FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT
SMALL SCALE AMENDMENT

BCC ADOPTION PUBLIC HEARING, OCTOBER 22, 2026

A. Application Summary

I. General

Project Name:	**Cobblestone Square (SCA 2026-004)**
Request:	**CH/8 (1.73 acres) to UI and keeping UI on 1.80 acres**
Acres:	3.53 acres
Location:	Southeast corner of South Military Trail and Maine Street
Project Manager:	Dorian Bellosa, Planner I
Applicant:	OAG Investment 8, LLC
Owner:	Modwash, LLC/Pacific Land Holdings LLC
Agent:	Josh Nichols, LEED AP, Schmidt Nichols
Staff Recommendation:	Staff recommends ***approval*** based upon the following findings and conclusions found in this report.

II. Assessment & Conclusion

The amendment proposes to change the future land use designation of 1.73 acres of a 3.53 acre site located in the Urban Redevelopment Area (URA) from Commercial High, with underlying 8 units per acre (CH/8) to Urban Infill (UI). Adjacent to the proposed amendment is the prior amendment site known as Southport Grove (SCA 2019-002, Ordinance 2019-019), a 1.80-acre site that previously amended the future land use designation from CH/8 to UI. This change is intended to allow the entire 3.53-acre site to develop under the UI future land use designation. Proposed is a development of 181 multifamily units (yielding a gross density of 51 units per acre). The concurrent zoning application to the UI Zoning District proposing 181 units, of which 15 percent (27 units) will be restricted as Workforce Housing Program (WHP) units. The remaining 154 units will be County-assisted units subject to separate programmatic requirements.

The 1.73 acre subject site was previously deemed appropriate to have the UI designation during the 2008-2009 URA Master Plan process. Previous owners elected to “opt-out” of the County-initiated amendment in 2009 that would have granted the parcel the UI future land use designation, and this application essentially is requesting to “opt back in” to the URA. The proposed amendment represents an opportunity to take advantage of the redevelopment potential along the Military Trail corridor. The concurrent zoning application provides a design with a scale, mass, intensity, and character consistent with the redevelopment pattern envisioned in the URA Master Plan and Addendum, and is allowable by the Comprehensive Plan for this corridor.

The purpose of the URA is to focus the County’s redevelopment and infill efforts by promoting economic growth and discouraging urban sprawl by directing development where resources exist.

This amendment provides an opportunity to meet the purpose of the URA, and an opportunity to foster infill development in an urban form that is consistent with the adopted sub-objective and policies for the URA. The urban form techniques utilized within the associated site plan, including architectural features, “green building” standards, pedestrian amenities, and overall design are consistent with the URA, and the proposed development is compatible with the adjacent development, given the established urban vision for the corridor. The amendment fosters infill, is appropriate, provides for a needed housing type, and is consistent with the Comprehensive Plan.

III. Hearing History

Local Planning Agency: ***Approval***, motion by Ankur Patel, seconded by Kara Irwin-Ferris, passed in a 9 to 0 vote at the September 11, 2026, public hearing. Commission discussion included comments regarding traffic along Maine Street. There was also discussion on how traffic is calculated regarding the future land use and if there was coordination with the School District of Palm Beach County. There was no public comment.

Board of County Commissioners Adoption Public Hearing:

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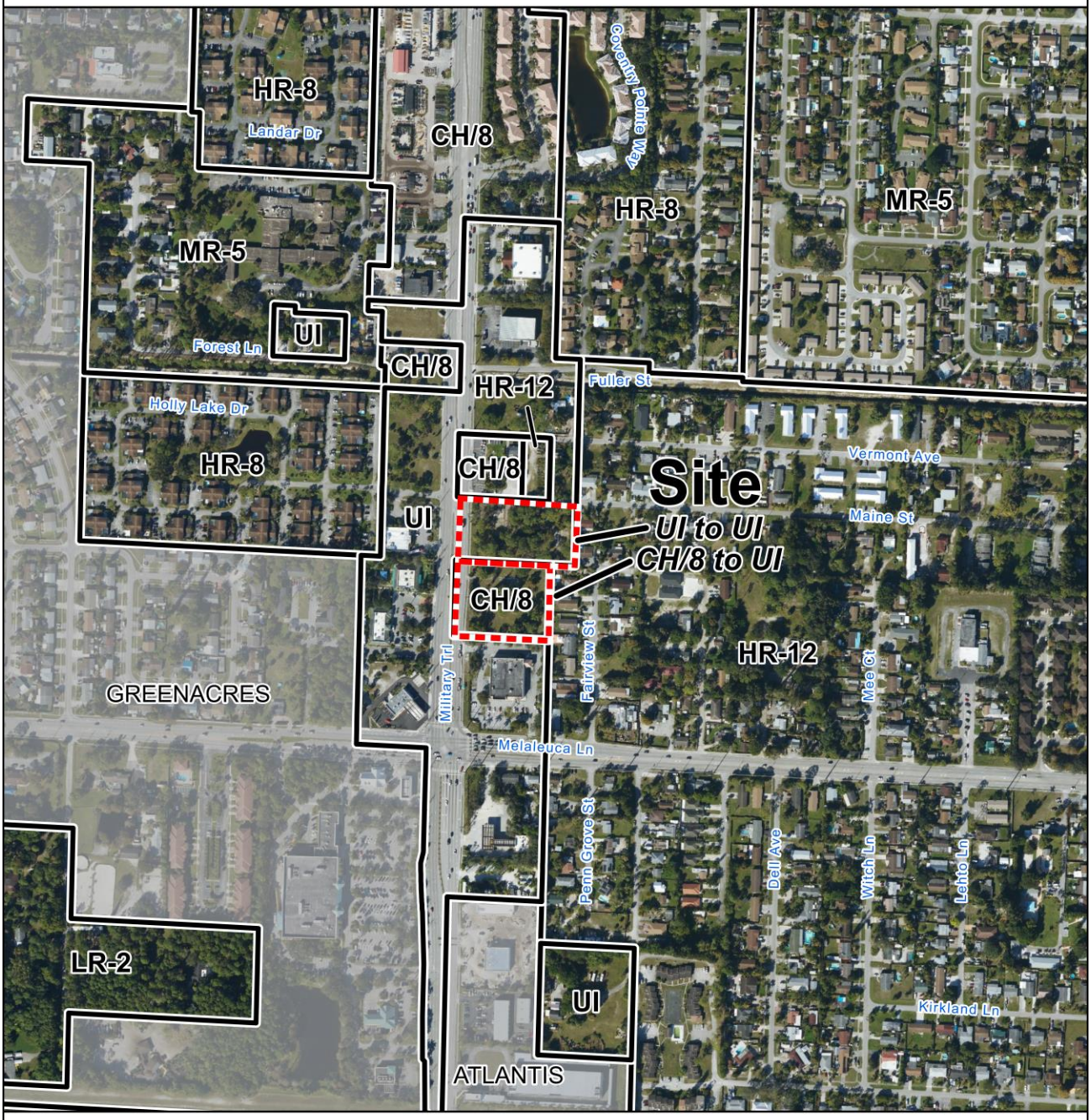
B. Petition Summary

I. Site Data

	Current Future Land Use
Current FLU:	Commercial High, with underlying 8 units per acre (CH/8)
Existing Land Use:	Vacant
Current Zoning:	General Commercial (CG) on 1.73 acres
Current Dev. Potential Max:	Commercial uses, up to 65,166 square feet on 1.73 or 14 residential units based on the underlying future land use designation of HR-8 ;
	Proposed Future Land Use Change
Proposed FLU:	Urban Infill (UI)
Proposed Use:	Multifamily Residential
Proposed Zoning:	Urban Infill (UI)
Dev. Potential Max/Conditioned:	Multifamily Residential (proposing 181 units requested on the overall 3.53 acres)
	General Area Information for Site
Tier/Tier Change:	Urban/Suburban Tier – No Change
Utility Service:	Palm Beach County Water Utilities Department
Overlay/Study:	Urban Redevelopment Area (URA), Revitalization Redevelopment and infill Overlay (RRIO), Lake Worth West CCRT Area
Comm. District:	Joel G. Flores, Commission District 3

Future Land Use Atlas Amendment

Cobblestone Square(SCA 2026-004)



Site Data

Size:	3.53 acres
Existing Use:	Vacant
Proposed Use:	Residential
Current FLU:	CH/8 & UI
Proposed FLU:	UI

Future Land Use Designations

CH/8	Commercial High, underlying HR-8	MR-5	Medium Residential, 5 units/acre
HR-12	High Residential, 12 units/acre	NA	NA
HR-8	High Residential, 8 units/acre	UI	Urban Infill
LR-2	Low Residential, 2 units/acre		

Date: 8/21/2026
Contact: PBC Planning
Filename: T:Planning/AMEND/26-SCA
Note: Map is not official, for presentation purposes only.

