



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

BCC ADOPTION PUBLIC HEARING, JANUARY 26, 2023

A. Application Summary

I. General

| | |
|------------------------------|---|
| Project Name: | Colony Estates at Boynton (SCA 2022-022) |
| Request: | LR-1 to LR-2 |
| Acres: | 9.78 total acres |
| Location: | North side of Coconut Lane, approx. 1,700 feet east of South Military Trail |
| Project Manager: | Jerry Lodge, Planner II |
| Applicant: | Elliot Monter, Colony Estates at Boynton Beach LLC (contract purchaser) |
| Owner: | Willis Family Trust |
| Agent: | Yoan Machado, WGI |
| Staff Recommendation: | Staff recommends approval with modifications based upon the following findings and conclusions found in this report. |

II. Assessment & Conclusion

The intent of this amendment is to change 9.78 acres of Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). This amendment results in an increase in residential development potential from 10 units to 20 units. In addition, the concurrent zoning application includes a requested 9 unit (50%) density bonus through the Workforce Housing Program (WHP) and the purchase of 10 Transfer of Development Rights (TDR) in order to develop a total of 39 zero lot line homes at a density of 3.99 units per acre. The site is located in an area largely consisting of low to medium residential future land use designations ranging from 1 to 5 units per acre. The proposed amendment with bonus density is requesting a higher density than the immediately adjacent neighborhood, but is appropriate at this location considering the low and medium residential future land uses surrounding the site.

Through the zoning application, the applicant is proposing to provide 6 WHP units (15%) with all units to be provided as on-site for sale, zero lot line homes. The amendment is inconsistent with the Comprehensive Plan policy that establishes TDRs as the required method of increasing density as the applicant is only requesting 10 of the 20 TDRs available. By not using the maximum available TDRs and by assuming the percentages associated with the Limited Incentive Option of the WHP the proposed development is minimizing the amount of WHP units that would be required. Consistent with past amendments, staff recommends conditions of approval capping the number of units at 39, requiring the purchase of all available TDR units (19 units), and requiring 8 units (21%) of the total dwelling units to be provided as on-site workforce housing units. Staff recognizes that the applicant is the first to provide all the required workforce units as for sale, detached, on-site units, which the Board has expressed as a key goal for the workforce housing program. Staff also acknowledges that low density amendments will have a disproportionate number of required TDRs due to Policy 2.4-b. Therefore, at the January 2023 BCC workshop, staff will present for Board direction policy options as part of a larger density discussion.

III. Hearing History

Local Planning Agency: *Approval with conditions (as recommended by staff)*, motion by Glenn Gromann, seconded by Lori Vinikoor, passed in an 8 to 3 vote (with Dagmar Brahs, Barbara Roth, and Lori Vinikoor dissenting) at the December 9, 2022 public hearing. The motion included the conditions of approval recommended by staff in Exhibit 1. A substitute motion was made by Barbara Roth, seconded by Dagmar Brahs, failed in a 3 to 8 vote (with Penny Pompei, Glen Gromann, John Carr, Marcia Hayden, Rick Stopek, Kiley Harper-Larsen, Sarah Pardue and Jay Nisberg dissenting) for approval with modifications including a maximum of 32 units, purchase of 12 TDRs and requiring 6 workforce housing units onsite. Board discussion included concerns related to the number of proposed units given the size of the site and had questions regarding the technical aspects of the Workforce Housing Program, and the applicant's reason for not purchasing all available TDRs. Five members of the public, including a representative of Montreux and Prestwick Estates, spoke in opposition citing that the amendment was incompatible and would introduce additional traffic on Coconut Lane. One member of the public spoke in support,

citing a need to develop for-sale, zero lot line, workforce housing units and submitted a document regarding WHP prices and units for the record (see Exhibit 9).

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: Low Residential, 1 unit per acre (LR-1)
Existing Land Use: Residential, Vacant
Current Zoning: Agricultural Residential (AR)
Current Dev. Potential Max: Residential, up to 10 dwelling units (without TDR or WHP)

Proposed Future Land Use Change

Proposed FLU: Low Residential, 2 units per acre (LR-2)
Proposed Use: Residential
Proposed Zoning: Residential Single Family (RS)
Dev. Potential Max/Conditioned: Residential, up to 39 units (includes TDR and WHP density bonuses)

General Area Information for Site

Tier/Tier Change: Urban/Suburban Tier - No change
Utility Service: City of Boynton Beach Utilities
Overlay/Study: West Boynton Community Plan
Comm. District: Marci Woodward, District 4

Future Land Use Atlas Amendment

Colony Estates at Boynton (SCA 2022-022)



Site Data

Size: 9.78 acres
 Existing Use: Vacant and Residential
 Proposed Use: Residential
 Current FLU: LR-1
 Proposed FLU: LR-2

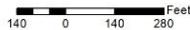
Future Land Use Designations

| | | | |
|------|----------------------------------|------|----------------------------------|
| LR-1 | Low Residential, 1 unit/acre | HR-8 | High Residential, 8 units/acre |
| LR-2 | Low Residential, 2 units/acre | CL/5 | Commercial Low, underlying MR-5 |
| LR-3 | Low Residential, 3 units/acre | CH/5 | Commercial High, underlying MR-5 |
| MR-5 | Medium Residential, 5 units/acre | CH/8 | Commercial High, underlying HR-8 |

Date: 8/17/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\22-SCA\SiteSpecific
 Note: Map is not official, for presentation purposes only.



Site



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



C. Introduction & Review

I. Intent of the Amendment

This is a privately proposed amendment on a 9.78 acre site located within the Urban/Suburban Tier on the north side of Coconut Lane, approximately 1,700 feet east of South Military Trail. The site is also located within the West Boynton Area Community Plan.

Proposed Amendment: The intent of the amendment is to change the future land use designation to increase density through the future land use amendment process, with additional density to be obtained through the use of TDRs and WHP density bonuses in the associated zoning applications. The request is to change the LR-1 future land use designation to LR-2. The current LR-1 designation allows a future land use density of 10 dwelling units, or up to 30 units with the maximum use of TDR and WHP bonus density. The requested LR-2 designation allows a base density of 20 units and up to 60 units maximizing the TDR and WHP bonus density.

Background: The subject site consists of two parcels totaling 9.78 acres. The parcel to the west is vacant and the parcel on the east contains a single family residence. The site has not been the subject of a previous future land use amendment.

Zoning Application: The concurrent zoning application, Z/CA-2022-00488, consists of three requests. The first is a request to rezone the site from the Agricultural Residential (AR) to the Single Family Residential (RS) zoning district, and the other two requests are for Class A Conditional Use approvals; to allow zero lot line homes in the RS zoning district and to allow a combined density increase through the WHP and TDR Program that exceeds two units per acre.

II. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 provides the analysis of the amendment's consistency with the Comprehensive Plan, including the applicant's justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

Overview of the Area: The amendment is located within the boundaries of the West Boynton Area Community Plan (WBACP), with surrounding uses consisting of low density residential and low intensity commercial uses.

- **Community Plan:** The subject site is within the boundaries of the West Boynton Area Community Plan (WBACP), which identifies two subareas. Subarea 1 being the properties between Congress Avenue and the Florida's Turnpike and is identified as being primarily residential, with commercial nodes up to 300,000 square feet. Subarea 2 consists of all land west of the Florida's Turnpike and is noted as primarily agricultural land and the Agricultural Reserve lies within Subarea 2. The site is located within Subarea 1 and is described as being a residential and commercial area. Therefore, this amendment is not inconsistent with the recommendations of the WBACP.

Consistency with the Comprehensive Plan

- **Compatibility.** The Comprehensive Plan requires that the proposed future land use be determined to be compatible with the surrounding area, and that residential uses be protected from encroachment of incompatible future land uses. The subject site is adjacent to Prestwick Estates to the north and west, a single family community with a LR-1 future land use and built at a density of less than 1 unit per acre. Montreux, a single-family neighborhood with a LR-3 future land use and built at a density of 2.64 units per acre, is located to the south of the site. To the east, are residential lots over 2 acres in size. Further residential uses surrounding the site are low density residential planned unit developments with densities between 2 and 3 units per acre. The applicant's request for LR-2 allows a base density of 2 units per acre (20 units), and with the requested TDR and WHP density bonus is requesting 39 zero lot line units with a density of 3.99 units per acre. Therefore, the proposed density is compatible with the surrounding single family planned unit developments. There is no connectivity between the site and Prestwick Estates, and buffers will separate the residential uses. The proposed zero lot line development adjacent to single family housing represents compatible residential uses and is consistent with the character of the surrounding area and corridor.
- **Appropriateness of the FLU.** In its assessment of a proposed amendment, staff assesses the lowest FLU designation necessary to achieve the target density, in conjunction with available density bonuses. The lowest FLU required to achieve the applicant's target of 39

units, in combination with available density bonuses, is the requested LR-2 FLU. However, under the applicant's proposal of LR-2 in combination with TDRs and WHP density bonuses, less than the maximum available TDRs will be used, which is inconsistent with the density provisions within the Comprehensive Plan as discussed below.

- **Mandatory Use of TDRs.** At the current LR-1 designation with the addition of the maximum TDRs and WHP density bonus available yields 30 units, which is not sufficient to achieve the target 39 units. The applicant is proposing to attain the target 39 units for this site through a FLUA amendment to LR-2, in conjunction with TDR and WHP density bonus, but without the use of all available TDRs.

Policy 2.4-b of the Comprehensive Plan Future Land Use Element requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, is using the workforce or affordable housing programs, or proposes density up to, but not exceeding, density proposed and supported by the West Lake Worth Road neighborhood plan.

In order to meet the criteria for an amendment without use of the mandatory TDRs, an applicant must both justify and demonstrate a need for a FLUA amendment and demonstrate that the current FLUA designation is inappropriate. The applicant has stated that the current designation of LR-1 is no longer appropriate given the current development pattern of the corridor, and that the higher density is justified given market demands for low density residential options. However, the current LR-1 designation provides a low density residential option and is compatible with the surrounding developments and therefore is not inappropriate. In addition, the current LR-1 designation has the potential to achieve higher densities, up to a density of 3 units per acre, with full use of the TDR and WHP density bonus programs. Therefore, the applicant has not met this criterion for an amendment without the use of mandatory TDRs.

TDRs are available to this site at a rate of a maximum of 2 units per acre with the proposed LR-2 future land use designation. Previously, a portion of any TDRs used would need to be provided as WHP units, on-site. However, on October 27, 2022, the Board adopted revisions to the Unified Land Development Code (ULDC) to delete the on-site requirement for WHP obligation resulting from the use of TDRs so that workforce housing units resulting from the use of TDRs are subject to the same regulations as workforce housing units that result from the Workforce Housing Program (WHP). Through the zoning application, the applicant is proposing approximately 50% of available TDRs be used, in conjunction with a WHP density bonus, to achieve the target of 39 units. The amendment is inconsistent with the Comprehensive Plan policy that establishes TDRs as the required method of increasing density.

