366-1111
Email Address	jbrinkman@udsflorida.com

B. Applicant Information

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

Name	Enrique Tomeu
Company Name	PBA Holdings, Inc.
Address	20125 State Road 80
City, State, Zip	Loxahatchee, FL 33470
Phone / Fax Number	Contact Agent
Email Address	AlbertM@palmbeachag.com
Interest	Property Owner

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

Instructions are provided in italics. Applicants are required to replace any italicized instructions with non-italicized information. Provide information as indicated in the table, or summarize in the table and provide details within an Attachment.

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Future Land Use Element Policy 1.8-c, Policy 3.3-a.5, and Managed Growth Tier System Map LU1.1 and Service Area Map LU2.1
Purpose	The amendment will allow for the expansion of the existing Central Park of Commerce MUPD to create additional employment opportunities in the western communities. This requires that the Limited Urban Service Area (LUSA) within the Glades Protection Area Overlay be expanded to include the MUPD expanded land area.
Justification	The requested text change will allow for a companion land use plan amendment application to expand the land area currently associated with the Central Park of Commerce Economic Development Center (EDC) Multiple Use Planned Development (MUPD). The request will be to change the land use on the expanded area from Rural Residential 10 (RR-10) to EDC, as was done for the original approvals for the MUPD. This will allow for the increase in land area to provide for additional employment generation in the western communities. A concurrent zoning application will be processed to delete Condition 2 of Ordinance 2018-012 has that condition has been deemed satisfied.
Consistency	<p>OBJECTIVE 1.8 Glades Area Protection Overlay</p> <p>General: The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.</p> <p>Response: This request is consistent with this Objective as the proposed EDC land use designation for the property does not threaten the EAA to the west. The GAPO includes not only the subject property, but also the FP&L Power Plant to the west. The west boundary of the GAPO will remain intact with the proposed change and no additional development potential is extended to the west as a result of this amendment. The subject land area is not suitable for agricultural development as it has not been utilized in the recent past for agricultural production (nor is the land use on the property AP – Agricultural Production). The proposal also does not propose the expansion of urban and suburban activities into the Glades Tier. Of note, however, is that services have been extended to the immediate vicinity of the property.</p>

Objective: The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

Response: Again, the proposal is consistent with this Objective. The proposal does not negate the barrier created by the Plan to prevent the expansion of urban and suburban activities into the Agricultural Production areas to the west. It also is consistent with the objective to provide opportunity to recognize existing uses and the expansion of new uses within the overlay.

Policy 1.8-a: The Glades Area Protection Overlay, generally described, as the area north of State Road 80 (SR-80), approximately 2.25 miles west of Seminole Pratt Whitney Road directly south of the Deer Run rural subdivision, to approximately 2.0 miles west of the SFWMD L-8 Canal, encompassing the western portions of sections 8 and 17, all of sections 20, 28, 29 and 32, and the northern portion of section 33, Township 43, Range 40, with an approximate total acreage of 3,063.66 acres, is depicted on the Special Planning Areas Map in the Map Series. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded to incorporate areas other than the ones described in this policy.

Response: The request is consistent with this policy as it does not propose to change the boundary of the GAPO.

Policy 1.8-b: The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

Response: The request is consistent with this policy as the uses proposed have already been deemed compatible with the overall via the prior EDC amendment approval and subsequent approval of the master plan and site plan for the existing EDC/MUPD. No residential is proposed as part of this request, which is also consistent with the policy.

Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be

depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series.

Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;

Response: Utilities already exist in the vicinity of the subject land area, specifically to the existing EDC/MUPD which is located to the west and north of the area subject to the future land use plan amendment.

- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and

Response: The applicant believes that the location of this property, on Southern Boulevard, a major east/west State Road, provides unique advantages and opportunities for the expansion of the previously approved employment generating uses. There are relatively few parcels of a size significant to attract warehousing and light industrial uses within the Urban Suburban Tier, especially on this State Road. The proposal meets various policy goals as outlined in this consistency assessment as previously determined when the LUSA was amendment for the MUPD.

- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

Response: As mentioned above, the size and location of the property on a major east/west State Road has already been determine to provide for the potential to create a major economic impact for not only central Palm Beach County, but also the tri-city Glades area. The creation of jobs located to take advantage of mass transit will provide for additional job opportunities for the residents of Palm Beach County.

Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;

	<p>2. the area defined as the General Aviation Facility/ North County Airport; 3. the Agricultural Reserve; and 4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation; 5. the area east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay; 6. an Agricultural Enclave pursuant to Policy 2.2.5-d; 7. the Western Communities Residential Overlay; and 8. the Trotting Center Overlay</p> <p>Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.</p> <p>In addition, the request to add this property to the LUSA's of Palm Beach County is consistent with the placement of the designation on both the United Technology and General Aviation Facility areas. Both of these areas are envisioned to provide for job creation/employment opportunities for the residents of the County, as will the subject parcel. Amending the text associated with item 5 is permitted to be requested and, in part, reflects the installation of utilities already in existence in the vicinity of the subject parcel. The designation would also fill in the 'hole in the donut' in this area north of Southern Blvd. with the LUSA already in place to the west and north with the existing MUPD land use, and would remove the existing RR-10 designation on the property that could be considered incompatible with the adjacent uses.</p> <p>Policy 3.3-b: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.</p> <p>Response: The Palm Beach County Water Utilities would be the provider in this case and utilities have already been extended to the area.</p>
Text Changes	<p>Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and 138.31 acres a land area not to exceed 213 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The</p>

	<p>boundaries of the LUSA shall be depicted in the “Service Areas Map” contained in the Comprehensive Plan Map Series.</p> <p>Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:</p> <p>5. the area east of the SFWMD L-8 Canal and 138.31 acres <u>a land area not to exceed 213 acres</u> with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;</p>
Map Changes	<p>Amend Map Series FLU 1.1 Map: Managed Growth Tier System, to depict the Limited Urban Service Area and;</p> <p>Amend Map Series FLU 2.1 Map: Service Areas, to depict the Limited Urban Service Area</p>
ULDC Changes	<p>It is not anticipated that any revisions to the ULDC will be required in order to affect this text change.</p>

**Central Park Commerce Center
Privately Initiated Text Amendment
Pre-Application Justification
Submittal Date: August 28, 2023**



Urban Design
Land Planning
Landscape Architecture

Introduction

On behalf of the property owner, PBA Holdings, Inc., Urban Design Studio (UDS) has prepared and hereby respectfully submits this application for a **Privately Initiated Comprehensive Plan Text Amendment** to allow for the expansion of the Economic Development Center (EDC) land use currently applicable to the Central Park Commerce Center Multiple Use Planned Development (MUPD). This request is to amend Policies 1.8-b.a. and 1.8-c. and Objective 3.3 contained in the Future Land Use Element of the Palm Beach County Comprehensive Plan. These text amendments would be applicable only to the land area west of the L-8 Canal, east and south of the existing land area with current EDC land use possessing a land use designation of RR-10. The exact acreage of the area to be included in the initiation request is currently being refined and will be determined prior to the submittal of the application as their currently exists a potential for a remnant 10-acre parcel to the north west of the existing EDC land, currently owned by the South Florida Water Management District (SFWMD). However, for the purposes of this initial submittal, only the land area under the property owner's control is included. That equates to 64.46 acres in total.

The property owner will also be submitting a **Large-Scale Land Use Plan Amendment** in Round 24-B for the 64.46 acres to change the land use designation from RR-10 to EDC, consistent with the MUPD, with a concurrent zoning application to rezone the land from Specialized Agriculture (SA), which equates to Agricultural Production (AP) to MUPD and incorporate it into the Central Park Commerce Center MUPD.

The property control numbers and ownership information are as follows;

PCN	Owner Information
00-40-43-32-00-000-1030 (Portion)	PBA Holdings, Inc.
00-40-43-32-00-000-1050	PBA Holdings, Inc.

Please note that neither the property appraiser nor the County's GeoNav system currently reflects the plats recently recorded for the approved MUPD. Additional detail is provided in the information associated with the current MUPD approvals.

Request

Specifically, the amendments are proposed as outlined below:

A request to amend the Future Land Use Element Policy 1.8-c, Policy 3.3-a.5, and Service Area Map L.U. to reflect the expansion of the LUSA on the land area associated with this request as follows:

Policy 1.8-c: Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and ~~138.31 acres~~ a land area not to exceed 213 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series.

Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

5. the area east of the SFWMD L-8 Canal and ~~138.31 acres~~ a land area not to exceed 213 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;

Based on a meeting on August 25, 2023, with Planning and Zoning representatives, including the Planning Director, Kevin Fischer, Zoning Director Lisa Amara, Stephanie Gregory, Maria Bello, and Jerome Ottey it was directed that the appropriate process to allow for the additional land area to be monitored under the traffic condition currently associated with the approved MUPD, is to amend that Ordinance with the land use change on the applicants land to be incorporated into one Ordinance for the entire property. The approach to provide for a maximum acreage allows for the potential for the applicant to acquire a 10 acre parcel currently under the ownership of the South Florida Water Management District and amend the acreage during the Phase 2 and land use request should that come to fruition. The acreage will be confirmed prior to the submittal of the Large-Scale Land Use Plan Amendment.

History

The land area is located on the north side of Southern Boulevard, west of the L-8 and east of the Florida Power & Light facilities. The Central Park Commerce Center MUPD has been the subject of two Large Scale Land Use Plan Amendments, LGA-2016-005 and LGA-2018-027, approved on April 27, 2016 and July 23, 2013, respectively via Ordinances 2016-026 and 2018-012.

Ordinance 2016-026 changed the land use on approximately 138.31 acres from RR-10 to EDC and also included a text amendment to allow the EDC designation in the Glades Area Protection Overlay (GAPO), and an identical request to revise the policies associated with the incorporation of that land within a LUSA.

There were three conditions of approval associated with the first ordinance,

1. Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and

2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

2. If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019, then County staff shall bring back to the Board of County Commissioners for consideration of initiation of an amendment to change the designation to an appropriate future land use designation.

3. Residential uses (except security or caretakers' quarters) are prohibited.

It is not anticipated that these conditions associated with the initial land use amendment for the existing MUPD will need to be amended. Of note, Condition 2 has been deemed complete based on the plats being recorded for the MUPD as well as extensive infrastructure improvements having been commenced and are continuing.

Ordinance 2018-12 granted an extension to the aforementioned Condition 2 June 30, 2019 compliance date to June 30, 2022. Again, that condition was deemed to be met as referenced above and confirmed by a March 16, 2022 letter from Ramsay Bulkeley, Planning, Zoning & Building Director. No revisions were made to Conditions 1 or 3 with Ordinance 2018-12.

Current MUPD Approvals

Two plats have been recorded to date that now allow for building permits to be issued for the existing MUPD approval. The PBA Hydro Storage Water Conservation and Energy Center Plat was recorded on February 21, 2023 in Plat Book 135/109. The Central Park Commerce Center MUPD plat was recorded the same date in Plat Book 135/101. Subsequent to the plat recordation a deed transfer was recorded in ORB 34162/1619 which included the land area associated with the approved warehouse to allow for that portion of the development to move forward.

Master Plan, Final Site Plans and Regulating Plans, as well as final Subdivision Plans consistent with the recorded plat, were approved by the County under Control Number 2015-85. The Master Plan vests the project for 206,000 s.f. of Data Center and 1,814,000 s.f. of Warehouse, consistent with the land use condition (Exhibit 15). The approved final site plan currently depicts 206,000 s.f. of Data Information Processing and 1,200,000 s.f. of Warehouse with, with accessory office in compliance with the limitations of the Unified Land Development Code.

Surrounding Uses

Adjacent Lands	Use	Future Land Use	Zoning
North	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development
South	South Florida Water Management District	Rural Residential 10	Agricultural Residential
East	Vacant	Rural Residential 10	Specialize Agriculture which equates to Agricultural Production
West	Vacant – Approved for 206,000 s.f. of Data Center inclusive of 6,000 of accessory office and 1,200,000 s.f. of Warehouse inclusive of 25,000 of accessory office. Platted as Central Park Commerce Center MUPD PB 135/101	Economic Development Center	Multiple Use Planned Development

North: PCN 00-40-4332-00-000-1070 of which a portion is under the ownership of WPB Logistics Owner, LLC via the deed recorded in ORB 34162/1619 (the warehouse) and a portion which is under the ownership of PBA Holdings, Inc. (shown as future development on the MUPD plans). The internal right of way on the plan within this outdated PCN is owned by the Central Park Commerce Center Master Association, Inc. As mentioned earlier, while the plat for the MUPD has been recorded, the new parcel lines and the ownership entities are not yet showing up on the property appraisers’ website. The land area has a land use designation of EDC and a zoning district of MUPD.