Site

180 0 180 360 Feet

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

C. Introduction & Review

I. Intent of the Amendment

The subject site is located on the Southeast corner of S Military Trail and Maine St. within the Urban Redevelopment Area (URA) within the South Military Priority Redevelopment Area (PRA). The 3.53 acre subject site consists of two parcels. Of the two parcels only one is amending the future land use, which is the 1.73 acre southern parcel.

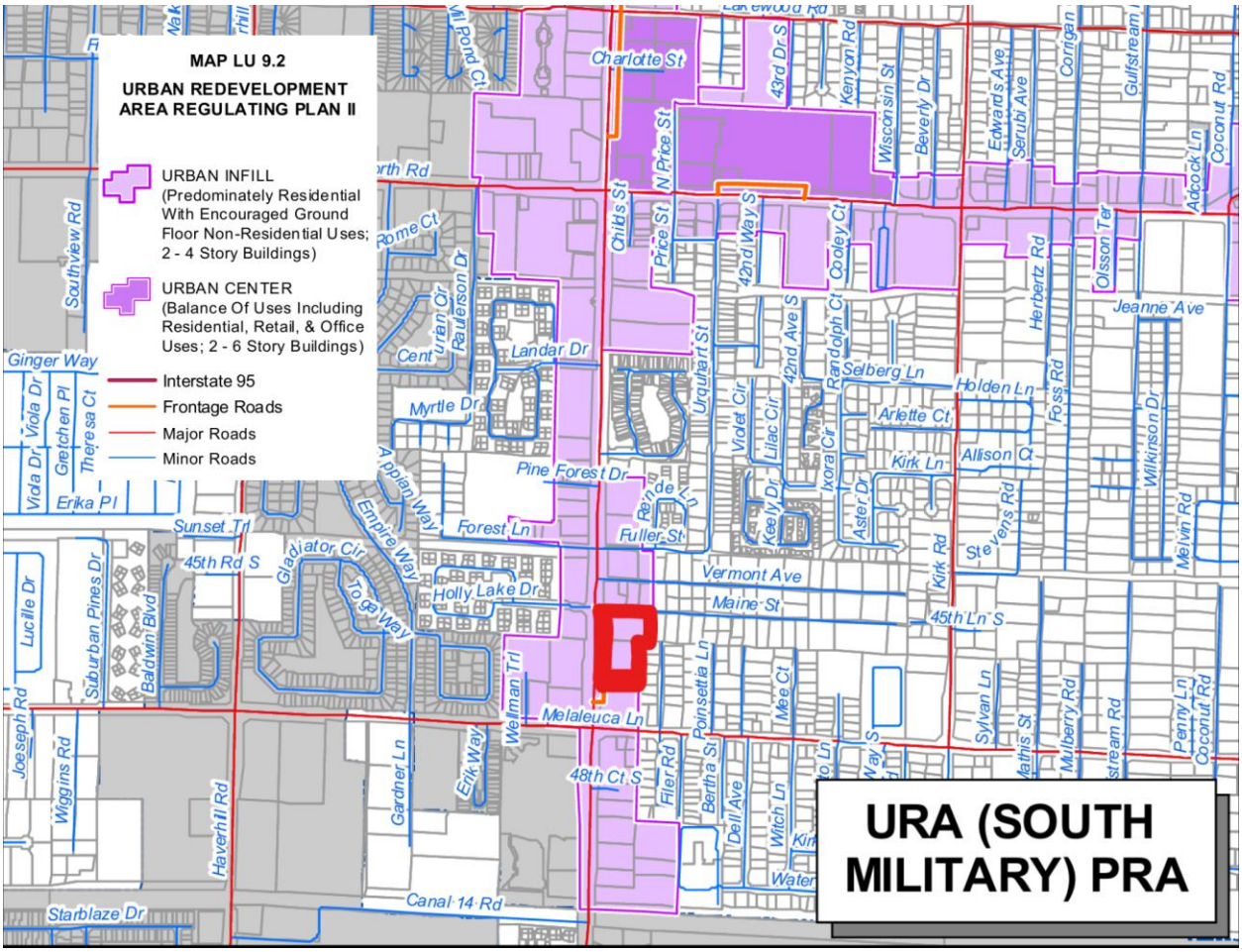
Proposed Amendment. The amendment proposes to change the Commercial High, with underlying 8 units per acre (CH/8) on 1.73 acres to Urban Infill (UI). The amendment is proposed to facilitate the development of 181 multifamily residential units, of which 15 percent (27 units) will be restricted as Workforce Housing Program (WHP) units. The remaining 154 units will be County-assisted units subject to separate programmatic requirements. The density proposed is 51 units per acre.

Urban Redevelopment Area Background. The proposed UI future land use designation is one implementing mechanism of the County's URA. The URA, a thirty-five square mile area in the Central Coastal area of the County, was the subject of a significant planning study and Master Plan prepared by the County and the Treasure Coast Regional Planning Council in 2007. The Master Plan, became the basis of new policies and redevelopment strategies within the Comprehensive Plan and were adopted in 2007-08. The original study explored the feasibility of redevelopment of the commercial corridors along Military Trail and Congress Avenue (generally between Southern and Forest Hill Boulevards), and these became the original Priority Redevelopment Areas (PRAs). A subsequent Addendum to the Master Plan, conducted by Planning Division staff, further explored portions of Congress and Military from Forest Hill to the municipal limits of Atlantis, the intersection of Florida Mango and 10th Avenue North, and Lake Worth Road between Military and Congress, these were also designated as PRAs, and the subject amendment is located in the South Military Trail PRA. A **map on page E-9** identifies the boundaries of the URA, and the boundaries of the South Military PRA are shown below, with the subject site highlighted in red. Subsequent amendments changed the future land use designations from predominately CH/8 to either Urban Center (UC) at major intersections or UI along the corridors. The intent of the new land use designations was to provide an urban, form-based land use and zoning that would enable redevelopment to achieve higher densities and intensities consistent with the established master plan vision, adopted by the Board of County Commissioners, in a manner that promotes pedestrian activity and transit use, along otherwise heavily-traveled arterial roadway segments.

Background. This site is located in the URA within the South Military PRA, an area which predominantly consists of the UI future land use designation. Parcels within the South Military PRA which contain the UI designation were amended in 2009 (amendment round 09-02, Ordinance 2009-046). In order to promote the master plan vision, and further enable redevelopment, the County amended the future land use designations along the PRA corridors to the corresponding UC or UI designations (and later zoning districts), in an attempt to move a potential regulatory hurdle for property owners. However, several property owners, including the owners of the subject parcel, elected to “opt-out” of the County initiated FLU amendment to UI. As such, these parcels, and others along the PRA corridors retained the CH/8 designation. However, the County’s adopted vision for the corridor did not change based on the individual owners decision to opt-out. Owners of parcels that were prior “opt outs” of the original URA amendments, have subsequently sought and obtained amendments to utilize the UI designation.

These amendments were the Matthews Mini Storage (SCA 2016-027, Ordinance 2016-039) and the ETC Office Warehouse (SCA 2019-002, Ordinance 2019-019). The third one, associated with the subject site, sits on approximately 1.80 acres: Southport Grove (SCA 2020-04, Ordinance 2021-019).

Zoning Application. The concurrent Zoning Application (ABN/Z-2025-02063) proposes to abandon all conditions of approval previously contained within the Type 2 Waiver DO, Resolution No. R-2021-0862 (for the north parcel not subject to this amendment); the applicant is proposing to rezone the subject property from General Commercial (CG) Zoning District to Urban Infill (UI) Zoning District in order to develop a five-story, multifamily residential building with 181 units. Although development in the proposed UI future land use designation is governed by form—rather than a formulaic ratio governing units per acre, or floor area ratio (FAR) to establish maximum square footage—the building proposed for the subject site is approximately 128,712 square feet (approximately 51 units/acre). The application also requests a Type 2 Waiver to eliminate Slip Street frontage requirements on South Military Trail along the western property line. A Type 2 Waiver to allow relief from the Maximum Building Floors Requirement, to allow development of the proposed fifth floor. Lastly, a Type 2 Waiver to allow relief from Block Dimension Requirements.



II. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. The chapters in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

Appropriateness of the Amendment. The amendment proposes to change the future land use designation on a 1.73-acre site located in the Urban Redevelopment Area (URA) from Commercial High, with underlying 8 units per acre (CH/8) on 1.73 acres to Urban Infill (UI), thereby giving the entire 3.53 acres the same land use designation and zoning district, affording the entire site the ability to develop under the same set of regulations. The applicant is seeking the UI designation in order to develop the subject site with 181 units of multifamily housing, 27 units will comply with the County's Workforce Housing Program requirements. The parcels when redeveloped using the UI FLU designation will result in a development with an urban form that promotes pedestrian activity and transit use in this area of the County. The proposed FLUA amendment to UI is consistent with the URA Master Plan and Addendum, and introduces the predominate future land use designation along this segment of the corridor within the URA to this site. However, the County's adopted vision for the corridor did not change based on the individual owners decision to opt-out, and the amendment furthers the concepts enshrined in the Master Plan and Addendum, as well as policies in Sub-Objective 1.2.2 of the Future Land Use Element.

Compatibility. The Urban Infill (UI) future land use designation for this site was previously determined to be compatible with the proposal of this designation for this site in 2009. The UI designation is compatible with existing and planned development in the immediate vicinity as required by Policy 2.1-f of the Future Land Use Element. The site is surrounded on all sides by High Residential future land use designations or the UI designation that allow multifamily development. On an adjacent parcel level, immediately to the east of this site are HR-12 designated properties featuring single-story multifamily residential development. Parcels to the north of Maine Street feature commercial future land uses or similar HR-12 land use designations with multifamily residential zoning and are either developed or vacant. Immediately south is a Walgreens at the intersection of Military Trail and Melaleuca Lane. To the west side of Military Trail are parcels with the UI designation, which are either developed as non-residential uses (Dollar General, Imagination Station Learning Center), or are vacant and undeveloped.

The URA Master Plan and Addendum identified existing commercial corridors and underutilized residential parcels near those corridors as being suitable for redevelopment. It further proposed an urban form that allowed for greater development potential than the existing regulations. Policy 1.2.2-b of the FLUE states that development in the UI district ranges from one to three stories, with up to four stories allowed by the use of "green building" strategies. Policy 1.2.2-c does allow for Alternative Standards to allow projects to apply for relief through the Zoning approval process based on the additional information provided through that process. Furthermore, Policy 1.2.2-f indicates that "green buildings" may be eligible for "bonus height consideration" and the applicant has included in their Zoning application an acceptable Florida Green Building Coalition scorecard consistent with this policy. Additionally, the proposed intensity of the building is limited to 58 feet in height, rather than the maximum allowable 75 feet per the ULDC, and the applicant has submitted a limited shadow analysis in the Zoning application that depicts no residential buildings would fall within the shadow during daylight hours. The proposed density of 51 units per acre is consistent with the vision for the URA, in an area anticipated for growth and where incentives to foster redevelopment are available and encouraged. The proposed multifamily development and

a limited number of workforce housing units, and the urban form proposed is compatible with the surrounding future land use designations and consistent with the vision of new residential development in the UI future land use designation.

Assessment and Recommendation. The amendment proposes to change the future land use designation on 1.73 acres of a 3.53 acre site located in the Urban Redevelopment Area (URA) from Commercial High, with underlying 8 units per acre (CH/8) to Urban Infill (UI). Adjacent to the proposed amendment is the prior amendment site known as Southport Grove (SCA 2019-002, Ordinance 2019-019), a 1.80-acre site that previously amended the future land use designation from CH/8 to UI. The intent of this change is to enable the entire 3.53-acre site to develop using the UI future land use designation. Proposed is a development of 181 multifamily units (yielding a gross density of 51 units per acre). The concurrent zoning application to the UI Zoning District proposing 181 units, of which 15 percent (27 units) will be restricted as Workforce Housing Program (WHP) units. The remaining 154 units will be County-assisted units subject to separate programmatic requirements.

The 1.73 acre subject site was previously deemed appropriate to have the UI designation during the 2008-2009 URA Master Plan process. Previous owners elected to "opt-out" of the County-initiated amendment in 2009 that would have granted the parcel the UI future land use designation, and this application essentially is requesting to "opt back in" to the URA. The proposed amendment represents an opportunity to take advantage of the redevelopment potential along the Military Trail corridor. The concurrent zoning application provides a design with a scale, mass, intensity, and character consistent with the redevelopment pattern envisioned in the URA Master Plan and Addendum, further, is allowable by the Comprehensive Plan for this corridor.

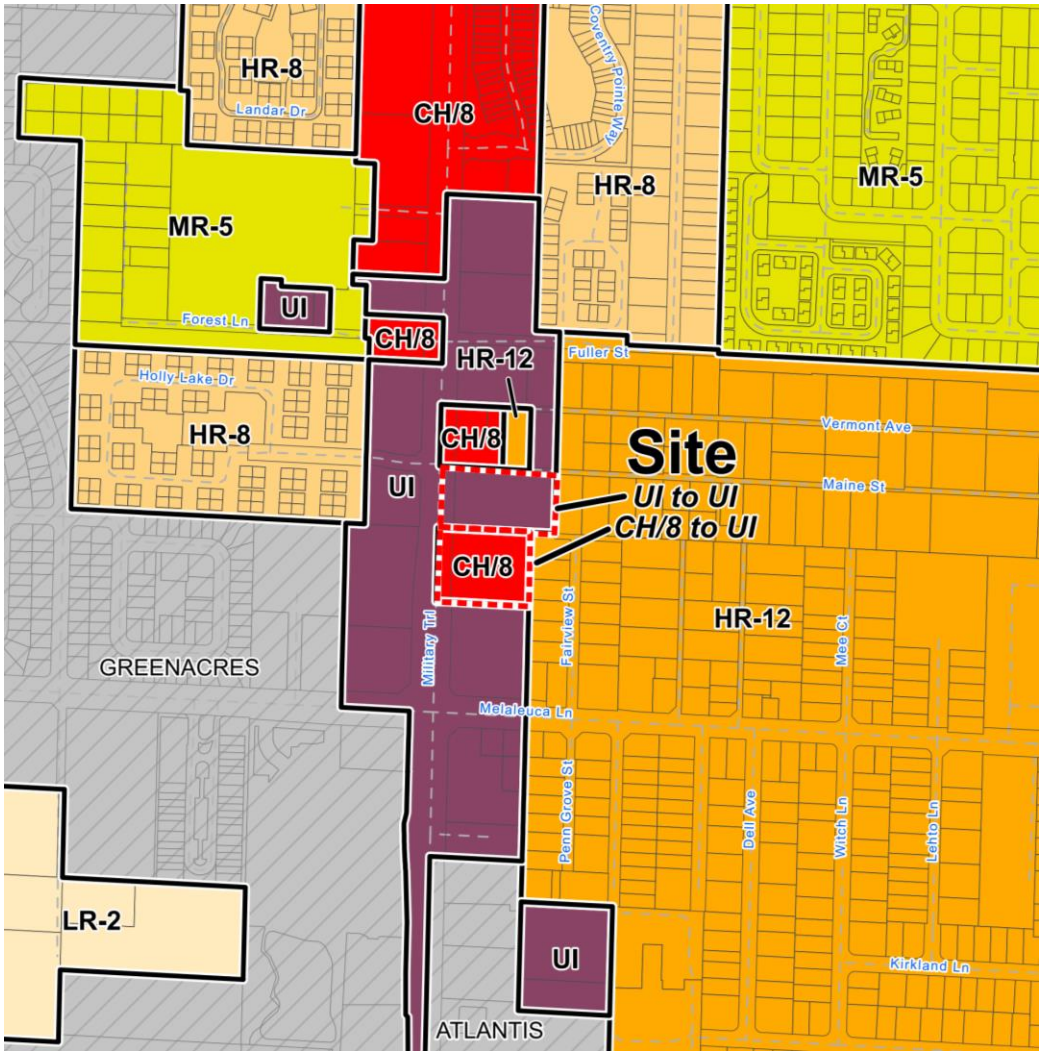
The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth and discouraging urban sprawl by directing development where resources exist. This amendment provides an opportunity to meet the purpose of the URA, and an opportunity to foster infill development in an urban form that is consistent with the adopted sub-objective and policies for the URA. The urban form techniques utilized within the associated site plan, including architectural features, "green building" standards, pedestrian amenities, and overall design are consistent with the URA, and the proposed development is compatible with the adjacent development, given the established urban vision for the corridor. The amendment fosters infill, is appropriate, provides for a needed housing type, and is consistent with the Comprehensive Plan.

Therefore, staff recommends ***approval*** of the amendment.