- **Workforce Housing.** When a future land use amendment is involved, staff recommends to the Board the lowest FLU designation necessary to achieve the target number of units, and the use of available TDRs. Based on prior Board direction, staff also recommends to the Board that a percentage of the project units be provided as WHP units, on-site. The recommended percentage is the greater of either 10% (for single family or zero lot line projects), or the percentage required by the Unified Land Development Code resulting from application of the WHP Full Incentive option, as applied to the project using the lowest FLU and TDRs.

Staff applies the percentages associated with the Full Incentive Option of the WHP, as opposed to the Limited Incentive Option because the Full Incentive Option is applied to projects that are seeking to maximize density, and any project seeking a FLUA amendment is considered to be maximizing density. However, the applicant's zoning application identifies a 6 WHP unit obligation which reflects the obligation if this parcel already had the requested FLU designation, TDR and WHP density bonuses, and with the requested Limited Incentive Option of the WHP in the Zoning process which substantially reduces the workforce obligation. Applying the LR-2 FLU, all of the available TDRs and the Full Incentive Option percentages, the amount of WHP required would be 8 units, or 21%.

Assessment and Conclusion. The intent of this amendment is to change 9.78 acres of Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). This amendment results in an increase in residential development potential from 10 units to 20 units. In addition, the concurrent zoning application includes a requested 9 unit (50%) density bonus through the Workforce Housing Program (WHP) and the purchase of 10 Transfer of Development Rights (TDR) in order to develop a total of 39 zero lot line homes at a density of 3.99 units per acre.

The site is located in an area largely consisting of low to medium residential densities ranging from 1 to 5 units per acre. The proposed amendment with bonus density is requesting a higher density than the immediately adjacent neighborhood, but is appropriate at this location considering the low and medium residential future land uses surrounding the site.

Through the zoning application, the applicant is proposing to provide 6 WHP units (15%) with all units to be provided as on site for sale, zero lot line homes. The amendment is inconsistent with the Comprehensive Plan policy that establishes TDRs as the required method of increasing density as the applicant is only requesting 10 of the 20 TDRs available. By not using the maximum available TDRs and by assuming the percentages associated with the Limited Incentive Option of the WHP the proposed development is minimizing the amount of WHP units that would be required. Consistent with past amendments, staff recommends conditions of approval capping the maximum units at 39, requiring the purchase of all available TDR units (19 units), and requiring 8 units (21%) of the total dwelling units to be provided as on-site workforce housing units. Staff recognizes that the applicant is the first to provide all the required workforce units as for sale, detached, on-site units, which the Board has expressed as a key goal for the workforce housing program. Staff also acknowledges that low density amendments will have a disproportionate number of required TDRs due to Policy 2.4-b. Therefore, at the January 2023 BCC workshop, staff will present for Board direction policy options as part of a larger density discussion.

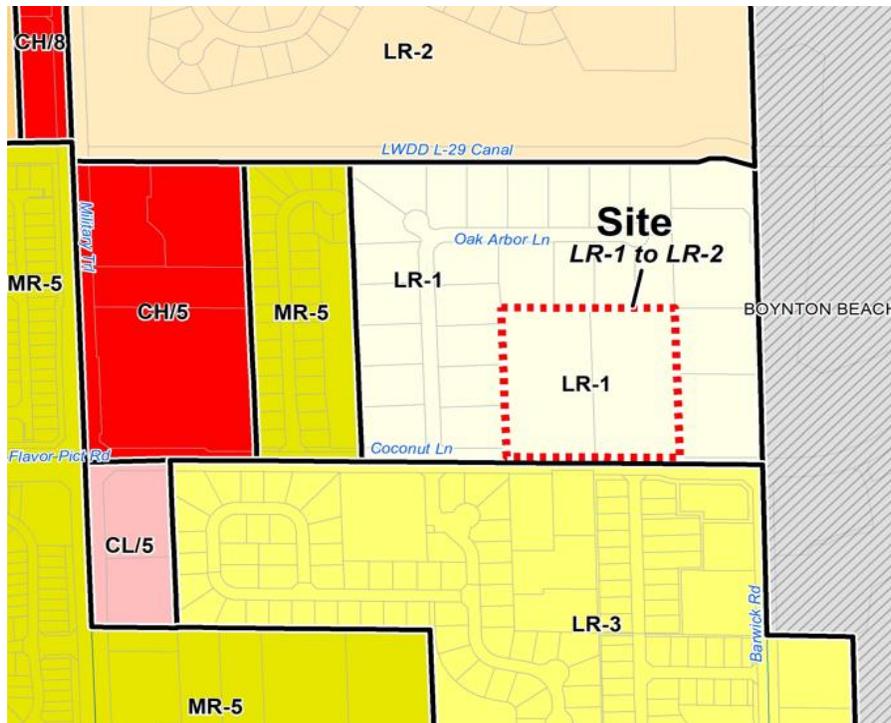
| Exhibits | Page |
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| 1. Future Land Use Map & Legal Description | E-1 |
| 2. Consistency with the Comprehensive Plan | E-3 |
| 3. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes | E-10 |
| 4. Applicant's Public Facility Impacts Table | E-20 |
| 5. Palm Beach County Traffic Division Letter | E-23 |
| 6. Water & Wastewater Provider LOS Letter | E-24 |
| 7. Applicant's Disclosure of Ownership Interests | E-25 |
| 8. School Capacity Availability Determination (SCAD) Letter | E-33 |
| 9. Correspondence | E-34 |

Exhibit 1

| | |
|----------------------|--|
| Amendment No: | Colony Estates at Boynton (SCA 2022-022) |
| FLUA Page No: | 94 |
| Amendment: | From Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2) |
| Location: | North side of Coconut Lane approximately 1,700 feet East of S Military Trail. |
| Size: | 9.78 acres |
| Property No: | 00-42-46-01-00-000-7080 and 00-42-46-01-00-000-7060 |

Conditions: Development of the site is subject to the following conditions:

1. Residential dwelling units shall be limited to a maximum of 39 units with no further density increases through density bonus programs.
2. The zoning development order shall require a minimum of 21% of the total dwelling units to be built as on-site workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of the ULDC. **Applicant is requesting 15% of total units as onsite workforce housing.**
3. A total of 19 Transfer of Development Rights (TDR) units shall be purchased and constructed. The thirty four percent workforce housing obligation of the TDR units, pursuant to the ULDC, shall apply to the minimum number of workforce housing units required by this ordinance. TDRs may be purchased at the WHP rate for WHP units provided on-site. **Applicant is requesting the purchase of 10 TDRs.**



Legal Description

Acres: 9.78

The West half (W ½) of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) less road right of way, Section 1, Township 46 South, Range 42 East, Palm Beach County, Florida.

And

The following described five-acre parcel of land situate, lying, and being in the SW ¼ of Sec. 1, Township 46S., Range 42E., Palm Beach County, Florida, and more particularly described as follows:

Commence at the SE corner of the NW ¼ of said section: thence run S2°05'56"E, a distance of 65 ft. to the South line of LWDD right of way; thence run S89°43'14"W, a distance of 334.24 ft. to a point; thence run S2°08'51"W, a distance of 612.04 ft to a point, thence run S89°49'34"W a distance of 333.52 ft. to the Point of Beginning of the land sought to be described herein:

Thence run S2°15'30"E, a distance of 625.70 ft. to the North boundary of Coconut Lane; thence run along said boundary N89°59'44"W, a distance of 348.09 ft. to a point; thence run N2°15'30"W, a distance of 625.70 ft. to a point; thence run S89°59'44"E, a distance of 348.09 ft. to the Point of Beginning of the parcel sought to be described herein.

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 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 2) which is summarized as follows:

- Residential uses with similar densities are prominent along Coconut Lane, especially in the surrounding neighborhoods of Montreux, Cocoa Pines, Hunters Court, and Prestwick Estates.
- Utilization of the County's TDR and WHP opportunities, allows for the additional density needed to develop a residential neighborhood that is compatible with the surrounding area, addresses the County's housing shortage, and promotes the development of WFH units onsite.

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

The request is to change 9.78 acres of Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). The current LR-1 designation allows a base of 10 dwelling units or up to 30 units (3 units per acre) by maximizing the Transfer of Development Rights (TDR) and Workforce Housing Program (WHP) bonus density. The requested LR-2 designation allows a base of 20 dwelling units and up to 60 units (6 units per acre) by maximizing the TDR and WHP bonus density. The concurrent zoning application is requesting 39 dwelling units (3.99 units per acre) with 10 TDRs and 9 WHP density bonus units. All 39 units are proposed as zero-lot line single family homes.

The applicant's justification statement indicates that the proposed development of 39 single family homes is consistent with the development pattern along Coconut Lane and the site is more suitable to be developed with a density comparable to the existing residential uses. The applicant also states that proposed use of density bonuses will allow for the delivery of for-sale, single family workforce housing units on site.

Prestwick Estates, a 25.75 acre low density residential community with 21 units (0.82 units per acre) surrounds the north and west sides of the subject site. West of Prestwick Estates is Hunter's Court PUD (Oak Run of Boynton Beach HOA) which was the subject of a future land use amendment in 2000 that changed the FLU from Commercial with an underlying 5 units per acre (C/5) to MR-5 on 11.52 acres. Hunter's Court PUD is developed with 34 single family homes on 12.77 acres (2.66 units per acre). South of the site across Coconut Lane, is Montreux Estates, a 39 unit PUD on approximately 14.78 acres (2.64 units per acre). West of Montreux is Cocoa Pine Estates, another PUD with 62 units on 130.82 acres (2.11 units per acre). Therefore, the amendment is consistent with the low density

residential development along Coconut Lane which varies from 1 to almost 3 units per acre and a majority of the units are within PUDs of a similar scale, mass and character as the applicant has proposed on the subject site.

While the applicant has proposed to provide on-site and for sale workforce housing units, the proposal does not utilize TDRs as the required method of increasing density as identified in FLUE Policy 2.4-b of the Comprehensive Plan's Future Land Use Element. The implications of this aspect of the proposal are discussed later in this report under Section B. Consistency with Density Provisions of the Comprehensive Plan. Staff finds the applicant has adequately justified the amendment request.

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.*

Direction 1. Livable Communities. *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

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 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 7. Housing Opportunity. *Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.*

Staff Analysis: The site is located in the Urban/Suburban Tier where an increase in density would make the most efficient use of available public facilities and services making this amendment consistent with Direction 1. Livable Communities. Providing a housing type and density in a location with communities of a similar type, density and form while making efficient use of available public services accomplishes the intent of Direction 2. Growth Management. In order to be fully consistent with the intent of Direction 2, staff has included conditions of approval requiring the applicant to utilize all available TDRs before any other density bonuses may be applied. Direction 4. Land Use Compatibility is discussed later in Section C of this report. By providing WHP units for sale and on-site the applicant is ensuring that housing opportunities are available for a range of residents within the Urban/Suburban Tier. Therefore, this amendment consistent with Direction 7. Housing Opportunity.