South: PCN’s 00-40-43-32-00-000-5010 & 7030 are under the ownership of the South Florida Water Management District. The land area has a land use designation of RR-10 and a zoning district of AP under today’s zoning code.

East: PCN 00-40-43-32-00-000-1060 is under the ownership of South Florida Water Management District. This land area, as is the subject property, is currently included in the site plan approval for PBA Hydro-Storage Water Conservation & Energy Center, Exhibit 76/Control Number 1989-00052, and has a land use designation of RR-10 and a zoning district of AP. It is approximately 400 feet in width and is conditioned in that approval as a wildlife corridor.

West: PCN 00-40-43-32-00-000-1030 (a portion of) is under the ownership of the Central Park of Commerce Master Association, Inc. per the recordation of the aforementioned plat. It has a land use designation of EDC and is zoning MUPD consistent with the overall planned development area.

Proposed Entitlement Process

Anticipating initiation by the Board of County Commissioners of the Text amendment, negotiations with the SFWMD will be finalized during the Phase 2 review portion of the process, and will need to be finalized prior to the submittal of the concurrent accompanying land use plan amendment and zoning application. As part of the zoning entitlement process for the expanded MUPD Master Plan, should the SFWMD land area be incorporated into the development, it is anticipated that a concurrent Development Order Amendment to the Development Order for the Palm Beach Aggregates (Control No. 1989-52) will be required to be processed with the MUPD DOA request to remove the land area from that approval and amend any conditions as necessary.

Consistency with the Comprehensive Plan

G.1 - Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use. The applicant is requesting to expand the LUSA and amend the current FLUA designation from RR-10 to EDC. The proposed Text and FLUA amendment meet the required standard as follows:

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

Response: The proposal to expand the LUSA and the EDC land use designation to the subject property is suitable and appropriate. The same changes were previously deemed appropriate via the approvals granted in association with the Central Park Commerce Center MUPD, which bounds the property on the north and west. The existence of the L-8 Canal to the east also continues to serve as a buffer and separation between the already approved light industrial and warehouse uses within the existing EDC MUPD approval. The request to 'fill in' this area with the consistent land use designation of EDC is also appropriate due to the location on State Road 80, a major transportation corridor suitable for the transportation of goods and benefits the community by creating additional employment opportunities.

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

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

Response: As noted, the adjacent 138 acres previously requested and received the same LUSA expansion and land use change, and has an approved master plan, site plan and subdivision plan, and has been platted. The subject land area was not included at that time and now could be considered an 'infill' parcel due to the boundary created by the EDC land to the north and west, and the L-8 Canal and Southern Blvd. to the east and south. This is a change on adjacent properties that warrants the requests.

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

Response: With the buildout approaching for the Arden PUD to the east, the character of this area of the County has changed over time. Arden is approved for 2,334 dwelling units, a 970-student elementary school, 50,000 s.f. of retail, 50,000 s.f. of general government and a 20 ac. Park. This has changed the character of the area and also created a need for additional employment opportunities. Additionally, while the zoning application will be requesting to allow the currently existing heavier industrial uses associated with the mining operation to continue until the phase of development that would replace these uses commences, the LUSA expansion and land use change will allow for those uses to go away over time and be replaced the light industrial uses.

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

Response: While not new information, the change in circumstance associated with the physical development not only on the Arden PUD, but also with the City of Westlake and the increase in population associated with their new residential development should be considered in support of these requests. The requests will allow for additional employment generating development to provide for increase employment opportunities for the residents of the western communities.

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

Response: While the RR-10 designation on this land area may have been appropriate in the past, the GAPO prohibits any residential density from being developed on the land and limits the potential uses thereof. Redesignating the land to EDC will allow for uses already deemed appropriate via the prior EDC amendment to take place on the property and make reasonable use of the land.

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

Response: This is not applicable. GAPO, which limits the residential density development on the RR-10 land in the overlay, was not adopted until 2004, so the RR-10 was appropriate when assigned.

G.2 – Residential Density Increases

Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

- 1) *Demonstrate a need for the amendment.*
- 2) *Demonstrate that the current FLUA designation is inappropriate.*

Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

Response: The applicant is not requesting any residential density and is prohibited from doing so per Policy 1.8.b.