Exhibits		**Page**
1.	Future Land Use Map & Legal Description	E-1
2.	Consistency with Comprehensive Plan	E-3
3.	Applicant's Justification/Consistency with Comprehensive Plan	E-14
4.	Applicant's Public Facility Impacts Table	E-22
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Exhibit 1

Amendment No:	**Cobblestone Square (SCA 2026-004)**
FLUA Page No:	77
Amendment:	From Commercial High, with underlying 8 units per acre (CH/8) on 1.73 acres to Urban Infill (UI) and retaining the Future Land Use on 1.80 acres as Urban Infill (UI).
Location:	Southeast corner of S. Military Trail and Maine St
Size:	3.53 acres
Property No:	00-42-44-25-00-000-5380 00-42-44-25-49-001-0000
Conditions: None.	



Legal Description

LEGAL DESCRIPTION (PARCEL 1)

TRACT A OF COBBLESTONE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 196 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

75,179.868 SQUARE FEET / 1.726 ACRES MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 2)

THE EAST 385 FEET OF THE WEST 420 FEET OF THE SOUTH 224.06 FEET OF THE NORTH 672.18 FEET OF THE WEST ¾ OF THE NORTH ¼ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE NORTHERLY 10 FEET FOR ROAD RIGHT WAY.

ALSO LESS AND EXCEPT THAT PORTION AS CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY THE RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5880, PAGE 947, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

78,556.271 SQUARE FEET / 1.803 ACRES, MORE OF LESS

TOTAL AREA: 153,736.139 SQUARE FEET / 3.529 ACRES, MORE OF LESS

Exhibit 2
Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan – General

1. Justification – FLUE Policy 2.1-f: *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources;* (see Public Facilities Section)
2. *The availability of facilities and services;* (see Public Facilities Section)
3. *The adjacent and surrounding development;* (see Compatibility Section)
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and* (see Neighborhood Plans and Overlays Section)
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.* (see Public and Municipal Review Section)

The applicant has prepared a Justification Statement (Exhibit 3) which is summarized as follows:

- "The property to the immediate north will be combined with the subject parcel and this property supports a UI FLU designation as well as a development order for a residential multifamily development. This development order would be expanded and reimagined to include the subject parcel and create a larger residential development."
- "The proposed FLU designation will bring the subject site into compliance with the balance of the sites along the corridor and allow for a development encouraged by the URA to assemble smaller parcels to create a development which can make a positive impact from a transportation, economic investment, and housing opportunities perspective. The residential development will complement the surrounding residential to the east as well as help the businesses to succeed within the corridor."

Staff Analysis: This policy is the umbrella policy over the entire amendment analysis and many of the items are addressed elsewhere in this report as identified above.

This amendment proposes to change the future land use designation on a 1.73 site from CH/8 to Urban Infill (UI) in order to develop the site with multifamily housing and workforce housing. Through changing the future land use designation to UI, the amendment proposes to utilize the provisions of the URA to develop a 5-story building, as further described in the Compatibility analysis, Section C of this Exhibit.

The URA was first identified back in 2005, and in the following years, the County pursued the URA Master Plan, Addendum, and subsequent implementing amendments to the Comprehensive Plan and Unified Land Development Code, in order to promote infill and urban development in the County's urban core. The properties fronting portions of Military Trail, Congress Avenue, and Lake Worth Road within the URA were identified as "Priority Redevelopment Areas" (PRAs) and subject to County Initiated amendments to change the land use designations from largely Commercial High and High Residential 8 units per acre to either Urban Center (at intersections) and Urban Infill (along corridors). The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

The assignment of UI along this portion of Military Trail have resulted in changes to this area reflecting a new vision of development not anticipated by the 1989 Comprehensive Plan. Further, the split FLU designations on this property poses a challenge to redevelopment. The UI designation, as originally envisioned in 2008, allows for more development intensity as well as the ability to achieve multi-story development, with a more flexible design process. The proposal is generally consistent with the design concepts of the URA as adopted by the BCC, and as such there is adequate justification for the proposed land use amendment.

2. County Directions – 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.*

Staff Analysis: Several County Directions are relevant to the proposed amendment:

> ***Direction 2. Growth Management.*** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*
>
> ***Direction 3. Infill, Redevelopment and Revitalization.*** *Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.*
>
> ***Direction 4. 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.*
>
> ***Direction 5. Neighborhood Integrity.*** *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

Staff Analysis: The proposed amendment would change the CH/8 future land use designation to UI in order for the subject site to utilize the urban form provisions in the UI

designation. As previously noted, UC and UI are the future land use designations established to implement the vision within the URA Master Plan and Addendum. The Urban Infill transect is formed by urban, mixed-use areas at the edges of existing neighborhoods, proximate to corridors, and represents smart growth concepts and efficient land use. The UI future land use designation is intended to allow for residential, office, civic, employment generating, and commercial uses. The proposed project will also be generally consistent with the urban form of development. The project also provides several of the characteristics pertaining to the transect, such as: new residential use along the Military Trail corridor, a pedestrian-friendly street network, building located along the sidewalk, and pedestrian amenities, consistent and compatible with the Master Plan.

3. **Piecemeal Development – 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.*

   Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes *"a situation where small portions of a larger, undeveloped property is developed in a sequential manner, such that land use decisions are being made for individual sub-areas of the original parent tract independent from the whole. A situation where land, under single ownership or significant legal or equitable interest by a person (as defined in Section 380.0651[4] F.S. and Rule 73C-40.0275 F.A.C.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole."* The proposed amendment will amend the FLU to UI, consistent with the County's vision for the URA. Therefore the proposed amendment would not constitute piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

   Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as *"a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties."* The proposed FLUA amendment will create a single designation of UI across the entirety of the site, addressing the split FLU issue with the current CH/8 and UI designations. Furthermore, no adjacent parcels are under the same or related ownership as the subject parcel. Therefore, the proposed amendment does not create a residual parcel.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that **"**Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing

neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers…"

1. **Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

    1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
    2. *Providing for affordable housing and employment opportunities;*
    3. *Providing for open space and recreational opportunities;*
    4. *Protecting historic, and cultural resources;*
    5. *Preserving and enhancing natural resources and environmental systems; and,*
    6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

    Staff Analysis: The proposed amendment will support the development of a multifamily residential development, with a limited amount of workforce housing. As noted, this area contains public facilities and availability of services needed to support this proposed development. Additionally, the development is proposing to use a Palm Beach County Housing and Economic Development funding program to develop County-Assisted units to further the housing needs. Although the allowable development intensity is higher with the amendment, the concurrent zoning review of the request has resulted in a design that demonstrates a scale, mass, intensity, and character that is consistent with the redevelopment pattern envisioned by the URA for the South Military Trail corridor.

2. **Urban Redevelopment Area – Policy 1.2.2-a:** *The Urban Redevelopment Area is depicted on the Special Planning Areas Map LU 3.1 in the map series. Within the URA are designated Priority Redevelopment Areas (PRAs), depicted in the map series (LU 9.1 and LU 9.2 Urban Redevelopment Area Regulating Plan). The intent of redevelopment within the PRAs of the URA is to:*

    - *Preserve and respect existing intact neighborhoods;*
    - *Maintain and improve the character and the quality of life for those within and adjacent to redeveloped neighborhoods;*
    - *Create a predictable regulatory framework for building form and the resulting physical environment;*
    - *Reduce automobile trips, promote transit and/or alternative modes of transportation;*
    - *Balance housing, with employment, commercial, and civic uses;*
    - *Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles;*
    - *Create predictability and efficiency in planning and provision of infrastructure*

    Staff Analysis: The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources are available. The proposed amendment is consistent with this policy and the purpose of the URA.

3. **Policy 1.2.2-b:** *Within the PRAs, two new urban, mixed-use Future Land Use Designations are established: Urban Center and Urban Infill. These shall be transect-based land use designations and zoning districts. These transect based land use designations and their corresponding zoning districts will feature a primary emphasis on*

regulating building form and placement in relation to the public realm, over the regulation of specific uses. The locations of Urban Center and Urban Infill transects are depicted in the Map Series, Map LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.

- ***Urban Center:*** (omitted for brevity)

- ***Urban Infill:*** *The Urban Infill (UI) Transect should be the predominant land use in the PRAs. The UI Transect are envisioned as urban, mixed-use areas at the edges of existing neighborhoods proximate to an arterial thoroughfare; therefore, the UI Transects are transitional by nature. The UI Transect is intended to support development and redevelopment using the planning strategies documented in the URA Master Plan. The UI Transects are intended to be flexible allowing residential, office, civic, employment generating, and commercial uses. The UI Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:*

    - *Residential and/or non-residential uses;*
    - *An interconnected pedestrian-friendly street network, including vehicular connectivity;*
    - *Vehicular and pedestrian connections to adjacent parcels and roadways;*
    - *Buildings located along the sidewalk with uses that support and enhance pedestrian activity;*
    - *An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments as appropriate);*
    - *A minimum of 15% of all new housing shall be provided as very low, and moderate income housing units;*
    - *A range of one to three story buildings;*
    - *Additional height may come from the use of "green building" strategies contained in Policy 1.2.2-f (up to four stories may be allowed);*

Staff Analysis: The proposed development and designation of UI on the site is consistent with this policy. The proposed residential building and overall site design is proposed in a manner that achieves the vision of the UI transect. The proposed project addresses the pedestrian realm and the street frontage as was envisioned by the URA Master Plan.