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 land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., 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 amendment is being processed for all of the land area in ownership by the applicant, and is not piecemeal development.

4. **FLUE 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 to LR-2 would allow a development that would be in character with the scale, mass, intensity, and height of other uses along the Coconut Lane corridor and the West Boynton Area Community Planning area. See the Compatibility Section for additional analysis.

B. Consistency with Density Provisions of the Comprehensive Plan

The Comprehensive Plan offers several methods to increase density, including the TDR program, and the WHP density bonus program. Per Policy 2.4-b, TDRs are the required method unless using the WHP density bonus to increase density, or an amendment has been justified. Density increases obtained through the TDR program and the WHP density bonus are subject to higher percentages of WHP than density increases through the amendment process, to further certain County objectives. This section addresses consistency with the Comprehensive Plan density policies.

2. **Density Increases - Policy 2.4-b:** *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

1. *an applicant can **both justify and demonstrate a need** for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current **FLUA designation is inappropriate**, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
2. *an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or*
3. *an applicant proposes a **density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan** prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:*
 - a. *West Lake Worth Road Neighborhood Plan.*

Staff Analysis. This policy requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, is using the workforce or affordable housing programs, or proposes density up to, but not exceeding, density proposed and supported by the WLWR neighborhood plan. The applicant is not proposing to use the maximum available TDRs to increase density on this site, instead are proposing to add additional density through the WHP density bonus program.

In order to meet the criteria for an amendment without use of the mandatory TDRs, an applicant must both justify and demonstrate a need for a FLUA amendment and demonstrate that the current FLUA designation is inappropriate. The applicant has stated that the current designation of LR-1 is no longer appropriate or suitable to enable the development of this site with a functional single-family residential community. However, the current LR-1 designation is compatible with the surrounding developments and has the potential to achieve higher densities, up to 3 units per acre, with full use of the TDR and WHP density bonus programs. Therefore, the applicant has not met the criteria for an amendment without the use of mandatory TDRs.

If available TDRs are used, the proposed 39 units can be achieved with a FLU designation of LR-2 rather than the requested LR-2 future land use designation and a combination of the WHP and TDR density bonus programs. The TDR program requires that a minimum of 34% of TDRs used must be provided as workforce housing units. Previously, a portion of any TDRs used would need to be provided as WHP units, on site. However, on October

27, 2022, the Board adopted revisions to the Unified Land Development Code (ULDC) to delete the on-site requirement for WHP obligation resulting from the use of TDRs so that workforce housing units resulting from the use of TDRs are subject to the same regulations as workforce housing units that result from the Workforce Housing Program (WHP).

3. Housing Element, Policy 1.1-o: *The County shall preserve affordability of affordable housing units developed through the Workforce Housing Program and the Affordable Housing Program as follows:*

1. *The Workforce Housing Program will target households with incomes ranging from 60%-140% of area median income.*
2. *The Affordable Housing Program will target households at or below 60% of area median income.*

The Workforce Housing Program and Affordable Housing Program units shall be made available at a rate affordable to the specified income groups, and only to income-eligible households for a period of time to be set forth in the Unified Land Development Code (ULDC). All Workforce Housing Program and Affordable Housing Program criteria shall be subject to the review and approval of the Board of County Commissioners.

Staff Analysis: The County has a mandatory workforce housing requirement for all housing developments in the Urban/Suburban Tier with 10 units and greater (whether they are increasing density or not), and offers a density bonus in exchange for additional workforce housing units. The density bonus is based on how the WHP units to be provided further County objectives, with the highest density bonuses (up to 100%) available for projects that will provide the WHP as on-site, for sale, single family units in areas with low concentrations of workforce housing. The WHP is also supported by the TDR program: a minimum of 34% of TDRs used must be provided as workforce housing units.

The applicant is proposing to attain the target 39 units for this site through a FLUA amendment from LR-1 to LR-2, with 50% of the allowed density applied as WHP density bonus available to this development for 9 units, and 10 of 20 available TDRs. In its assessment of a proposed amendment, staff first determines if the applicant’s target of 39 units is achievable with a lower-designation, in combination with TDRs and WHP density bonus. In this case, LR-2 is the lowest FLU which achieves the target 39 units. In addition, in assessing the potential workforce housing obligation, staff applies the percentages associated with the Full Incentive Option of the WHP, as opposed to the Limited Incentive proposed by the applicant. This is because the Full Incentive Option is applied to projects that are seeking to maximize density, and any project seeking a FLUA amendment is considered to be maximizing density. The applicant’s zoning application reflects the obligation if this parcel already had the requested FLU designations and were requesting the Limited Incentive Option of the WHP in the Zoning process, which substantially reduces the workforce obligation. Under the applicant’s proposal, the WHP obligation would be 6 WHP units (15%) to be provided on-site for-sale zero lot line units.

Table 1 provides a comparison of the density available on the subject site using a combination of the TDR and WHP bonus programs to increase density, at various future land use designations.

Table 1. Current and Potential Density with TDR and WHP Bonus

| | FLU | FLU Units | TDR Bonus | WHP Bonus | Total Units | Density - du/ac | Workforce | |
|---|------|-----------|-----------|------------|-------------|-----------------|-----------|-----|
| | | | | | | Gross | Units | % |
| Current land use (Full Incentive) | LR-1 | 10 | +10 | +10 (100%) | 30 | 3 | 6 | 20% |
| Staff Proposal (Full Incentive) | LR-2 | 20 | +19 | --- | 39 | 3.99 | 8 | 21% |
| As Proposed by Applicant (Limited Incentive) | LR-2 | 20 | +10 | +9 (50%) | 39 | 3.99 | 6 | 15% |

As shown in Table 1, the 9.78 acre site could achieve up to 39 dwelling units using the proposed LR-2 designation and available TDRs, and would result in a WHP obligation of 8 units (21%). In comparison, the proposed amendment would change the future land use density from LR-1 to LR-2, but the applicant’s proposed use of TDRs and WHP density bonus would result in 6 units (15%) of the dwelling units as workforce housing and built as on-site, for-sale zero lot line units.

In recent years, staff sought direction from the Board of County Commissioners on the suitable minimum percentages of workforce housing to be required when density increases are being requested through the future land use amendment process. The Board directed staff to recommend a minimum of 10% for single family projects, 20% for townhomes, and 25% for multifamily developments. However, these minimums are exceeded in cases such as this one, where the percentages resulting from the Staff Analysis and application of Code provisions yield a higher percentage than would result from applying these minimums. As explained above, applying the staff recommended LR-2 FLU, the available TDRs and the Full Incentive percentages, the amount of WHP required would be 8 units, or 21%.

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 and West: To the north and west side of the property is Prestwick Estates, a low density, residential subdivision with 21 dwelling units on approximately 25.75 acres (0.82 units per acre). Prestwick Estates has a future land use designation of Low Residential, 1 unit per acre (LR-1). Further north, across the Lake Worth Drainage District (LWDD) L-29 Canal is a golf course community named Delray Dunes, which has a LR-2 FLU and is developed with single family and multifamily residential uses. West of Prestwick Estate is a single family neighborhood called Oak Run (Hunter’s Court PUD) which has a future land use designation of Medium Residential, 5 units per acre (MR-5). Oak Run was the subject of a future land use amendment in 2000 which changed the future land use designation on the 11.52 acre site from Commercial, with an underlying 5 units per acre (C/5) to MR-5. This was a County initiated amendment for the purpose of removing non-utilized land use designations. The site is currently developed with 34 single family homes on 12.77 acres (2.66 units per acre).

South: On the south side of Coconut Lane are various residential uses with a future land use designation of Low Residential, 3 units per acre (LR-3). Directly south of the eastern parcel of the site is Montreux PUD. This development contains a total of 39 single family dwelling units on 14.78 acres (2.64 units per acre). West of Montreux is Cocoa Pine Estates, another PUD with 62 units on 130.82 acres (2.11 units per acre). In between Montreux and Cocoa Pine Estates are 4 residential lots, none of which are associated with the surrounding PUDs.

East: Directly east are four single family dwelling units with various acreages ranging from 1 to 3 acres in size with a future land use designation of Low Residential, 1 unit per acre. Further east, on the east side of Barwick Road is Hunters Run, a golf course community and country club within the municipal limits of the City of Boynton Beach which has single family and multifamily residential uses.

Applicant’s Comments: The applicant states in Exhibit 3 that Coconut Lane contains a mix of land uses ranging from low and medium density residential, to low and high intensity commercial at the Military Trail node and that the proposed development will be compatible with adjacent residential uses.

Staff Analysis: While assessing the compatibility of a proposed land use amendment, staff must take into consideration the potential for additional density increases resulting from the density bonus programs, and the impacts of this density on the surrounding area, as part of the amendment process.

The subject site is located in close proximity to residential uses of a similar mass, scale and unit type. The proposed application would allow for a density of 3.99 units per acre and a majority of residential uses along Coconut Lane are developed with densities between 2 and 3 units per acre. Even though the proposed density is slightly higher

(including TDR and WHP density bonuses) than the residential immediately adjacent to the site, the applicant is proposing a similar unit type (zero lot line) and is generally consistent with the character of this corridor.

D. Consistency with County Overlays, Plans, and Studies

- 1. 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 site is located within the West Boynton Community Area Plan. The amendment is not inconsistent with the objectives and recommendations of this Community Plan area.

E. Public Facilities and Services Impacts

The proposed amendment will change the Future Land Use designation from LR-1 to LR-2 (from 10 to 39 units) for the purposes of developing 39 zero lot line homes. Public facilities impacts are detailed 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 (Boynton Beach 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 Traffic Division reviewed this amendment based on the existing potential of 10 dwelling units and a proposed potential of 40 dwelling units. According to the County’s Traffic Engineering Department (see letter dated February 7, 2022 in Exhibit 5) the amendment would result in 300 net daily trips, and 30 AM and 42 PM net peak hour trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the proposed potential density shown above. Therefore, this amendment requires a condition of approval based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the proposed development potential or equivalent trips”.*

The Traffic Study was prepared by JFO Group, INC., 6671 W Indiantown Road, Suite 50-324, Jupiter, FL 33458. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at: <http://www.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.....”*

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on November 18, 2022.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on November 18, 2022. The following nearby Homeowners Associations were also notified by mail: Oak Run of Boynton Homeowners Association, Cocoa Pine Estates HOA Inc. and Montreux Community Association Inc. Any correspondence received will be added to Exhibit 9 throughout the public hearing process.