G.3 – Compatibility

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

Response: Compatibility is defined in the County's Unified Land Development code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of

dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.” Based on this definition and accepted growth management ideals, the proposed amendment to allow for the expansion of the LUSA and the change to EDC land use on the property is compatible with the surrounding uses and adjacent lands. There are existing non-residential uses adjacent to the parcel and to the south of Southern Boulevard and the property is separated from the residential development to the east by the L-8 Canal. The development plan resulting from approval of the proposed Plan amendments and FLUA amendment will not create or foster undesirable effects.

G.4 – Comprehensive Plan

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

Response: Please see below consistency to the Overlay and Plan in regard to the request for the LUSA expansion and the change to the land use designation from RR-10 to EDC.

OBJECTIVE 1.8 Glades Area Protection Overlay

General: The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.

Response: This request is consistent with this Objective as the proposed EDC land use designation for the property does not threaten the EAA to the west. The GAPO includes not only the subject property, but also the FP&L Power Plant to the west. The west boundary of the GAPO will remain intact with the proposed change and no additional development potential is extended to the west as a result of this amendment. The subject land area is not suitable for agricultural development as it has not been utilized in the recent past for agricultural production (nor is the land use on the property AP – Agricultural Production). The proposal also does not propose the expansion of urban and suburban activities into the Glades Tier. Of note; however, is that services have been extended to the immediate vicinity of the property. Finally, the introduction of the EDC land use into the GAPO has previously been deemed consistent with the overall based on the approvals associated with the adjacent Central Park Commerce Center MUPD, which is proposed to be expanded to include this land area.

Objective: The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades

restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

Response: Again, the proposal is consistent with this Objective. The proposal does not negate the barrier created by the Plan to prevent the expansion of urban and suburban activities into the Agricultural Production areas to the west. It also is consistent with the objective to provide opportunity to recognize existing uses and the expansion of new uses within the overlay.

Policy 1.8-a: The Glades Area Protection Overlay, generally described, as the area north of State Road 80 (SR-80), approximately 2.25 miles west of Seminole Pratt Whitney Road directly south of the Deer Run rural subdivision, to approximately 2.0 miles west of the SFWMD L-8 Canal, encompassing the western portions of sections 8 and 17, all of sections 20, 28, 29 and 32, and the northern portion of section 33, Township 43, Range 40, with an approximate total acreage of 3,063.66 acres, is depicted on the Special Planning Areas Map in the Map Series. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded to incorporate areas other than the ones described in this policy.

Response: The request is consistent with this policy as it does not propose to change the boundary of the GAPO.

Policy 1.8-b: The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

Response: The request is consistent with this policy as the uses proposed have already been deemed compatible with the overall via the prior EDC amendment approval and subsequent approval of the master plan and site plan for the existing EDC/MUPD. No residential is proposed as part of this request, which is also consistent with the policy.

Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series.

Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;

Response: Utilities already exist in the vicinity of the subject land area, specifically to the existing EDC/MUPD which is located to the west and north of the area subject to the future land use plan amendment.

- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and

Response: The applicant believes that the location of this property, on Southern Boulevard, a major east/west State Road, provides unique advantages and opportunities for the expansion of the previously approved employment generating uses. There are relatively few parcels of significant size to attract warehousing and light industrial uses within the Urban Suburban Tier, especially on this State Road. The proposal meets various policy goals as outlined in this consistency assessment as previously determined when the LUSA was amendment for the MUPD.

- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

Response: As mentioned above, the size and location of the property on a major east/west State Road has already been determine to provide for the potential to create a major economic impact for not only central Palm Beach County, but also the tri-city Glades area. The creation of jobs located to take advantage of mass transit will provide for additional job opportunities for the residents of Palm Beach County.

Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/ North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the

installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;

5. the area east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;

6. an Agricultural Enclave pursuant to Policy 2.2.5-d;

7. the Western Communities Residential Overlay; and

8. the Trotting Center Overlay

Response: With the changes as proposed to this text, the subsequent land use plan amendment will be consistent with this portion of the policy. The applicant has not identified any provision in the Plan that would prohibit the proposed changes to this text.

In addition, the request to add this property to the LUSA of Palm Beach County is consistent with the placement of the designation on both the United Technology and General Aviation Facility areas. Both of these areas are envisioned to provide for job creation/employment opportunities for the residents of the County, as will the subject parcel. Amending the text associated with item 5 is permitted to be requested and, in part, reflects the installation of utilities already in existence in the vicinity of the subject parcel. The designation would also fill in the 'hole in the donut' in this area north of Southern Blvd. with the LUSA already in place to the west and north with the existing MUPD land use, and would remove the existing RR-10 designation on the property that could be considered incompatible with the adjacent uses.