Further, the building will be oriented toward Military Trail, and the site proposes to incorporate planting and amenity zones to further link the residential areas and the URA corridor along Military Trail. The zoning application includes several waiver requests with respect to maximum building floors, slip street frontage, building placement (general), bicycle parking and frontage classifications and streets standards. However, these waivers are allowable under Policy 1.2.2-c. The concurrent development review process will ensure this consistency remains throughout the site design phases. The site meets the 'green building' strategies for the additional height and building intensity. The proposed amendment is consistent with this policy and the purpose of the URA.

4. **Policy 1.2.2-d** states *"In the Urban Center and Urban Infill Transects, the shaping of the public thoroughfares as part of the public/civic realm shall foster the use of mixed-use, liner buildings, where appropriate. These are buildings that are wide to the primary street but shallow to the block depth. When done in continuous sections, liner buildings can hide parking lots or blank building walls, frame the public realm, reduce gaps in the streetscape between buildings, or when interrupted, create new pockets of public open spaces in small increments. Parking shall be allowed in the front or sides of buildings as determined to be appropriate during the development review process."* And **Policy 1.2.2-e:** *The ULDC shall maintain a clear and concise set of urban, form-based regulations that implement the Urban Center and Urban Infill Transects in the PRAs. This form based-code shall establish an urban, pedestrian-friendly and transit supportive environment, through:*

   - *Precise regulation of building and parking placement;*
   - *Allow for flexibility in building use, and mixing of uses;*
   - *Allow for reduced parking requirements and/or shared parking provisions;*
   - *Stipulate streetscape components, ancillary landscaping, and allow for the creation of micro-climates through urban landscape standards;*
   - *Incorporate Crime Prevention Through Environmental Design (CPTED) principles;*
   - *Provide for public open spaces and recreational needs.*

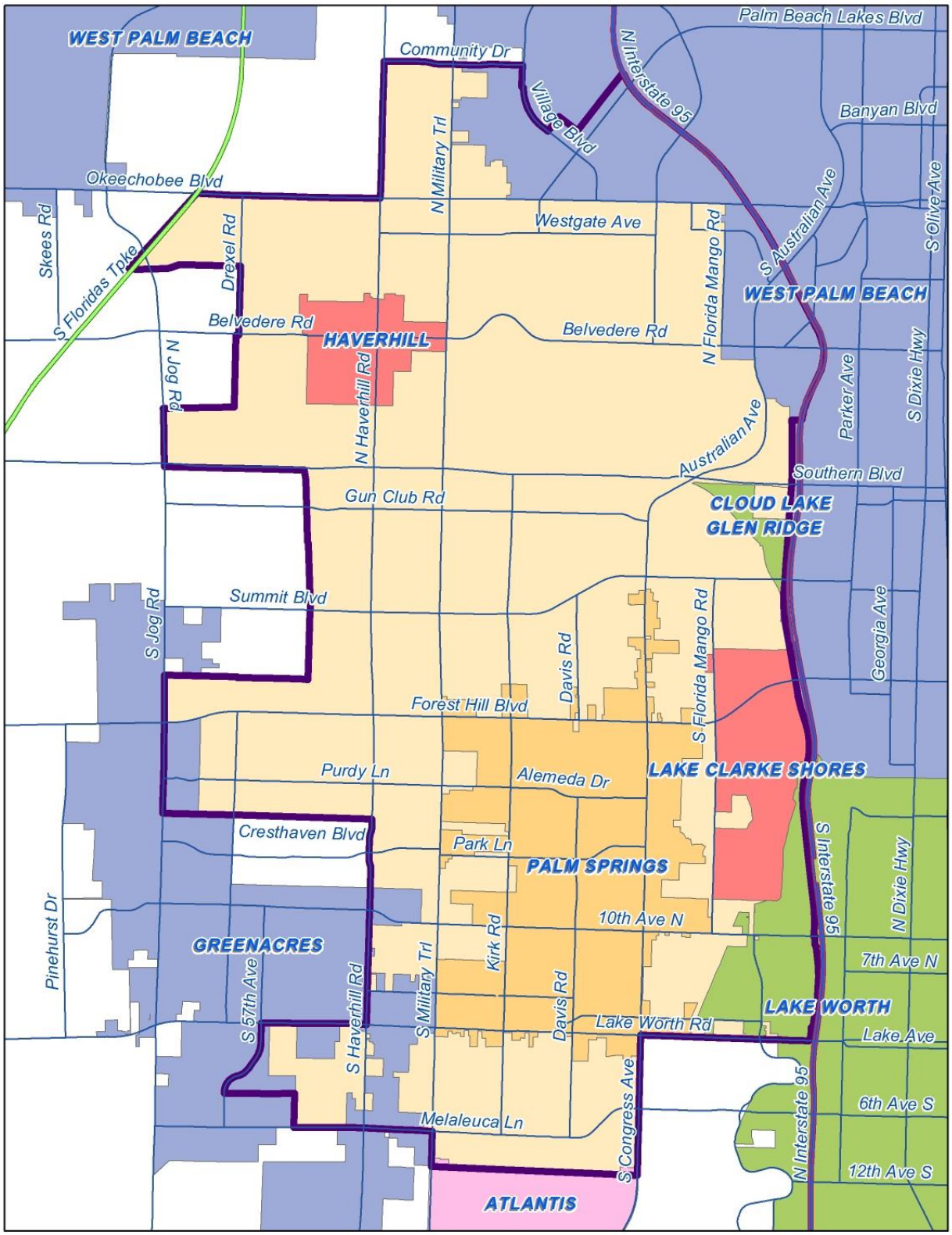
   Staff Analysis: Unlike a typical future land use designation or amendment, the URA Urban Center and Urban Infill designations require an enhanced review of site design in order to ensure consistency with the Comprehensive Plan policies. The review of the proposed site plan indicates that the proposed structures are placed to adequately address the public realm, and provides sidewalks and landscaped areas. The vehicular ingress/egress point is located off of Maine Street to the rear of the site, which is beneficial for the pedestrian circulation on Military Trail, and the site plan denotes a recorded future cross access location to the commercial parcel to the south also known as Walgreens. The proposed amendment is consistent with this policy and the purpose of the URA.

5. **Policy 1.2.2-i:** The County shall seek and encourage affordable and workforce housing opportunities in the URA.

   Staff Analysis: The project will comply with the specified minimum requirement of 15% of all new units to be provided as very low, low and moderate income housing requirements, as specified in Policy 1.2.2-b, and in the ULDC. The proposed amendment is consistent with this policy and the purpose of the URA.

   - Applicant is proposing 181 units, the 15% WFH will be 27units, 9 units in very low (<30%-50% FMI), 9 units in low (<50%-80% FMI), and 9 units in moderate (<80%-120% FMI).

Urban Redevelopment Area
With Municipal Boundaries



C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use.

FLUE Policy 2.1-f states that ***"****the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity."* And **FLUE Policy 2.2.1-b** states that *"Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan."*

The surrounding land uses immediately abutting the site are the following:

North: Immediately north of the site across Maine Street and fronting Military Trail is the Country Inn Restaurant, with the CH/8 future land use designation, to the northeast is a vacant parcel with the HR-12 designation and east of that is a single family home on a parcel with the UI designation.

West: West of the site across Military Trail is a single parcel with a Dollar General retail store with the UI future land use designation. As well as, a parcel with a Child Daycare, Planet Kids Imagination Station Learning Center with the UI future land use designation.

South: Immediately south of the site, fronting Military Trail, is Walgreens retail and pharmacy store with a CH/8 future land use designation, and to the southeast are single family homes with the HR-12 designation.

East: Immediately east of the site are multifamily and single family units with the HR-12 future land use designation.

Applicant's Comments: The applicant states that "Primary access via Maine Street (once combined with north parcel), along with cross access to the adjacent commercial property to the south. The site will also have access via South Military Trail solely for Emergency vehicles and procedures. The proposed FLU designation will bring the subject site into compliance with the balance of the sites along the corridor and allow for a development encouraged by the URA to assemble smaller parcels to create a development which can make a positive impact from a transportation, economic investment, and housing opportunities perspective. The residential development will complement the surrounding residential to the east as well as help the businesses to succeed within the corridor."