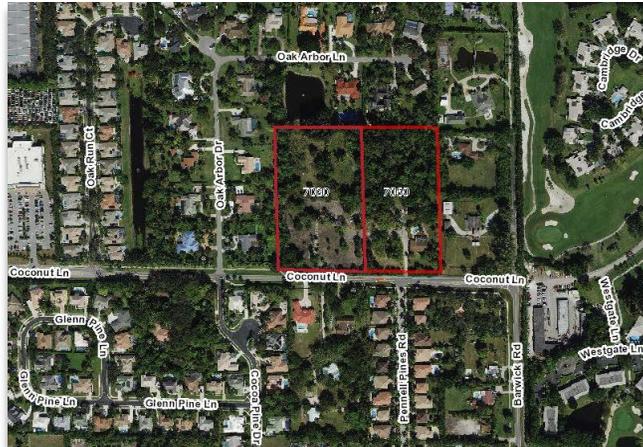
Exhibit 3

Applicant’s Justification

Introduction

The 9.78-acre subject site, also referred to as Colony Estates at Boynton, is located approximately 1/3 mile east of the Military Trail and Coconut Lane intersection and is identified by the following Parcel Control Numbers (PCNs): 00-42-46-01-00-000-7080 and 00-42-46-01-00-000-7060. The site has a Future Land Use (FLU) designation of Low Residential – one dwelling unit per acre (LR-1), a Zoning District classification of Agricultural Residential (AR), and is primarily unimproved and vacant except for one single-family residential structure. The site is located east of the Military Trail Corridor and is included within the West Boynton Area Community Plan, as adopted by Resolution in 1995. An aerial of the subject site (outlined in red) and surrounding areas has been provided below in **Figure 1**:

Figure 1: Location Map



Request

On behalf of the Applicant, WGI, Inc. requests a **Comprehensive Plan Future Land Use Atlas (FLUA) Amendment** to re-designate the FLU on two parcels from the Low Residential, one unit per acre (LR-1) FLU designation to the Low Residential, two units per acre (LR-2) FLU designation. The proposed residential development will accommodate 39 zero lot line, single family dwelling units. Of these units, the required 6 workforce housing (WFH) units will be included - the Applicant intends to build WFH units onsite, which is consistent with the Applicant’s continued commitment to provide actual WFH units in Palm Beach County.

The current request to modify the FLU designation from LR-1 to LR-2 is being processed concurrently with a request to utilize density through the County’s Transfer of Development Rights (TDR) Program and Workforce Housing Program (WHP), for an ultimate density of 3.99 dwelling units per acre. The following is a summary of the proposed density analysis for the subject site, including the WHP calculation:

| | |
|-------------------------------|---|
| Proposed LR-2 FLU Designation | 19.56 du (9.78-acres x 2 du/ac) |
| TDR Program Density Bonus | 10 du |
| WHP Density Bonus | 9.78 dwelling units (50% density bonus) |
| Total | 39 dwelling units |

| | Acreage | Permitted DU | WHP % | WHP Obligation | |
|--------------|---------|--------------|-------|----------------|-----------------|
| Standard | 1.5 | 9.78 | 14.67 | 2.5% | 0.37 |
| Max | 0.5 | 9.78 | 4.89 | 8% | 0.39 |
| WHP | 50% | | 9.78 | 17% | 1.66 |
| TDR Units | | | 10 | 34% | 3.40 |
| Total | | | | | 6 WFH du |

Concurrent/Pending Zoning Applications

A Rezoning application from Agricultural Residential (AR) to Single-Family Residential (RS) will be submitted to the Zoning Division contingent upon the approval of the FLU Amendment, TDR and WHP applications.

Surrounding Uses

| Adjacent Land | Use | Future Land Use | Zoning |
|---------------|---|--|---|
| North | <p><u>Prestwick Estates</u> Control No. 1978-00129 R-1978-0866 Land Use: Single-Family Residential DU: 21 DUs Gross Density: 0.82 DU/ Acre</p> | Low Residential, 1 Unit per Acre (LR-1) | Residential Transitional (RT) |
| South | <p><u>Cocoa Pine Estates</u> Control No. 1986-00142 R-1987-1114 Land Use: Single-Family Residential DU: 62 DU Gross Density: 2.11 DU/AC</p> <p><u>Montreux</u> Control No. 2003-00057 R-2004-0511 Land Use: Single-Family Residential DU: 21 Gross Density: 2.63 DU/AC</p> <p><u>Montreux II</u> Control No. 2004-00270 R- 2004-2255 Land Use: Single-Family Residential DU: 18 DU Gross Density: 2.65 DU/Acre</p> <p><u>Single-Family Residential Homes</u></p> | <p>Low Residential, 3 Units per Acre (LR-3)</p> <p>Low Residential, 3 Units per Acre (LR-3)</p> <p>Low Residential, 1 Unit per Acre (LR-1)</p> | <p>Single Family Residential (RS)</p> <p>Residential Transitional (RT)</p> <p>Agricultural Residential (AR)</p> |
| East | <u>Single-Family Residential Homes</u> | Low Residential, 3 Units per Acre (LR-3) | Agricultural Residential (AR) & Residential Estate (RE) |
| West | <p><u>Prestwick Estates</u> Control No. 1978-00129 R-1978-0866 Land Use: Single-Family Residential DU: 21 DUs Gross Density: 0.82 DU/ Acre</p> <p><u>Oak Run</u> Control No. 1998-00030 R-1998-1514 Land Use: Single-Family Residential DU: 34 DU Gross Density: 3 DU/AC</p> | <p>Low Residential, 1 Units per Acre (LR-1)</p> <p>Medium Residential, 5 Units per Acre (R-5)</p> | <p>Residential Transitional (RT)</p> <p>Single Family Residential (RS)</p> |

G1. Justification for Future Land Use Atlas Amendment

Pursuant to Policy 2.1-f, this justification statement demonstrates the requests are consistent and in compliance with the County’s Comprehensive Plan, Tier Requirements and the impacts on public facilities and services:

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 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).***

This FLUA Amendment request is consistent with Policy 2.1-f of the County's Future Land Use Element, as the proposal to modify the FLU designation on the subject site from LR-1 to LR-2 represents a more appropriate FLU designation for the site and location. The proposed LR-2 FLU designation is consistent with the Goals, Objectives and Policies of the County's Comprehensive Plan, is complimentary to the development pattern that exists in the area, is compatible with the surrounding neighborhoods, and meets the intent of the West Boynton Area Community Plan, as outlined below.

The subject site currently represents a tract of underutilized land, appropriate for infill residential development along Coconut Lane/Flavor Pict Road and Military Trail corridor. While the current LR-1 FLU designation may have once been appropriate for the location, the development pattern in this area has shifted over the decades, from one that was once primarily low residential and agriculture, to one that has been developed at densities and intensities that are necessary to support population growth in Palm Beach County. The West Boynton Area Community Plan states on page 19 that, "Residential developments range in densities from Low Residential 2 (2 dwelling units per acre) to High Residential 12 (12 dwelling units per acre)," in the Eastern Subarea 1 which spans from Congress Avenue to Military Trail, which includes the subject site. Therefore, the existing residential FLU designated for the subject site appears to be inconsistent with desired FLU designations in this area.

The West Boynton Area Community Plan supports increasing density in appropriate areas. The existing site is largely vacant, with only one single-family home located on the property. Infill development on underutilized land, such as the subject site, is an appropriate measure to increase the housing supply in Palm Beach County, included building much needed workforce housing on site, with residential uses that are compatible with the existing single-family nature of this area. The subject site represents an opportunity to develop residential units at a density consistent with the current development pattern of the area, in line with market demands, and consistent with the overall vision set forth in the West Boynton Area Community Plan. The request to re-designate the existing land use to the LR-2 FLU designation is justifiable and necessary. More specifically, the request is compliant with the specific items identified in FLUE Policy 2.1-f, as outlined below:

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

The request to modify the FLU designation of the subject site from LR-1 to LR-2 to accommodate the development of 39 dwelling units, including onsite workforce housing, is consistent with the development pattern in the immediate area. Residential uses with similar densities are prominent along Coconut Lane, especially in the surrounding neighborhoods of Montreux, Cocoa Pines, Hunters Court, and Prestwick Estates. The subject site's proximity to Military Trail, accessibility to public transportation, and ideal location between two major highway systems, the Florida Turnpike and Interstate 95, make this site ideal for the development of single-family homes at the proposed density. The subject site is less than half a mile from the Walmart Neighborhood Market on Military Trail, allowing residents to walk or bike to shop without the need to use their cars. The new residents would have access to essential commercial uses such as a grocery store, pharmacy, and a coffee shop within walking distance, supporting the West Boynton Area Community Plans goal of limiting car dependence to access goods and services. This also supports the West Boynton Area Community Plan's goal to support alternate mobility options, which make this an ideal location to develop a residential use with onsite workforce housing at the density being proposed.

The current LR-1 FLU designation limits the potential residential units on the site to one unit per acre. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's utilization of the County's TDR and WHP opportunities, allows for the additional density needed to develop a residential neighborhood that is compatible with the surrounding area, addresses the County's housing shortage, and promotes the development of WFH units onsite to promote mixed-income neighborhoods, while offsetting the rising costs of land and construction without seeking high density residential development.

The proposed development of 39 zero lot line homes within walking distance of the commercial node on Military Trail, as opposed to high density residential, is consistent with the single-family residential along Coconut Lane/Flavor Pict Road and is consistent with the residential vision for an increase in single-family residential density along existing corridors that was part of the West Boynton Area Community Plan.

1) There is a basis for the proposed amendment for the particular subject site based on 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

The subject site is located on the Coconut Lane/Flavor Pict Road urban collector, between Barwick Road to the east and Military Trail to the west. The area west of Military Trail along

Flavor Pict Road contains a land use of Medium Density Residential with a density of 5 units per acre. Coconut Lane contains a mix of land uses ranging from low and medium density residential, to low and high intensity commercial at the Military Trail node. The West Boynton Area Community Plan anticipated continued population growth that would require infill residential development, similar to what is being proposed. The West Boynton Area Community Plan expresses concern over too much density that could cause gridlock on local streets, which would not occur with this proposal, as evidenced by the Traffic Study provided in Attachment H of this FLU Application. The Traffic Study anticipates net trips on the site to equal 100 trips with 15 peak hour trips in the AM and 22 peak hour trips in the PM. This analysis shows the proposed FLU Amendment will be in compliance with Policy 3.5-d of the Land Use Element of the County's Comprehensive Plan.