Policy 3.3-b: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.

Response: The Palm Beach County Water Utilities would be the provider in this case and utilities have already been extended to the area.

- **C. County Directions**

- **FLUE Goal 1 Strategic Planning**

It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.

Response: The requests are not inconsistent with the goal of creating livable communities as there is adequate separation from existing residential to the east of the L-8 Canal and the request creates additional employment opportunities in the area of the County.

- **FLUE Objective 1.1 Managed Growth Tier System Policy 1.1-a**

The County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision, and shall map the location of each Tier on the Managed Growth Tier Map located in the Comprehensive Plan Map Series.

Response: No Tier change is proposed as part of this request. The expansion of the LUSA and the previously granted EDC land use designation to this area not inconsistent with the Managed Growth Tier System.

- **FLUE Goal 2 Land Planning:**

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

Response: The requests are consistent with this goal as it provides for an acceptable distribution of land uses, provides for employment opportunities for current and future residents and respects the natural and manmade environment.

- **FLUE Objective 2.1 Balanced Growth**

Policy 2.1-f: The following will detail the impact of the proposed FLUA amendment on the items listed:

1. The natural environment, including topography, soils and other natural resources;

Response: The land area is currently being utilized for non-residential purposes and is not in active agricultural production. As such the request is consistent with this policy.

2. The availability of facilities and services;

Response: Below is more detailed information on each of those facilities and services:

- **Traffic:** Future FLUA Amendment application attachments will feature a Comprehensive Plan Amendment Transportation Analysis and corresponding Traffic Approval from the County's Traffic Division.
- **Mass Transit:** There are currently mass transit routes running along Southern Boulevard adjacent to the Subject Property. The nearest Palm Tran Bus Route to this property runs along Southern Boulevard with stops as far west as Belle Glade. The closest stop is located at the corner of Southern Boulevard and Seminole Pratt Whitney Road east of the Subject Property on the north side of Southern Boulevard. However, the plat and approved site plan for the Central Park Commerce Center MUPD provides for a 10 x 30 Palm Tran Easement.
- **Potable Water and Wastewater:** Future FLUA Amendment application attachments will include a PBC Water Utilities Department letter wherein it will state the availability of water and wastewater capacity for the proposed development via the existing watermain and force main within Southern Boulevard adjacent to the property.
- **Drainage:** Future FLUA Amendment application attachments will include a Drainage

Statement prepared by a civil engineer which identifies the location of legal positive outfall.

- *Fire Rescue*: Future FLUA Amendment application attachments will include a Fire Rescue letter which confirms the nearest PBC Fire Rescue station and approximate response time for service to the Subject Property. The nearest station is expected to be Station 20, approximately 4.5 miles east.
- *School*: No residential density is permitted so it is not anticipated that school capacity will need to be addressed during the Future FLUA Amendment application review.
- *Parks and Recreation*: Future FLUA Amendment application attachments will include an analysis of the impacts on regional and district parks and recreation facilities.

3 The adjacent and surrounding development;

Response: The proposed amendment and resulting increase in EDC land area is compatible with the existing uses on surrounding properties and consistent with the future land use designations along this portion of the Southern Boulevard corridor. Please refer to Section G.3 - Compatibility and Surrounding Uses above.

4. The future land use balance;

Response: The proposed Plan amendments and associated FLUA amendment to allow the expansion of the LUSA and the EDC land use to this property will improve the balance of future land use designations for properties in this area of the County, specifically along this portion of the Southern Boulevard corridor. The location and size of the property make it well suited for a for light industrial uses due to its separation from residential uses and the proximity to the approved EDC MUPD. The proposed amendments and ultimate EDC FLU designation will result in a more balance future land use pattern for this area of the County which will allow land owners to better provide for the needs of current residents and future generations with additional employment opportunities and additional economic development.

5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;

Response: The proposed amendments and resulting expansion of the EDC MUPD will prevent urban sprawl as it will allow for the development of an underutilized property located within an area already provided with urban services. Further, the existence of the FPL power plant located to the west of the Subject Property creates a significant physical boundary to prevent the extension of urban uses into the EAA. The proposed amendments and development plan will not result in the further extension of infrastructure west and will represent the development of a property within an area surrounded by comparable levels of development.