Staff Analysis: The Urban Infill (UI) future land use designation for this site was previously determined to be compatible with the proposal of this designation for this site in 2009. The UI designation is compatible with existing and planned development in the immediate vicinity as required by Policy 2.1-f of the Future Land Use Element. The site is surrounded on all sides by High Residential future land use designations or the UI designation that allow multifamily development. On an adjacent parcel level, immediately to the east of this site are HR-12 designated properties featuring single-story multifamily residential development.

Parcels to the north feature commercial uses (Country Inn), or similar HR-12 land use designations with multifamily residential zoning and are either developed or vacant. Immediately south is a Walgreens at the intersection of Military Trail and Melaleuca Lane. To the west side of Military Trail are parcels with the UI designation, which are either developed as non-residential uses (Dollar General, Planet Kids Imagination Station Learning Center), or are vacant and undeveloped.

The URA Master Plan and Addendum identified existing commercial corridors and underutilized residential parcels near those corridors as being suitable for redevelopment. It further proposed an urban form that allowed for greater development potential than the existing regulations, Policy 1.2.2-b of the FLUE states that development in the UI district range from one to three stories, with up to four stories allowed by the use of "green building" strategies. Policy 1.2.2-c does allow for Alternative Standards to allow projects to apply for relief through the Zoning approval process based on the additional information provided through that process. Furthermore Policy 1.2.2-f indicates that "green buildings" may be eligible for "bonus height consideration" and the applicant has included in their Zoning application an acceptable Florida Green Building Coalition scorecard consistent with this policy. Additionally, the proposed intensity of the building is limited to 58 feet in height, rather than the maximum allowable 75 feet per the ULDC, and the applicant has submitted a limited shadow analysis in the Zoning application that depicts no residential buildings would fall within the shadow during daylight hours. The proposed density of 51 units per acre is consistent with the vision for the URA, in an area anticipated for growth and where incentives to foster redevelopment are available and encouraged. The proposed multifamily development and a limited number of workforce units, and the urban form proposed is compatible with the surrounding future land use designations and consistent with the vision of new residential development in the UI future land use designation.

D. Consistency with County Overlays, Plans, and Studies

1. Overlays – FLUE Policy 2.1-k states *"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."*

Staff Analysis: The subject site is located within the Urban Redevelopment Area (URA) and the Revitalization, Redevelopment, and Infill Overlay (RRIO). The County has designated the URA and implemented land use regulations to foster redevelopment in a more urban fashion, which is pedestrian and transit friendly. The proposed facility brings investment and improvements to the area. The site design places the main building close to the corridor, and the project contributes to the development of the public realm facing Military Trail, as called for by the URA Master Plan and Addendum. The site is also located within the Lake Worth West Countywide Community Revitalization Team (CCRT) Area.

2. Neighborhood Plans and Studies – FLUE Policy 4.1-c states *"The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval……"*

Staff Analysis: The subject site is located within the URA. The county has designated the URA and implemented land use regulations to foster redevelopment in a more urban fashion, which is pedestrian and transit friendly. The site design places the main building close to the corridor, and the project contributes to the development of the public realm facing Military Trail.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from CH/8 to Urban Infill. The Public Facilities analysis is included in the table in Exhibit 4.

1. Facilities and Services – FLUE Policy 2.1-a: *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment was distributed to the County service departments for review. There are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Staff sent a request for departmental review of the proposed amendment to various County departments and external agencies for review of public facility impacts. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (Seacoast Utilities), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), Land Development (Engineering), School Board, Health (PBC Dept. of Health), Fire Rescue, Lake Worth Drainage District.

2. Long Range Traffic - Policy 3.5-d: *The County shall not approve a change to the Future Land Use Atlas which:*

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):……

Staff Analysis: The County Traffic Division reviewed this amendment at the maximum development potential proposed by the amendment. (See letter dated February 26, 2026 in Exhibit 5):

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the proposed amendment will have negligible impact on traffic. The Long-Range analysis suggest a reduced impact, while the Test 2 analysis shows insignificance on the roadway network. These findings **meet** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **maximum potential** intensity."*

The Traffic Study was prepared by Simmons and White, 2581 Metrocentre Blvd. West, Suite 3, West Palm Beach, FL 33407. Traffic studies and other additional supplementary

materials for site-specific amendments are available to the public on the PBC Planning web page at: http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx

F. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities…"*

1. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on August 21, 2026. In addition, written notice was sent to all of the municipalities within 1 mile, consisting of the Village of Palm Springs, City of Greenacres, and the City of Atlantis. To date, no comments have been received.

2. **Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on August 21, 2026. Any letters received will be added to Exhibit 8 during the course of the amendment process.

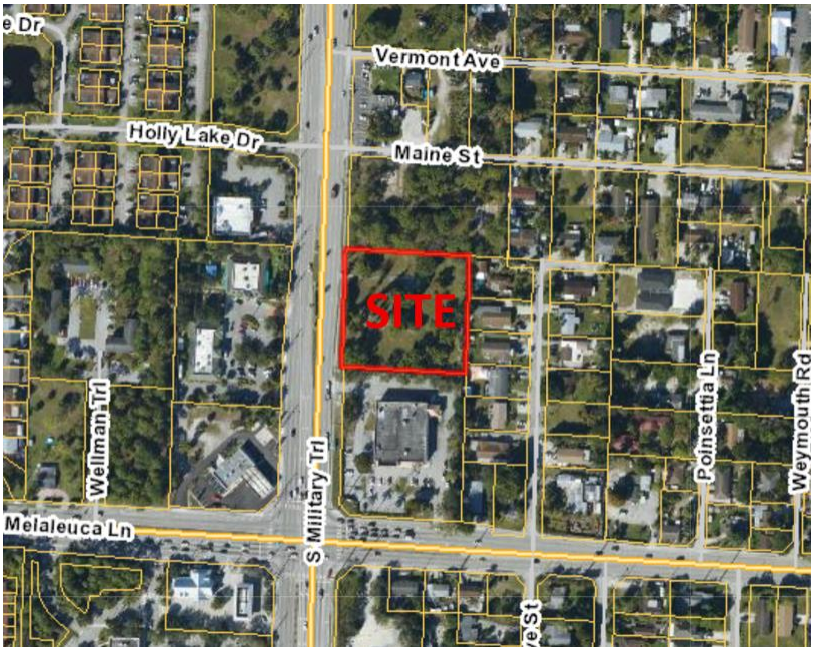
Exhibit 3
Applicant's Justification

Request

The 1.726-acre subject property (PCN 00-42-44-25-49-001-0000) is located on the east side of South Military Trail, approximately 200' south of Maine Street. Currently, the subject property supports a Future Land Use (FLU) Designation of Commercial High with an underlying 8 dwelling units (CH/8). The subject site currently supports a zoning designation of General Commercial (CG). This parcel will be combined with the adjacent parcel to the north to create an overall unified residential development. The adjacent parcel currently supports a UI FLU and zoning; therefore, this amendment would align the two parcels, allowing for the proposed development. The parcel to the north (Parcel 2) has a PCN of 00-42-44-25-00-000-5380 and is 1.803 acres in size. The zoning application will include the two parcels for an overall 3.53 acres to support 181 total dwelling units.

Ricardo Hernandez, Managing Member, OAG Investment 8, LLC, herein referred to as the "Applicant," requests a Small-Scale FLUA from Commercial High with underlying 8 units per acre (CH/8) to Urban Infill (UI).

Currently, the subject property is located in the Urban Redevelopment Area (URAO) and the Revitalization and Redevelopment Overlay (RRIO) Overlay.



Formal Request: Small-scale Future Land Use Map Amendment from UI on 1.803 acres and CH/8 on 1.726 acres to UI on 3.53 acres.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	**Vacant**	**CH/8**	**CG**
North	Single Family Residential (to be combined with subject site)	UI	UI
South	Retail	UI	UI
East	Residential	HR-12	RM
West	General Daycare	UI	UI

Site History:

- The subject property does not have any planning history. The site underwent a rezoning to General Commercial with a Conditional Overlay Zone in 2007 (Resolution R-2007-0080, Control No. 2005-631). The current DRO approved use includes a Car Wash use as approved under Application 2023-218.

Consistency with County Overlays, Plans, and Studies

The subject site is located within the Urban Redevelopment Area as well as the Revitalization and Redevelopment Infill overlays. The focus of this area is to promote economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The proposed map amendment will seek to bring investment into an area that has not seen the same revitalization as other parts of the County. This map amendment will allow for the combination of two parcels and, therefore, increase the development opportunity on the property. The site exists along South Military Trail which currently supports water/sewer and traffic capacity.