Aerials provided in **Figure 2**, **Figure 3**, **Figure 4**, and **Figure 5** demonstrate the changes in the land uses between 1968 to 2021 on the subject site and the surrounding area. **Figure 2** depicts the site in 1968 when the area was undeveloped. **Figure 3** is an aerial from 1989, which shows the LR-1 (Prestwick Estate and single-family homes) and the LR-2 (Delray Dunes) developments, the last two LR-1 and LR-2 projects in the area. **Figure 4**, from 1999, shows the beginning of the LR-3 developments on the south side of Coconut Lane. **Figure 5** is the most recent aerial, from 2021. These aerials show the change in development pattern over time. As can be seen, as the County population grew over time, single-family residential land uses characterized the development pattern in the vicinity of the subject site. As the change shown between **Figures 3 and 5**, development patterns on the Coconut Lane/Flavor Pict Road corridor have continuously increased in density, and a commercial node has taken shape on Military Trail. Therefore, the LR-2 land use would more appropriately reflect the development patterns that have occurred over time in the area. The proposed 39 zero lot line homes increase the density on the Coconut Lane/Flavor Pict urban collector, while maintaining a compatible use with the slightly lower density residential uses that were developed in the 1970s and 1980s. Residential uses such as townhomes and multifamily apartments would not be compatible with the estate style homes to the east of the subject site and single-family homes in Prestwick Estates located to the north and west of the subject site. Zero lot line units adjacent to the existing homes to the north, south, east, and west is a compatible development pattern, that still reasonably increases the housing supply in Palm Beach County.

Figure 2: 42-46-01 Aerial 1968



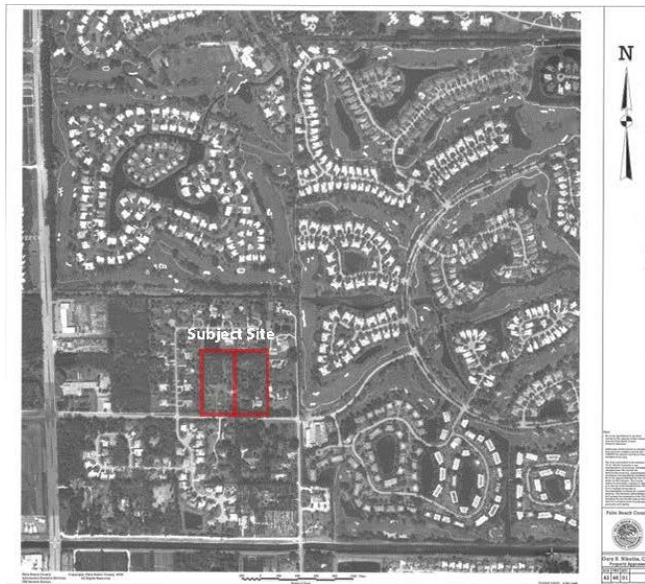
Source: Palm Beach County Engineering, Aerial Plans.

Figure 3: 42-46-01 Aerial 1989



Source: Palm Beach County Engineering, Aerial Plans.

Figure 4: 42-46-01 Aerial 1999



Source: Palm Beach County Engineering, Aerial Plans.

Figure 5: 42-46-01 Aerial 2021



Source: Palm Beach County GeoNav.

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

The development that has occurred along the Coconut Lane/Flavor Pict Road urban collector over the past several decades, as depicted in the aerials, has changed the character of the area from when the LR-1 land use was applied to the subject site. From what was once estate style residential and agricultural uses it is now a east west residential urban collector in PBC that supports a range of residential uses at varying densities and intensities. Access to Military Trail, location near the Florida Turnpike and I-95, and availability of public transit make this site ideal to develop at a residential density that is compatible with existing adjacent homes. It will provide PBC with much needed fee simple WFH units and maintain the integrity of the West Boynton Area Community Plan.

The original adoption of the County's Comprehensive Plan did not anticipate the level of unprecedented growth seen throughout the County, especially in the Urban Suburban Tier. Approval of this FLUA Amendment request to the LR-2 FLU designation is in line with recent approvals and upholds the original intent of the West Boynton Area Community Plan, by developing the site at a density that is comparable to what was originally anticipated and compatible to what it is adjacent to. The development of the site to LR-2 is also compatible with the single-family projects from the 1970s and 1980s developed as LR-1 located to the north and west of the subject site.

The proposed FLUA Amendment is more compatible with the surrounding properties as they have been developed. The proposed FLUA amendment to increase the density makes for a feasible development, resulting in a more desirable use than the existing vacant land, which can be seen in **Figure 6**. **Figure 6** is a Google Street View image of the subject site, which compares unfavorably from the residential community directly to the south (Montreux), shown in **Figure 7**. The proposed use of 39 zero lot line homes is a feasible development option that enhances the existing residential uses on the Coconut Lane/Flavor Pict Road urban collector, without a noticeable impact on traffic and County provided services. As indicated in the West Boynton Area Community Plan, a sense of identity is important to residents within the community plan study area.

Figure 6: Google Streetview Image of Subject Site



Source: Google Streetview, 2019

Figure 7: Google Streetview Image of Montreux Opposite the Subject Site



Source: Google Streetview, 2019

The proposed development program is proposed at a transitional density to be compatible with the LR-1 development to the immediate east, west, and north (Prestwick Estates and single-family homes), while also contributing to the County's housing supply. This intends to be a more desirable use than the existing vacant site which does not align with the West Boynton Area Community Plan.

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

As shown in the aerial photographs above, since the original assignment of the LR-1 FLU designation, the development pattern in the immediate area has seen tremendous growth, at a level unanticipated in the original Comprehensive Plan on the western edges of the Urban Suburban Tier. As developable land continues to become scarce, and development pushes further west, pressure to develop sites within the Urban Suburban Tier is critical in preserving natural resources outside of it by utilizing existing infrastructure and lessening the strain on stretching public services and facilities. The subject site represents an opportunity to develop residential uses that are complementary to the area and at a density that aligns with what is built along the Coconut Lane/Flavor Pict Road urban collector.

In addition to the change in development patterns in the area, the County has seen a critical shortage in overall housing stock, importantly including housing options affordable to the County's workforce. The approval of the current request is an opportunity to add quality housing stock to PBC and provide WFH opportunities to our residents by offering fee-simple homeownership in an area of the County that has seen a critical need for it and is well suited for it.

d. *Inappropriateness of the adopted FLU designation;*

The current FLU designation of the subject site under the LR-1 FLU is no longer appropriate. As demonstrated in the aerials provided, the development pattern in this area has seen growth over the decades that was not anticipated in prior plans, it has changed from one that is primarily low residential and agriculture to one that has been developed at densities and intensities that are in line with suburban patterns necessary to support population growth in PBC. The change in development pattern has resulted in Coconut Lane/Flavor Pict Road becoming a major residential area that supports more intense single-family residential development and is accompanied by the commercial node on Military Trail. Further, as the population growth in PBC has continued, we have limited housing stock, which increases prices overall, and a critical shortage of WFH throughout the County. The request to re-designate the existing land use to the LR-2 FLU designation is appropriate for the site, and will aid in remedying the County's housing shortage, and promote fee-simple WFH opportunities for County residents as are desperately needed, while being financially feasible.

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

The adopted FLU designation was not assigned in error and was reflective of the rural character of the western portions of the corridor at that time. However, as noted, the development patterns over time and systemic changes in PBC necessitate the proposed change.

G.2. Residential Density Increases

Per Future Land Use Element Policy 2.4-b, the analysis below provides justification for the requested land use amendment.

1) *Demonstrate a need for the amendment.*

The current FLU designation of LR-1 limits the density on the site to one dwelling unit per acre, which is more conducive to larger tracts of land that are limited in the tier, particularly in close proximity to major arterial corridors. The proposed amendment to modify the FLU designation to LR-2, combined with the Applicant's utilization of the County's TDR and WHP Programs (with WFH units built on site), allows for the additional density needed to develop a residential community that is compatible with the surrounding area, addresses the County's housing shortage, and promotes the development of WFH units in PBC in a feasible manner.

It is the intent of the Applicant to construct the WFH obligation onsite as fee-simple, for sale units. The inclusion of onsite WFH addresses a critical need in PBC. Current data provided by PBC demonstrates that there is an extreme shortage of for sale WFH units in the County. Below is a summary of the available, for sale WFH units available in PBC, as of the date of this report.

- Merry Place Estates (north of Palm Beach Lakes Boulevard, just west of US1) –12 single-family units.

Based on the data provided above, there are currently 12 single family homes that are available for purchase, for-sale WFH units within PBC, however, they have not yet been developed. Palm Beach County demographic data identified 705,988 dwelling units within PBC, from the 2020 Census. Taking into account that data, 0.0017% of the housing stock is available as for-sale WFH units. The construction of WFH units on the subject site, is only possible if the density is increased, to accommodate a viable development program.

2) *Demonstrate that the current FLUA designation is inappropriate.*

As noted above, the development pattern in this area has seen significant growth over the decades since the current FLU was placed on the property, from low density residential and agriculture to one

that has been developed at densities and intensities that are necessary to support this residential in the Urban Suburban Tier. This change has resulted in the Coconut Lane/Flavor Pict Road urban collector supporting higher density single-family residential development. The request to re-designate the existing land use to the LR-2 FLU designation is appropriate for the site, will aid in remedying the County's for-sale housing shortage, and promote WFH opportunities for County residents. These cannot feasibly occur under the current FLUA designation.

3) 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.

It is the Applicant's intent to utilize both the County's TDR and WHP Programs, as outlined below. This will provide the appropriate density for the site and allow for a feasible development.

| | |
|-------------------------------|---|
| Proposed LR-2 FLU Designation | 19.56 du (9.78-acres x 2 du/ac) |
| TDR Program Density Bonus | 10 du |
| WHP Density Bonus | 9.78 dwelling units (50% density bonus) |
| Total | 39 dwelling units |

G.3. Compatibility

The proposed 39 fee-simple, zero lot line homes is compatible with the surrounding single-family residential development, as the proposed development retains the single-family character of the existing residential corridor. The proposed development proposes an eight (8) foot compatibility buffer on the north, east, and west property lines and a 15' ROW buffer is proposed along the south property line.

Compatibility is also shown by uses do not adversely affect each other but complement each other, e.g. neighborhood commercial uses supporting and providing services for the residential uses. Those complementary uses are located within a short walk from the subject property. Further, at the time when the proposed Rezoning and Class A Conditional Use applications are reviewed by the Zoning Division and other County Agencies, a Preliminary Subdivision Plan and other regulating plans for this development will clearly identify the site layout, placement of buildings, height of buildings and the location of the required landscape buffers. The ULDC addresses compatibility issues through spatial separation such as setbacks, and the provision of buffers, all these required elements enhance compatibility and reduce any potential negative effects of functionally different land uses (despite that the proposed use is functionally similar to the surrounding uses).

G.4. Comprehensive Plan

The FLUA Amendment request to modify the FLU designation from LR-1 to LR-2, in combination with the utilization of the PBC TDR and WHP Programs, is consistent with and furthers the applicable Goals, Objectives and Policies of the PBC Comprehensive Plan, as outlined below.

Future Land Use Element - County Directions I.C.7

Housing Opportunity. Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of low, moderate, and middle income housing, Countywide, through the Workforce Housing Program.

The proposed FLUA Amendment and utilization of the County's TDR and WHP Programs furthers this goal, as it adds critical, for-sale and fee-simple WFH units to the County's inventory, and represents the only stock of for sale WFH units in this corridor of PBC.