6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and

Response: The Subject Property is not governed by a community plan and is not located within a special planning area, although it is already located within the GAPO, consistent with the adjacent EDC designated lands.

7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

Response: The Subject Property is surrounded by lands located within unincorporated Palm Beach County. The applicant and their consultants will coordinate with any necessary municipal representatives as well as the County's Fire Department, Water Utilities District,

Historical Resources Section, and other municipal agencies as necessary. Further, the applicant recognizes the application will be reviewed by the Treasure Coast Regional Planning Council (TCRPC) as well as the Intergovernmental Plan Amendment Review Committee (IPARC).

- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

Response: As described above, the proposed amendments and associated level of development to be permitted will be appropriate for the Subject Property as it will allow for a distribution of uses in this area of the county and provide for additional employment opportunities, while the separation distance from residential land uses will have no impact on the lifestyles of residential development in the area.

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

Response: The proposed amendments serve to reduce the potential for piecemeal development in this area of the County and will allow for land bounded by prior approvals to be consolidated into an overall development. Necessary utility infrastructure has already been routed along Southern Boulevard and is accessible to the Subject Property. The planned development and necessary amendments to facilitate such development will not serve to create residual parcels, but will conversely work to bring a larger land area under the regulations of an existing MUPD.

- **FLUE Policy 2.1-k:** Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.

Response: As described above, this request does not include any amendment to the GAPO overlay and the Subject Property is already under that overlay. The inclusion of the Subject Property in the LUSA boundary is logical as the site borders the current EDC MUPD.

- **FLUE Policy 2.2.1-a:** Coastal High Hazard Area – The County shall coordinate with coastal municipalities to control population densities in coastal high-hazard areas, in accordance with Coastal Management Objective 2.3. The County shall not increase the density in unincorporated areas located within the coastal high-hazard areas.

Response: The Subject Property is not located within a coastal high-hazard area.

G. – Florida Statues

Optional: *The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.*

Please consider the following responses demonstrating consistency with Chapter 163.3177, F.S.

- **F.S., Section 163.3177.6(a)8:** Future land use map amendments shall be based upon the following analysis:

a. An analysis of the availability of facilities and services.

Response: Supporting data and analysis demonstrating the availability of facilities and services will be presented in FLUA Application Attachments H (Traffic Study), I (Water and Wastewater Service Letter), J (Drainage Statement), and K (Fire Rescue Letter).

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Response: Supporting data and analysis demonstrating the proposed use is suitable based on the character of the Subject Property will be presented in FLUA Application Attachments F (Built Features Inventory & Map), J (Drainage Statement), L (Natural Features Inventory & Map), M (Wellfield Zone Statement & Map), N (Historic Resource Evaluation Letter), and O (School Capacity Availability Determination Letter).

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Response: The Subject Property 64.46 acres is contiguous to the approximately 138 acres Central Park Commerce Center EDC MUPD. The combination of the property will allow for a size suitable for an economic development center and appropriate uses.

- **F.S., Section 163.3177.6(a)9:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed Plan amendments and FLUA change will allow for additional non-residential light industrial development in an area already deemed appropriate for such uses with enough significant development to not create a low-intensity development or a single use.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The Subject Property is located in the central western sector of the County near the western limits of the County's urbanized eastern area. Utility infrastructure has been established in this area at sufficient scale to serve the proposed development. Additionally,

the lack of industrial employment generating land area of this size within the existing Urban Service Area supports this request.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Response: The Subject Property is not isolated and this amendment will not alter the development pattern of the surrounding area. There is EDC development to the north and west with Southern Boulevard creating a natural barrier with Stormwater Treatment Areas to the south. Further to the west and northwest also exists the FPL facilities and the mining approvals for the Palm Beach Aggregates. The development of the Subject Property will result in filling a gap in the existing development pattern of primarily non-residential uses along this section of Southern Boulevard.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: The requested text and map amendments and proposed FLUA change do not fail to adequately protect and conserve natural resources as no natural resources currently exist on the Subject Property. The resulting development will have no negative impacts on environmentally sensitive areas or other significant natural systems and evidence in this regard will be included in the land use amendment application.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Response: The subject property is not located in the EAA or the Agricultural Reserve, areas of the County targeted to preserve agriculture and is not in agricultural production. Further it is separated from the EAA by existing approved uses and development approvals. The intent of the creation of GAPO is to protect the agricultural lands to the west, the Everglades Agricultural Area (EAA), from encroachment of urban/suburban forms of development. The proposed amendments further this goal and will have no impact on the agricultural activities of surrounding properties.