- **Urban Infill Transect:** The UI transect is envisioned to support urban development on the edges of existing neighborhoods proximate to arterial thoroughfares. The UI transect shall require implementation through the ULDC as follows:

    - Interconnected pedestrian-friendly street network and vehicular connectivity.
    - Vehicular and pedestrian connections to adjacent properties and roadways. The subject site provides cross access to the south and access to two rights-of-way, one of which is to be dedicated for Emergency Vehicle and Procedures Uses.
    - Buildings will be located along the frontage of the two rights-of-way to establish an urban streetscape along with sidewalks linking the site to surrounding properties.
    - A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units. The proposed development will be 15% Workforce Housing (up to 120% AMI).

- Projects within the Urban Infill Transect are exempt from the density restrictions found in Table 2.2.1-g.1. The density is derived based on the UI form based code which prescribes the maximum building height, parking requirements, build-to-lines per Policy 1.2.2-e.

Justification, Consistency & Compatibility:

G.1- Justification: Each proposed FLUA Amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) and the Comprehensive Plan. Future Land Use Element Policy 2.1.F requires that adequate justification for the proposed future land use be provided. Further, the Justification Statement must demonstrate that a change is warranted and demonstrate the following factors**:**

1) *The proposed use is suitable and appropriate for the subject site.*
Response: The subject property is located within the Urban/Suburban Tier and has direct frontage along South Military Trail, a designated Major Arterial roadway. The proposed multifamily development is compatible with the surrounding HR-12 FLU and RM zoning designations which primarily support multifamily residential uses. A general daycare exists immediately across the street from the subject site along with a Dollar General, Restaurant, and CVS Pharmacy all immediately adjacent to the subject site. Given its location, the property is well-suited to accommodate an additional use having the following additional attributes;
   - The property has access to adequate public facilities without straining existing infrastructure.
   - The surrounding area features a mix of commercial and residential uses along with existing bus service along South Military Trail.

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

   - *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;*
   Response: There have been changes in Future Land Use designations on properties in the immediate area that reflect a gradual shift toward accommodating a broader mix of uses. The property to the immediate north will be combined with the subject parcel and this property supports a UI FLU designation as well as a development order for a residential multifamily development. This development order would be expanded and reimagined to include the subject parcel and create a larger residential development. The corridor is predominately UI so the proposed amendment would be in keeping with the surrounding parcels. The proposed change is consistent with the existing development pattern in the area. It is anticipated that additional small-scale development will continue to occur as the corridor evolves to support a variety of compatible uses in response to market demand.

   - *Changes in the access or characteristics of the general area and associated impacts on the subject site;*
   Response: The subject site is the only parcel within the corridor which does not support a UI FLU designation which places this parcel as inconsistent with the corridor development pattern. The access will be improved as this site will be combined with the one to the north providing access on Maine Street as well as

South Military Trail. The access via South Military Trail will only be used by Emergency Vehicles and for Emergency Procedures.

- *New Information or change in circumstances which affect the subject site;*
  Response: The subject site along with the site to the immediate north will be utilized to create one unified development. The two sites are owned by separate entities and have historically been entitled as stand-alone projects. This change in circumstance has allowed both properties to come together under a unified development which will provide for additional land and site configuration to allow for a more comprehensive development to fill the unbuilt frontage in an urban form site layout.

- *Inappropriateness of the adopted FLU designation; or*
  Response: The subject property opted out of the corridor-wide FLU and zoning change to UI which makes the property an outlier along both the east and west sides of the Military Trail URA corridor. The current FLU designation is inappropriate based on the surrounding FLU designations and the County's URA GOP's relating to the corridor. Additionally, the subject property can't be combined with the parcel to the north without amending the existing FLU designation to match the UI designation.

- *Whether the adopted FLU designation was assigned in error.*
  Response: No errors are associated with the subject site. The adopted FLU designation was assigned through the original adoption of the County's Comprehensive Plan and when the County initiated a corridor-wide amendment the subject parcel opted out. That said, the previous owners of the property opted not to allow the County to amend the FLU.
  Note: This amendment will not include a Text change.

G.2- Residential Density Increases:
The proposed FLU Amendment is a change to a FLU designation which allows for residential development, the UI designation does not define a maximum density. The current FLU designation allows for 8 units per acre as a base density.

G.3 - *Compatibility with Surrounding and Adjacent Uses:*
Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition". With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments in the recent years.
To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other.

Several factors lead to the conclusion that the proposed FLU designation will be compatible with neighboring uses.

- Primary access via Maine Street (once combined with north parcel), along with cross access to the adjacent commercial property to the south. The site will also have access via South Military Trail solely for Emergency vehicles and procedures.
- The proposed FLU designation will bring the subject site into compliance with the balance of the sites along the corridor and allow for a development encouraged by the URA to assemble smaller parcels to create a development which can make a positive impact from a transportation, economic investment, and housing opportunities perspective. The residential development will complement the surrounding residential to the east as well as help the businesses to succeed within the corridor.

The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Military Trail corridor.

G.4 - *Consistency with Policies in the Comprehensive Plan:* The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

Goals – The proposed FLUA amendment furthers the County's goals as described below.

- **Balanced Growth** – "…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: *Approval of this proposed FLU amendment will allow for the development of a cohesive residential development within the corridor in which the URA was created to foster.*

- **Land Planning** – "…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, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities."
  Response: *The URA was created along the Military Trail corridor to promote opportunities for increased densities, urban form design, and housing options for the central part of the County. This proposed amendment will allow this parcel to be combined with the property to the north to create double the housing units and a seamless streetscape along South Military Trail. Services are abundant along this corridor thus complementing the proposed residential project.*

- **FLUE Objective 3.1 Service Areas - General** – "Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses."
  Response: *The subject site is located within the Urban/Suburban Tier, where Palm Beach County directs the provision of services to support a more intensive and diverse development pattern. The URA's inception was predicated on the fact that this portion of the County is where density and intensity could be increased based on the availability of services. This amendment aligns with the County's goal of providing cost effective services while sustaining the planned character of the Tier.*

Policy 1.2.2-i: The County shall seek and encourage affordable and workforce housing opportunities in the URA.
Response: *The proposed amendment will set the groundwork for a 181-unit, 15% Workforce Housing (up to 120% AMI) housing project on an assemblage of two parcels.*

G.5 Florida Statutes:
Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter. Data and analysis discussing environmental and historical resources impacts are presented in Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter. No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. 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 discourages urban sprawl.

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - ***Response:*** *The proposed amendment does not promote radial, strip, isolated, or ribbon development. The subject site is located along South Military Trail and is part of an already developed mixed use corridor. The proposed use is consistent with the surrounding development pattern and does not represent an inefficient or disconnected expansion of urban development.*

- 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 subject site is already developed and does not contain wetlands, or environmentally sensitive areas. The proposed FLUA amendment will not result in adverse impacts to any natural resources and remains consistent with the goals of the Comprehensive Plan to protect and conserve significant natural systems.*

- Fails to maximize use of existing public facilities and services.
  - ***Response:*** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed addition of a multifamily residential development will not negatively impact public facilities and services.*

- 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 services and facilities are already available in the immediate vicinity. The proposed amendment will fit in with the existing land use pattern.*

- Fails to encourage a functional mix of uses.
  - ***Response:*** *The addition of a multifamily residential development supports a functional mix of uses consistent with the evolving development pattern along the Military Road corridor, complementing the mix of commercial uses to the surrounding the parcel.*

- Results in poor accessibility among linked or related land uses.
  - ***Response:*** *The proposed FLU amendment does not result in poor accessibility among related land uses. The addition of a residential development enhances internal compatibility and accessibility by supporting the existing commercial and service businesses within the surrounding community.*

- Results in the loss of significant amounts of functional open space
  - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- 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:*** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. As required by the ULDC, any native plant material will be addressed during the zoning approval process. There is some native vegetation that will be reviewed and preserved as feasible.*

- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - ***Response:*** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*

- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - ***Response:*** *The proposed development provides for the URA required streetscape with expansive sidewalks and pedestrian amenities. It enhances connectivity and access by multiple modes of transportation, including vehicular, pedestrian, and bus transportation immediately to the south of the site.*

- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
  - ***Response:*** *This FLUA amendment supports a balanced land use pattern by responding the need for workforce housing opportunities which also supports the businesses and services within the community.*

Conclusion:

The proposed Future Land Use Atlas (FLUA) amendment from CH/8 to Urban Infill (UI) is both appropriate and consistent with the surrounding development pattern, existing infrastructure, and the intent of the Comprehensive Plan. The proposed request is consistent with the neighboring properties along the South Military Trail road frontage as prescribed by the URA overlay and County's Comprehensive Plan. Approval of this amendment will allow for continued, responsible growth that respects the character of the area while responding to current land use needs.

Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information		
	Current	**Proposed (relates to 1.76 acres)**
Max Trip Generator	ITE 821 Shopping Plaza with Super Market (1.76 acres x .85 FAR x 43,560 s.f./1acre = 65,166 s.f.)	ITE 220 Multi-family Low-Rise (up to 3 stories (1.76 x 51 du/ac = 90 du)
Maximum Trip Generation	3,756 tpd	607 tpd
Net Daily Trips:	3,756 – 607 = 3,149 tpd decrease	
Net PH Trips:	140 pht (87 In/53 Out) AM, 359 pht (172 In/187 Out) PM (maximum) 36 pht (9In/27 Out) AM, 46 pht (29 In/17 Out) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons and White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route number 3	
Nearest Palm Tran Stop	Bus Stop Number 1069, approximately 174' from the subject property on the east side of Military Trail.	
Nearest Tri Rail Connection	Route 3, Bus Stop Number 1069 which is 174' from the subject property connects the Tri Rail station at Linton Blvd.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County	
Nearest Water & Wastewater Facility, type/size	Potable water 10" water main is located approx.. 80' west of the property along Military Trail. The nearest point of connection for sanitary sewer is 90' to the west of the property along Military Trail.	
D. Drainage Information		

The proposed drainage system will consist of inlet structures and exfiltration trenches (or similar underground stormwater collection and storage systems) to address stormwater water quality and storage requirements. The proposed underground storage system will be design to provide a total storage of 0.87 ac-ft.	
E. Fire Rescue	
Nearest Station	PBC Fire Station 43
Distance to Site	1.5 miles
Response Time	Average response time for 2025 is 6:45
Effect on Resp. Time	Letter states that this amendment will have minimal impact on Fire Rescue.
F. Environmental	
Significant habitats or species	The property was previously developed as a single family residence and since demolished. There are no significant habitats or species on the subject property.
Flood Zone*	The subject property is within Flood Zone X.
Wellfield Zone*	There are no wellfield zones within the immediate vicinity of the subject site.
G. Historic Resources	
County's map of known archeological sites has identified no known archeological resources located on or within 500 feet of the referenced property.	
H. Parks and Recreation - Residential Only (Including CLF)	

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	John Prince Memorial Park, 2700 6th Avenue South	0.00339	433	1.46
Beach	R.G. Kreusler Memorial Park, 2882 S. Ocean Blvd.	0.00035	433	.15
District	Lake Worth West Park, 4150 Vermont Avenue	0.00138	433	.598

I. Libraries - Residential Only (Including CLF)	
Library Name	Lantana Road Branch
Address	4020 Lantana Road
City, State, Zip	Lake Worth, FL 33467

Distance	2.1 miles		
Component	**Level of Service**	**Population Change**	**Change in Demand**
Collection	2 holdings per person	433	866 holdings
All staff	0.6 FTE per 1,000 persons	433	.26
Library facilities	0.6 square feet per person	433	260 s.f.

J. Public Schools - Residential Only (Not Including CLF)			
	Elementary	**Middle**	**High**
Name	Heritage	Tradewinds	John I. Leonard
Address	5100 Melaleuca Ln.	5090 S. Haverhill Rd.	4701 10th Avenue
City, State, Zip	Greenacres, FL 33463	Greenacres, FL 33463	Greenacres, FL 33463
Distance	.9 miles	1.0 miles	1.5 miles

Exhibit 5
Palm Beach County Traffic Division Letter

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

"An Equal Opportunity Employer"

printed on sustainable and recycled paper

February 26, 2026

Bryan G. Kelley, P.E.
Simmons & White Civil & Traffic Engineering
2581 Metrocentre Boulevard West, Ste 3
West Palm Beach, FL 33407

RE: 4650 South Military Trail aka Cobblestone Square
FLUA Amendment Policy 3.5-d Review
Round 2025-26-B

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised February 9, 2026, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	East side of S. Military Trail, approximately 0.04 miles south of Maine Street	
PCN:	00-42-44-25-49-001-0000 *(other on file)*	
Acres:	3.56 Acres	
	Current FLU	**Proposed FLU**
FLU:	Urban Infill (1.81 acres north parcel) AND Commercial High with underlying 8 du/acre (CH/8) (1.75 acres south parcel)	Urban Infill (UI)
Zoning:	General Commercial (CG)	Urban Infill (UI)
Density/ Intensity:	8 du/acre AND 0.85 FAR	None provided, but to be consistent with that of the Zoning application
Maximum Potential:	Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) = 92 DUs AND Shop Plaza (40-150 ksf) w/Sup Market = 64,796 SF	Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) = 181 DUs
Proposed Potential:	None	None
Net Daily Trips:	-3,135 (maximum – current)	

Net PH Trips:	72 (17/55) AM, 92 (58/34) PM (maximum)
** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.*	

Based on the review, the Traffic Division has concluded that the proposed amendment will have a negligible impact on traffic. The Long-Range analysis suggests a reduced impact, while the Test 2 analysis shows insignificance on the roadway network. These findings **meet** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **maximum potential** intensity shown above.

Please contact me at 561-684-4030 or email me at DSimeus@pbc.gov with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:ep
ec:
Quazi Bari, P.E., PTOE – Manager -- Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\26-B\4650 South Military Trail aka Cobblestone Square.docx

Exhibit 6
Water & Wastewater Provider LOS Letter

Water Utilities Department
Engineering

P. O. Box 16097

West Palm Beach, Fl 33416-6097

(561) 493-6000

Fax: (561) 493-6113

www.pbcwater.com

Palm Beach County
Board of County
Commissioners

Maria G. Marino, Mayor

Sara Baxtr, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"*An Equal Opportunity Affirmative Action Employer*"

November 6, 2025

Keshavarz and Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401

Re: Service Availability
5321 Maine St, Lake Worth Beach, FL 33461
PCN 00-42-44-25-00-000-5380
4650 S Military Trail, Lake Worth, FL 33463
PCN 00-42-44-25-000-00-5970

PBCWUD No. TBD

To Whom It May Concern,

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

Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced properties, PBCWUD currently has the capacity for the proposed development.

The nearest point of connection to potable water is a 10-inch water main located approximately 80-ft west of the referenced properties along South Military Trail and an 8-inch water main, 25-ft north of the referenced properties, along Main Street. The potable water main must be looped within the property to ensure adequate water demand and fire flow requirements can be met.

The nearest point of connection to sanitary sewer is an 8-inch force main located approximately 90-ft west of the referenced property along South Military Trail. Connection to the existing force main will require the construction of a new lift station and the extension of the force main offsite. The existing force main pipe will need to be analyzed to confirm that it has the capacity to accept additional flows from the referenced property.

The applicant will be responsible for field-verifying the location, size, and material of the existing infrastructure. Additionally, the applicant must confirm the existing mains located within the subject property include utility easements. If no utility easement exists, then the applicant will be required to provide utility easements in accordance with PBCWUD standards.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561)493-6120 or at Hmelendez@pbcwater.com

Sincerely,



Henry Melendez, P.E.
Senior Professional Engineer

Exhibit 7
Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION FORM # 8

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

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 Ricardo Hernandez, 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] Manager *[position—e.g., president, partner, trustee]* of OAG Investment 8, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]*, (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 10135 SW 75 Place
Pinecrest, FL 33156

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 Applicant. 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 Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant 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.

Ricardo Hernandez, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 4 day of November, 2025 by Ricardo Hernandez *(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)*.

Notary Public State of Florida
Susana Gonzalez
My Commission HH 613820
Expires 11/18/2028

(Name typed, printed or stamped)

(Signature)

My Commission Expires on: _____

NOTARY'S SEAL OR STAMP

EXHIBIT "A"

PROPERTY

TRACT A OF COBBLESTONE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the 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**
Ricardo Hernandez LLC	10135 SW 75th PL. Pinecrest, FL 33156
Team Development Group LLC	8348 NW 56th Street. Doral, FL 33166

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 Karen Hutton, 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] Chief Executive Officer *[position - e.g., president, partner, trustee]* of _____ *[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: 736 Cherry Street
Chattanooga, TN 37402

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.

AFFIANT:

By: _____

Name: Karen J. Hutton, CEO

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~PALM BEACH~~ Hamilton

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 7th day of November, 2025 by Karen J. Hutton *(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)*.

Tina D LeJeune
(Name - type, stamp or print clearly)

Tina D. LeJeune
(Signature)

My Commission Expires on: 2/28/2028

Tina D. LeJeune STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

EXHIBIT "A"

PROPERTY

TRACT A OF COBBLESTONE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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**
Huntton Build	736 Cherry Street. Chatanooga, TN 37402

Exhibit 8
Correspondence