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.***

The proposed FLUA Amendment is consistent with Policy 1.2-a, by encouraging infill-style development within the Urban Suburban Tier, and by utilizing existing infrastructure, public facilities and services. The proposed development will provide much needed, onsite for-sale WFH units at a compatible scale and intensity as the existing development pattern of the urban collector.

Policy 1.2-b: Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

The approval of the proposed FLUA Amendment supports Policy 1.2-b, as it provides an opportunity to develop an infill parcel in the Urban Suburban Tier. The proposed development will utilize existing infrastructure and public services.

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.

The proposed FLUA Amendment request, and subsequent development of 39 dwelling units on this site will not exceed the natural or manmade constraints of the area. Written confirmation from Palm Beach County Fire Rescue and the Boynton Beach Utilities Department indicates that there are available facilities and services to support a FLUA Amendment from LR-1 to LR-2. The traffic study provided also indicates that the existing roads can support the new net trips proposed with the development program. Palm Beach County Archaeologist determined that there are no significant historic resources located within a 500 ft radius of the subject site. Therefore, the development program does not impede on any existing facilities and services or interferes with any environmentally sensitive areas.

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.

The definition of piecemeal development in the Comprehensive Plan describes “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., 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 Land Use change will allow these two adjacent parcels to be combined, and rezoned to a subdivision, and will utilize existing infrastructure. There are no other parcels under the ownership that will create residual parcels.

Policy 2.4-b: The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

1. **an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or**
2. **an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or**
3. **an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:**
 - a. **West Lake Worth Road Neighborhood Plan.**

It is the intent of the Applicant to utilize the County's TDR and WHP Programs as a method to increase density, in conjunction with the current request to modify the FLU designation on the site to LR-2. The Applicant is proposing to purchase 10 TDR units (adding an additional 1.02 du/ac). The combination of a FLUA Amendment, TDR and WHP programs creates a viable development that allows the site to be developed at a density that is consistent with the surrounding area.

Policy 2.4-f: Potential receiving areas shall be inside the Urban/Suburban Tier and shall include:

1. **Planned Development Districts (PDD) and Traditional Development Districts (TDD) that are requesting an increase in density above their current limits; and,**
2. **Subdivisions requesting a bonus density above the standard land use designation density.**

The subject site is compliant with Policy 2.4-f, as the subject site is located within the County's Urban Suburban Tier and is within the parameters of the governing policies of a residential subdivision. The County anticipates the majority of the residential population is located in this Tier.

Policy 2.4-g: In order to encourage eastward development and a tapering off of density towards the western edge of the Urban/Suburban Tier and support development within the Urban/Suburban Tier in the Glades, or to protect rural residential areas by concentrating needed housing units where urban residential future land use designations already exist, bonus densities may be applied for as follows:

1. **Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;**
2. **Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;**
3. **In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional;**
4. **In the Urban/Suburban Tier in the Glades area:**
 - (a) **But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or**
 - (b) **In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional; and**
6. **Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.**

The FLUA Amendment is compliant with Policy 2.4-g.1, which allows up to 2 du/ac additional, the applicant is only requesting 1 du/acre additional under the TDR Program. Concentrating development in between the Congress Avenue and Military Trail subarea is consistent with the West Boynton Area Community Plan goal to concentrate density in already developed areas, and relieve pressure for development in the Ag Reserve.

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and 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. Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document. The following is a list of the County's neighborhood plans and studies:

Community and Neighborhood Plans

- ***Haverhill Area Neighborhood Plan***
- ***Jupiter Farms Neighborhood Plan***
- ***Loxahatchee Groves Neighborhood Plan***
- ***The Acreage Neighborhood Plan***
- ***West Boynton Area Community Plan***
- ***West Lake Worth Road Neighborhood Plan***
- ***West Gun Club Road Neighborhood Plan***
- ***Pioneer Road Neighborhood Plan***

The subject site is located within the West Boynton Area Community Plan. As noted throughout, the proposal is consistent with this Plan. The intent of this Plan is to identify community issues and needs in specific eastern and western subareas. The subject site is located within Eastern Subarea 1 of the plan. According to pages 19 and 20 of this Plan, "Residential developments range in densities from Low Residential 2 (2 dwelling units per acre) to High Residential 12 (12 dwelling units per acre). One exception is the Pine Trail development, located at the northwest corner of Lawrence and Woolbright Road, with a density of Low Residential 1 (1 dwelling unit per acre). Although the density in Pine Trail is low, the residential lots are actually small in size and clustered together, leaving a predominance of open space and golf course." The section of the subarea located on Coconut Lane is not listed as an exception, however, it seems to be overlooked by the Community Plan. This section indicates that the eastern subarea where the subject site is located, is intended for a higher intensity single-family residential land use. The proposed FLUA would be more consistent with the residential densities in the West Boynton Area Community Plan for the Eastern Subarea 1 that was adopted in 1995. Since 1995, the West Boynton area has seen significant growth, which would justify the residential land use of greater than a LR-2 which was the lowest density in 1995.

G.5. Florida Statutes – Consistency with Chapter 163.3177, F.S.

All mandatory elements for a FLUA amendment have been provided within this application and include, but is not limited to surveys, studies, community goals and vision, and all other pertinent data as required by Ch. 163.3177 of the Florida Statutes. The proposed amendment allows for the development of an infill residential development that will maximize the utility of existing network of roadways and other infrastructural improvements. This amendment complies Chapter 163.3177 of the Florida Statutes.

On behalf of the Applicant, we respectfully request and present the aforementioned justification for the FLUA amendment from LR-1 to LR-2 for the subject site.

Exhibit 4
Applicant's Public Facility Impacts Table

| A. Traffic Information | | |
|--|--|---|
| | Current | Proposed |
| Max Trip Generator | Single Family Detached – ITE LU 210 10 Trips/DU | Single Family Detached – ITE LU 210 10 Trips/DU |
| Maximum Trip Generation | 100 | 300 |
| Net Daily Trips: | 100 (maximum - current) 300 (proposed - current) | |
| Net PH Trips: | 15 (4 In/11) AM, 22 (14 /8) PM (maximum) 30 (8/22) AM, 42 (26/16) PM (proposed) | |
| Significantly impacted roadway segments that fail Long Range | None | None |
| Significantly impacted roadway segments for Test 2 | None | None |
| Traffic Consultant | Dr. Juan Ortega, PE JFO Group Inc. | |
| B. Mass Transit Information | | |
| Nearest Palm Tran Route (s) | RT 3 - PBG – BCR via MILITARY | |
| Nearest Palm Tran Stop | STOP 1166 – MILITARY TRAIL @ COCONUT LANE 0.3 Miles from Subject Site | |
| Nearest Tri Rail Connection | Delray Beach Tri Rail Station | |
| C. Potable Water & Wastewater Information | | |
| Potable Water & Wastewater Providers | City of Boynton Beach Utilities Per Attachment I - there is sufficient water and sewer capacity to serve the project. | |
| Nearest Water & Wastewater Facility, type/size | Both potable water and pressurize force main are available on Coconut Lane. The developer will be required to build an on-site private lift station and connection to the City water main and force main will be at the developer's cost. Refer to Attachment I for more details. | |
| D. Drainage Information | | |
| The drainage provider for the subject site is both the South Florida Water Management District and the Lake Worth Drainage District. The subject site is located in the C-15 drainage basin. It is anticipated that LLWDD L-29 canal will serve as the legal point of positive outfall to the north of the site. | | |
| E. Fire Rescue | | |
| Nearest Station | Station #44 Located at 6670 Flavor Pict Rd. | |
| Distance to Site | 2.50 | |
| Response Time | Estimated response time to the subject site is 7 minutes and 30 seconds | |

| Effect on Resp. Time | Minimal impact per Attachment K , letter from Fire-Rescue. | | | |
|---|---|-----------------------------------|-------------------------|------------------|
| F. Environmental | | | | |
| Significant habitats or species | There are a few environmental issues of significance on the subject property. The lack of habitat makes it improbable for any listed species to occur on the site. No upland preservation area would be required according to PBC ULDC Article 14 because there are no native habitats identified. There are native trees that would require mitigation through the County tree removal approval process. | | | |
| Flood Zone* | The site is located in Flood Zone X, which is an area of minimal and undetermined risk. | | | |
| Wellfield Zone* | The subject site does not fall within an identified wellfield zone. A map is provided with this application as Attachment M . | | | |
| G. Historic Resources | | | | |
| Staffs review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties. A Historic Resource Letter is provided with this application as Attachment N . | | | | |
| H. Parks and Recreation - Residential Only (Including CLF) | | | | |
| Park Type | Name & Location | Level of Svc. (ac. per person) | Population Change | Change in Demand |
| Regional | Morikami Park and Japanese Gardens | 0.00339 | 96 | 0.33 |
| Beach | Gulfstream Park | 0.00035 | 96 | 0.03 |
| District | Green Cay Wetlands | 0.00138 | 96 | 0.13 |
| I. Libraries - Residential Only (Including CLF) | | | | |
| Library Name | Delray Beach Public Library | | | |
| Address | 100 W Atlantic Avenue | | | |
| City, State, Zip | Delray Beach, FL 33444 | | | |
| Distance | 4.10 Miles | | | |
| Component | Level of Service | Population Change | Change in Demand | |
| Collection | 2 holdings per person | 96 | 192 | |
| Periodicals | 5 subscriptions per 1,000 persons | 96 | 0.48 | |
| Info Technology | \$1.00 per person | 96 | \$96.00 | |
| Professional staff | 1 FTE per 7,500 persons | 96 | 0.01 | |
| All other staff | 3.35 FTE per professional librarian | 96 | 0.03 | |
| Library facilities | 0.34 sf per person | 96 | 32.64 SF | |
| J. Public Schools - Residential Only (Not Including CLF) | | | | |
| | Elementary | Middle | High | |
| Name | Banyan Creek | Carver Community | Atlantic Community | |
| Address | 4243 Sabal Lake Road | 101 Barwick Road | 2455 W. Atlantic Avenue | |

| | | | |
|-------------------------|------------------------|------------------|-------------------------|
| City, State, Zip | Delray Beach, FL 33445 | Delray Beach, FL | Delray Beach, FL 334455 |
| Distance | 0.8 miles | 2.3 miles | 3.5 miles |

Exhibit 5

Palm Beach County Traffic Division Letter



**Department of Engineering
and Public Works**

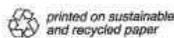
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



February 7, 2022

Dr. Juan F. Ortega, P.E.
JFO Group Inc.
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