(VI) Fails to maximize use of existing public facilities and services.

Response: The requested amendments and proposed development plan are justified in part by the existence of utility infrastructure that has been routed along the Southern Boulevard right-of-way extending to the Subject Property. The development of the Subject Property will utilize water and wastewater facilities existing within Southern Boulevard and will provide drainage in a form compatible with surrounding systems and the area's larger drainage network.

(VII) Fails to maximize use of future public facilities and services.

Response: Various letters of determination will be provided as attachments to this FLUA amendment application to verify the availability and capacity of existing public facilities and

services in relation to the demand expected to be generated by the proposed level of development.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Response: Public facilities and services are currently available to the Subject Property and the requested amendments would not increase the cost in time, money, or energy for providing and maintaining these facilities and services. It is not anticipated that the previously required turn lane lengths on Southern Boulevard into the property will need to be amended based on the addition of this land area to the MUPD.

- (IX) Fails to provide a clear separation between rural and urban uses.

Response: The Subject Property is located on the western periphery of the urbanized area of the County. The requested amendments propose to include the Subject Property in the boundaries of existing LUSA previously approved for the Central Park Commerce Center MUPD and to fill in the existing gap of development between that development and the boundary of Southern Boulevard. The L-8 canal will continue to serve as a clear separation between the existing residential development to the east.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The requested text and map amendments and resulting development plan do not discourage or inhibit the redevelopment of existing communities. In a sense, the proposed development could be viewed as infill development as it proposes to develop a current vacant property with a development pattern similar to and compatible with surrounding approved development to the west and north sides.

- (XI) Fails to encourage a functional mix of uses.

Response: The Subject Property is currently designated with an RR-10 FLU designation which, however, does not allow for residential development. The provision for additional employment opportunities furthers the creations of a functional mix of uses within this western section of the County.

- (XII) Results in poor accessibility among linked or related land uses.

Response: The resulting development will be provided with a similar level of access as to what has been approved for the existing EDC MUPD. The final determination on any additional access point onto Southern Boulevard will be addressed during the rezoning/development order amendment process to bring the land area into the approved MUPD.

- (XIII) Results in the loss of significant amounts of functional open space.

Response: The Subject Property is not currently utilized as functional open space and so no loss will occur with the approval of the proposed FLUA change.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed amendment seeks to develop a property that was previously cleared of natural resources, is located outside of a wellfield protection zone, and has existing uses considered heavier in nature that would be permitted in the EDC land use designation. As such, development of the Subject Property would not have an adverse impact on natural resources or ecosystems and the applicant will abide by County ULDC provisions with respect to addressing existing plant materials through the zoning approval process.

- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The proposed development of the Subject Property facilitated by the amendment requests will maximize the use of existing public facilities and services available to the site along the Southern Boulevard corridor. The Subject Property is located along an area of existing development and would not require the extension of public facilities further west. The Applicant will cooperate with the County through the zoning application process to provide any required right-of-way dedications for Southern Boulevard.

- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed amendment will introduce additional employment opportunities in an area of the County experiencing a high and growing demand from both current and future residents. The Subject Property is of sufficient size, location, and conditions to allow for the development of a cohesive EDC planned development.

- Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed amendments will allow for the compatible development of a property within an area that allows for non-residential uses. The development of the Subject Property will not perpetuate a sprawling development pattern but rather will work to provide for a more efficient use of the land based on the proximity to the approved EDC MUPD.

CONCLUSION

The information presented within this justification narrative and the supporting materials included with this application serve to support the request for a Comprehensive Plan Text and Map Amendment to allow for the development of the Subject Property with a land use designation consistent and compatible with the adjacent EDC land use planned development. The expansion of this development pattern to the south will serve create a consolidated planned development along this portion of the Southern Boulevard corridor providing for

enhances employment opportunities for the existing and future residents in this area of Palm Beach County.

On behalf of the applicant, UDS, respectfully requests approval of these requests for a Comprehensive Plan Text and Map Amendment and to amend the FLUA designation on the subject property. The Project Managers at UDS are Joni Brinkman, JBrinkman@udsflorida.com, and Robert Dinsmore, RDinsmore@udsflorida.com, who can be reached via email or by phone at 561-366-1100.