**RE: Coconut Lane
FLUA Amendment Policy 3.5-d Review
Round 2022-22-B2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised January 18, 2022, 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: | North side of Coconut Lane, approximately 1,700 feet east of S Military Trail | |
| PCN: | 00-42-46-01-00-000-7060 (<i>other on file</i>) | |
| Acres: | 9.78 acres | |
| | Current FLU | Proposed FLU |
| FLU: | Low Residential, 1 Unit Per Acre (LR-1) | Low Residential, 2 Units Per Acre (LR-2) |
| Zoning: | Agricultural Residential (AR) | Single Family Residential (RS) |
| Density/ Intensity: | 1 DU/acre | 2 DUs/acre |
| Maximum Potential: | Single Family Detached = 10 DUs | Single Family Detached = 20 DUs |
| Proposed Potential: | None | Single Family Detached = 40 DUs (with Bonus Density) |
| Net Daily Trips: | 100 (maximum - current) 300 (proposed - current) | |
| Net PH Trips: | 15 (4/11) AM, 22 (14/8) PM (maximum) 30 (8/22) AM, 42 (26/16) PM (proposed) | |
| | <i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i> | |

Exhibit 6
Water & Wastewater Provider LOS Letter

The City of Boynton Beach



BOYNTON BEACH UTILITIES
124 East Woolbright Road
Boynton Beach, Florida 33435
Office: (561) 742-6400
Fax: (561) 742-6299
Website: www.boynton-beach.org

January 11, 2022

Via Email: Samantha.Kanach@wginc.com

Samantha Kanach, AICP-C
Planner
2035 Vista Parkway
West Palm Beach, FL 33411
Phone: 561-687-2220

RE: Property located at 4595 Coconut Lane
PCN: 00-42-46-01-00-000-7060; 00-42-46-01-00-000-7080

Dear Mrs. Kanach:

Please accept this letter as confirmation that Boynton Beach Utilities will be the water and sewer service provider for the referenced project, and that both potable water and a pressurize force main are available on Coconut Lane. Boynton Beach Utilities has sufficient water and sewer capacity to serve the project.

However, to connect to the City force main, the developer will be responsible to build an on-site private lift station. The off-site improvement to connect to the City water main and force main will be at the developer's cost.

"City of Boynton Beach Utilities" will be the Water Treatment Plant for the project. Its total permitted maximum day operating capacity of plants is 34.44 MGD and the Total Maximum Day Flow at Plants as Recorded on Monthly Operating Reports during the past 12 Months is 19.38 MGD. In addition, "South Central Regional Wastewater Treatment & Disposal Board" is the Wastewater Treatment Plant that will service the project. Its maximum monthly average daily flow over the last 12-month period is 26.71 MGD and the maximum three-month average daily flow over the last 12-month period is 23.25 MGD.

I trust this letter meets your needs. If you need any further information, please contact me at (561) 742-6407

Sincerely yours,

BOYNTON BEACH UTILITIES
Milot Emile, P.E.
Senior Engineer

A handwritten signature in blue ink, appearing to read "Milot Emile".

America's Gateway to the Gulfstream

Exhibit 7
Applicant's 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 Elliot Monter, 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 The Colony Estates at Boynton Beach, 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: 1825 N.W. Corporate Blvd
Suite 110
Boca Raton, FL 33431

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.

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

Elliot Monter

P 407 ~~409~~ Sunset Drive, Hallendale, FL 33009

Joseph Chase

4709 N. Prive Circle, Delray Beach, FL 33445

Julian Galeano-Monter

@ 407 ~~409~~ Sunset Drive, Hallendale, FL 33009

EXHIBIT "A"

PROPERTY

Acres: 9.78

The West half (W 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) less road right of way, Section 1, Township 46 South, Range 42 East, Palm Beach County, Florida.

And

The following described five-acre parcel of land situate, lying, and being in the SW 1/4 of Sec. 1, Township 46S., Range 42E., Palm Beach County, Florida, and more particularly described as follows:

Commence at the SE corner of the NW 1/4 of said section: thence run S2°05'56"E, a distance of 65 ft. to the South line of LWDD right of way; thence run S89°43'14"W, a distance of 334.24 ft. to a point; thence run S2°08'51"W, a distance of 612.04 ft to a point, thence run S89°49'34"W a distance of 333.52 ft. to the Point of Beginning of the land sought to be described herein:

Thence run S2°15'30"E, a distance of 625.70 ft. to the North boundary of Coconut Lane; thence run along said boundary N89°59'44"W, a distance of 348.09 ft. to a point; thence run N2°15'30"W, a distance of 625.70 ft. to a point; thence run S89°59'44"E, a distance of 348.09 ft. to the Point of Beginning of the parcel sought to be described herein.

Elliot Monter
Elliot Monter, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

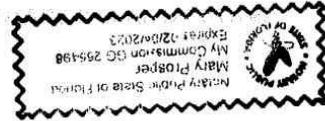
**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of [] physical presence or
[] online notarization, this 8 day of March, 2022 by
Elliot Monter (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).

Mary Prosper
(Name - type, stamp or print clearly)

Mary Prosper
(Signature)

My Commission Expires on: 2/4/23



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 Linda R. Kooser, 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 [] Trustee _____ [position - e.g., president, partner, trustee] of Willis Family Trust _____ [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: 13341 Barwick Road
Delray Beach, FL 33445
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.

Linda R. Kooser
Linda R. Kooser, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 1st day of Feb, 2022 by Linda R. Kooser (name of person acknowledging). He/~~she~~ is personally known to me or has produced N/A (type of identification) as identification and ~~did~~ not take an oath (circle correct response).

Mark McWilliams
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 3/9/24

NOTARY'S SEAL OR STAMP



EXHIBIT "A"

PROPERTY

The West half (W ½) of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) less road right of way, Section 1, Township 46 South, Range 42 East, Palm Beach County, Florida.

And

The following described five-acre parcel of land situate, lying, and being in the SW ¼ of Sec. 1, Township 46S., Range 42E., Palm Beach County, Florida, and more particularly described as follows:

Commence at the SE corner of the NW ¼ of said section: thence run S2°05'56"E, a distance of 65 ft. to the South line of LWDD right of way; thence run S89°43'14"W, a distance of 334.24 ft. to a point; thence run S2°08'51"W, a distance of 612.04 ft to a point, thence run S89°49'34"W a distance of 333.52 ft. to the Point of Beginning of the land sought to be described herein:

Thence run S2°15'30"E, a distance of 625.70 ft. to the North boundary of Coconut Lane; thence run along said boundary N89°59'44"W, a distance of 348.09 ft. to a point; thence run N2°15'30"W, a distance of 625.70 ft. to a point; thence run S89°59'44"E, a distance of 348.09 ft. to the Point of Beginning of the parcel sought to be described herein.

Exhibit 8

School Capacity Availability Determination (SCAD) Letter



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

| | | | | |
|---|---|--|-------------------------|-------------------------|
| Application | Submittal Date | 02/22/2022 | | |
| | SCAD Case No. | 22020301F/FLU; 22020301Z/Rezoning; 22020301D/D. O. | | |
| | FLU /Rezoning/D.O. No. | Not Provided – Palm Beach County | | |
| | PCN No. / Address | 00-42-46-01-00-000-7060; 7080 / 4595 COCONUT LN | | |
| | Development Name | Colony Estates at Boynton | | |
| | Owner / Agent Name | Willis Family Trust / Yoan Machado | | |
| | SAC No. | 280B | | |
| Impact Review | Proposed FLU Amendment | Maximum 19 Residential Units | | |
| | Proposed Rezoning | Maximum 19 Residential Units | | |
| | Proposed D. O. | 40 Single-Family Units | | |
| | | Banyan Creek Elementary School | Carver Middle School | Atlantic High School |
| | # of New Students | 7 | 4 | 5 |
| | Capacity Available | 85 | 512 | 89 |
| | Utilization Percentage | 93% | 67% | 96% |
| School District Staff's Recommendation | Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this SCAD application. | | | |
| Validation Period | 1) This determination is valid from 02/25/2022 to 02/24/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to 02/24/2023 or this determination will expire automatically on 02/24/2023. | | | |
| Notice | School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change. | | | |

Joyce Cai

February 25, 2022

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title of School District Representative

Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Kevin Fischer, Interim Planning Director, Palm Beach County
Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida
A Top High-Performing A Rated School District
An Equal Education Opportunity Provider and Employer

Exhibit 9 Correspondence

Correspondence provided at the 12/9/22 Planning Commission Hearing

Gregory and Lori English
12745 Oak Arbor Dr
Boynton Beach, FL 33436
561-706-1746

December 5, 2022

Palm Beach County Planning Commission
301 N. Olive Avenue
West Palm Beach, FL 33401
Attn: Jerry Lodge
RE: Colony Estates of Boynton Beach

To the Members of the Palm Beach County Planning Commission:

I ask that this letter be included in the official record. My wife and I have been living in The Prestwick Estates neighborhood for close to 25 years, raising our two children and enjoying the quiet surroundings it has offered. Our home lies on the NW corner of Coconut Lane and Oak Arbor Dr. We will be directly affected by the additional traffic and noise this community will provide.

I am not opposed to the Colony Estates residence; it is their land they should do what they can to maximize their return on their investment. However, I do believe that this zoning change should not cause additional hardships to others living nearby.

I take exception to the application summary Section E .2 stating traffic will not be an issue. I ask any commissioner to take a drive at 7:45 -8:15am on Barwick Road between Coconut Lane and Lake Ida. The school traffic from Banyan Creek elementary most often causes a 15-minute traffic back up on Barwick Lane! In the event you are unable to make the trip, I have attached pictures with this letter for your review. This traffic will soon become much worse with the addition 40 homes from Banyan Court development on Barwick Lane in Delray Beach. Furthermore, the traffic light at Military trail and Coconut Lane is also extremely congested and backs up during peak hours. The traffic noise level on my property has increased at least 10 fold in the past 25 years.

I ask the commissioners to Vote NO on the change in Zoning to 39 homes in the Colony Estates development.

Thank you for your kind consideration.

Sincerely,

Gregory English



Jerry Lodge J.

From: Jesus Jimenez <drjjjimenez@yahoo.com>
Sent: Tuesday, December 6, 2022 5:49 PM
To: Jerry Lodge J.
Subject: Jesus Jimenez' letter for Friday's mtg

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

December 5, 2022
Department of Planning, Zoning, and Building 2300 North Jog Road
West Palm Beach, FL 33411

Jesus G. Jimenez
12540 Oak Arbor Ln Boynton Beach, FL 33436

Honorable Members of the Palm Beach County Planning Commission:

Hello, I am not able to attend due to my profession. Thank you for taking the time to read my letter. I have lived at Prestwick Estates for about 18 years. My neighborhood is very special because in Boynton Beach you will not find one acre single family homes in a non gated community.

When my family and I moved in the land behind my house was a nursery with cattle. So, I have always lived here with a sense of tranquility and privacy.

I have no problem with a new community being built behind my house, but the land use designation should not be changed for several reasons.

My community only has one entrance and exit from Coconut Lane. With a large community next to use it will be difficult and perhaps dangerous to enter and exit my neighborhood due to traffic. We have many children at Prestwick and I am concerned for their safety as they cross Coconut Lane to meet up with friends. Approximately 15 years ago a teenager from a Barwick community close to us was killed by a hit and run accident. Also, Prestwick is not gated so we will undoubtedly have more pedestrians and vehicles through our neighborhood. This again is a safety issue as our children play in common areas and on the street.

Boynton Beach is an incredible place to live and raise a family and I think that Prestwick Estates and Colony Estates of Boynton can coexist if the land use designation is unchanged from when I and my neighbors purchased our homes.

Thank you,

Jesus G. Jimenez,

Sent from my iPhone

December 6, 2022

To: Honorable Members of the Palm Beach County Planning Commission

Re: Colony Estates Zoning Change

As the property owner of 4640 Coconut Lane, Boynton Beach, FL, I wish to make the following statement regarding the possible zoning changes relative to the proposed Colony Estates of Boynton Beach development project.

I purchased the property at 4640 Coconut Lane, Boynton Beach, FL a few years ago for several reasons. First and foremost of the reasons was the quality of existing homes in the neighborhood. I thought that in a small neighborhood, like that which surrounded my property, and the nearby area that had a small number of high quality homes on relatively large lots with LR-1 zoning would help protect my property, my neighbors properties, and their respective values from developers building the type of development like the proposed Colony Estates. Such a project will have a seriously negative impact on the value of my property. That such a project would even be considered, much less be recommended for approval, by the very government entity that was created to protect its residents from such a travesty proves the opposite. It is obvious the the sole purpose of the Palm Beach County Planning and Zoning department is not to protect it's residents but to be more concerned with approving anything that will provide PBC with a few more square feet of taxable property, to the detriment of its residents.

Another reason I purchased my home was that Coconut Lane appeared to be a quiet residential street. It was only after moving in that I found out that, in fact, Coconut Lane was considered a shortcut. Not only by the local community but anyone else who wanted a shortcut to and from Lake IDA Road and Military Trail. It was so bad from a traffic volume and speed standpoint that PBC installed 3 speed bumps in an attempt to reduce speed and incentivize alternative traffic routes some years ago. To little effect I will add. I have on a number of occasions been stuck in my driveway for quite some time while waiting for traffic to clear. Not to mention the fact that I have had to replace my mailbox and post twice due to speeding cars hitting the speed bumps at high speed, losing control and destroying my mailbox. It was very fortunate that none of my neighbors and their children happened to be walking there at the time. There are a lot of people walking on Coconut Lane, especially children. The addition of another speed bump as well as traffic cameras should be considered instead of exacerbating the problem with more than 300+ trips a day, which everyone knows is a minimum number. Reality is much different and higher number of cars should be expected. When was the last time a traffic count was

done on this road? It seems as though it should be performed before a change in zoning be considered. Or are we expected to take the developers word for it?

Within the zoning change request the developer lists the following as examples of density compatibility with the surrounding properties. It lists the following:

Prestwick Estates - density of 0.82 units per acre
Montreux - density of 2.64 units per acre
Hunters Court - density of 2.66 units per acre
Cocoa Pines Estates - density of 2.11 units per acre

It is extremely telling that the following properties were NOT listed:

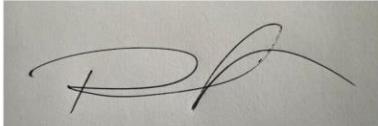
4640 Coconut Lane - 1 unit per acre
4664 Coconut Lane - 0.75 unit per acre
4630 Coconut Lane - 0.68 unit per acre
4670 Coconut Lane - 0.75 unit per acre
12695 Barwick Road (SE corner of property) - 0.3 unit per acre
12635 Barwick Road (NE corner of property) - 0.5 unit per acre

Looking at these numbers, it is impossible to interpret how a density of 3.99 units per acre can even be remotely considered compatible. If anything, they are exactly the opposite. And finally, in reality, 3.99 is essentially 4. Let's not play numbers games with residents lives and properties.

It is my feeling that this project should be rejected based on the density of 3.99 units per acre and retain the current zoning designation. It is certainly not in keeping or compatible with the local community's current densities.

Please add this letter to the official record.

Sincerely,

A rectangular box containing a handwritten signature in black ink. The signature is stylized and appears to be 'R. Durst'.

Randy M. Durst
4640 Coconut Lane
Boynton Beach, FL 33436

Dear Honorable Members of the Palm Beach County Planning Committee,

My name is Mildred Marin. I live in Prestwick Estates in Boynton Beach for the last 9 years. I am a retired Government employee living in my forever home. Our community is small and consists of 21 homes with 1-5 acre lots. The area has mature landscaping and trees and is home to many different species of wildlife and migrating birds throughout the year. My community is very quiet thus cherished by surrounding communities that use our dead-end Street to jog, walk, stroll and bicycle with their children and families and enjoy nature.

I am writing to you to implore that you take our community and surrounding area into consideration when voting on December 9th, 2022 on the Colony Estates proposed project and zoning approval of LR1 to LR2. Please do not approve the zoning plan as it is too ambitious and too large for the given area and not in any way conducive with my community or surrounding area,

Some members from neighboring communities have met with the developer a couple of times. The developer has shown us the old architectural plans for 39 homes in 7.9 acres. He has stated that he has made revisions but does not have the plans to show us. He is also constructing under the guise of building six work force housing structures affording him the monetary incentives for his ambitious project in such a small space. We have provided suggestions which the developer has not taken into consideration and ignored.

Three in a half homes are directly backing up into my backyard. The same is true for approximately one third of Prestwick Estates homeowners because the developer has proposed zero lot lines with eight feet of separation between our properties. He has offered a six foot wall with some trees as a buffer for the properties on the east. Most of the 39 homes will be two stories and 35 feet in height that deprive me of any privacy as I have a one story home. This construction will affect all the migrating birds that visit our yards every year due to the abundance of trees, fruit trees, grass and fauna in our community. We are a unique community and with the development of this many homes destroys the character of our community as well all of the adjoining communities. We are losing all the best qualities of our neighborhood which are very few like this in the area. We have nature around us but we are being overtaken with a lot of new construction. I retired and purchased this home to be my forever home because it felt like my sanctuary away from city life.

The density and traffic issues that we are currently experienced have multiplied in magnitude. Current surveys need to be taken. Nearby construction of Banyan Court, a new development being constructed less than ½ mile away from the Colony Estates proposed project is adding 51 homes to the neighborhood with the addition of approximately 102 vehicles. The construction of Colony Estates, as currently proposed by the developer, will add approximately 78 cars commuting onto a two lane road where some communities including my community Prestwick, only have one means of entering and/or egress onto the road of Coconut Lane.

This also provides a hazard for the first responders because there is no way for them to respond to an emergency during high peak hours. The neighborhood is also comprised of one elementary school in very close proximity and a neighborhood Walmart that also brings their customers commuting between Barwick and Coconut Lane. The combination of school traffic, rush hour traffic and people coming onto Coconut lane from Barwick and/or Military Trail looking for shortcuts trying to get home or to bypass the major roads, is becoming an impossible feat for a two lane road.

The developer says the project is to help the work force community while he is only building six work force housing structures. How does this help your house shortage? What work force community can afford \$600000-\$900000 for a home on an entry level salary?

This developer should be able to build but, building a smaller project would fit in better with the community. We know there is a shortage of housing, but they are destroying the beauty of our community not to mention our forever homes for most of us. We will never be able to rebuild what we have now.. The developer should comply with the chemistry of the adjoining communities especially Prestwick Estates. We would love if you would keep in mind if this were your home, your community, would you agree with the developer? You are driving us out of our own homes and communities, but the question is "WHERE DO WE GO?".

Please take us into account when voting for this project. Please do not change the zoning. Thank you for your service. Thank you for your time.

Sincerely,
Mildred Marin, Homeowner
Prestwick Estates
12710 Oak Arbor Dr
Boynton Beach, FL 33436



**Workforce Housing Program (WHP)
2022 Prices and Incomes
Effective July 1, 2022**

WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c of the Unified Land Development Code reflected below, and the following:

2022 PBC Median Family Income: \$90,300 (per HUD)

WHP Sales Prices (homes cannot be sold at a higher price)

| WHP Income Category | | | 2022 (WHP) Sales Prices |
|---------------------|-------------------|------------------------|-------------------------|
| Low | 60 -80% of MFI | \$54,180 - \$72,240 | \$189,630 |
| Moderate 1 | >80 -100% of MFI | >\$72,240 - \$90,300 | \$243,810 |
| Moderate 2 | >100 -120% of MFI | >\$90,300 - \$108,360 | \$297,990 |
| Middle | >120 -140% of MFI | >\$108,360 - \$126,420 | \$352,170* |

**Middle Income category does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.*

For information on WHP pricing, contact Michael Howe, Planning Division, at mhowe@pbcaov.org or 561-233-5361

Workforce Housing - For Rent Total Units 1,317

- Palazzo at Casa Brera Apartments, Lake Worth (142 WHP units): 561-433-0016
- Wellington Club Apartments, Lake Worth (154 WHP units): 561-434-9013
- Elysium at Osprey Oaks Apartments, Lake Worth (37 WHP units): 561-781-1362
- Atlantico at Tuscany, Delray Beach (13 WHP units): 561-544-7213
- Blu Atlantic Apartment Homes, Delray Beach (62 WHP units): 561-498-2600
- Oasis Apartments, Delray Beach (5 WHP units): 866-612-6136
- 10X Living at Delray, Delray Beach (63 WHP units): 786-515-0126
- Uptown Boca, Boca Raton (114 WHP units): 561-300-4800
- Alora West Palm Beach (133 WHP units): 561-687-1133
- The Point at North Palm Beach, North Palm Beach (63 WHP units): 561-462-2701
- Palm Beach Preserve, West Palm Beach (57 WHP units): 561-788-7546
- Wellington Vista Apartments, Lake Worth (70 WHP units): 833-219-0820
- Vista Village Park, West Palm Beach (14 WHP units): 561-283-4663
- Luma Delray, Delray Beach (25 WHP units): 561-637-9822
- Boca Vue Apartments, Boca Raton (17 WHP units): 561-484-5800
- Aviara Green, West Palm Beach (12 WHP units): 561-463-8400
- Aviara Lake Worth, Lake Worth Beach (6 WHP units): 561-463-8400
- The Bohemian, Lake Worth Beach (42 WHP units): 561-462-4458
- Resia Pine Ridge, West Palm Beach (288 WHP units): 561-437-0964

The County does not pre-qualify households for these rental units. The property management staff will qualify each household. Please contact any of these developments at the phone number listed above to inquire about available workforce housing units, and schedule an appointment with property management staff to discuss the application process.

Workforce Housing - For Sale Total Units 71 Sold Out

Merry Place Estates, West Palm Beach, FL (36 units)

Mattamy Homes - Saddlewood at Polo Legacy, Lake Worth, FL (35 units)

Affordable Housing - For Sale Total Units 36 Sold Out

Esperanza Condominiums (36 units) Sold Out