



## COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 18-D

### BCC ADOPTION PUBLIC HEARING, OCTOBER 31, 2018

#### A. Application Summary

##### I. General

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<b>Project Name:</b>	Resort Lifestyle Communities (LGA 2018-007)
<b>Request:</b>	LR-2 to CLR/2
<b>Acres:</b>	10.02 acres
<b>Location:</b>	North Side of Palomino Drive, approx. 0.15 miles East of State Road 7
<b>Project Manager:</b>	Francis Forman, Planner I
<b>Applicant:</b>	Breck C. Collingsworth, Cameron General Contractors, Inc.
<b>Owner:</b>	Eric K. Aanonsen
<b>Agent:</b>	Beth Schrantz / Dunay, Miskel and Backman, LLP
<b>Staff Recommendation:</b>	Staff recommends <b>approval with conditions</b> based upon the findings and conclusions contained within this report.

##### II. Assessment & Conclusion

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The proposed amendment is a request to change the future land use designation on 10.02 acre site from Low Residential, 2 units per acre (LR-2) to the newly adopted Congregate Living Residential (CLR) designation in order to develop a Congregate Living Facility (CLF) with 191 beds. The site would retain the LR-2 as an underlying future land use to be used if the site were to be developed with residential uses other than a CLF. The applicant proposes a voluntary condition of approval to limit the density to 8 units per acre for the purposes of the CLF bed calculation.

The subject site is located in a suburban area of the County and surrounded on the east and south by residential development. The site is located immediately adjacent to 3 single family homes and the low density Palm Beach Ranchettes neighborhood to the east. The proposed congregate living facility is at a much higher density than the adjacent residences. In order to ensure that the proposed CLF provides an appropriate transition and buffer to the single family homes, staff is proposing an additional condition of approval to require a 100 foot minimum area limited to landscaping, water/dry retention, parking, access, and drainage on the east side of the site.

Subject to the conditions of approval recommended by staff, the request is consistent with pertinent Policies in the Comprehensive Plan, does not constitute urban sprawl, is compatible with adjacent uses, and meets all levels of service standards.

### III. Hearing History

**Local Planning Agency: *Approval*,** motion by Michael Peragine, seconded by David Freudenberg, passed in a 7-3 vote (with Katharine Murray, Barbara Roth, and George Humphries dissenting) at the January 12<sup>th</sup> public hearing. An initial motion for denial by George Humphries, seconded by Barbara Roth, failed in a 3-7 vote. Board discussion included questions regarding traffic impacts and access to the site, and comments regarding support for a diversity of lifestyles in the County, and the impacts on the rural character of Palm Beach Ranchettes. Thirteen members of the public spoke in opposition stating concerns that the proposed amendment was incompatible with the surrounding neighborhood, that the intensity and height was too high, and that the request would result in negative traffic impacts.

**Board of County Commissioners Transmittal Public Hearing: *Transmit*,** motion by Comm. Valeche, seconded by Comm. Kerner, passed in a 7 to 0 vote at the May 2nd public hearing. Board discussion included questions regarding the maximum density under the current future land use with housing density bonuses, and comments that transmittal would allow for state review, and that the applicant should explore affordable housing options. Five members of the public spoke in opposition citing that the use was out of character with the Palm Beach Ranchettes community, negative traffic impacts, and that the building height was too high. Two members of the public spoke in support. Petitions and letters submitted for the record at the transmittal hearing have been added to the report under Correspondence.

**State Review Comments:** The State Land Planning Agency issued a letter dated June 8, 2018 stating the Agency *"identified no comment related to important state resources and facilities within the Department's authorized scope of review that would be adversely impacted by the amendment if adopted."* There were no other state agency comments received regarding this amendment.

**Board of County Commissioners Adoption Public Hearing: *Wednesday, Oct. 31, 2018***

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# Future Land Use Atlas Amendment

## Resort Lifestyle Communities (LGA 2018-007)



### Site Data

Size: 10.02 acres  
 Existing Use: Nursery  
 Proposed Use: Congregate Living Facility Type III  
 Current FLU: Low Residential, 2 units per acre  
 Proposed FLU: High Residential, 8 units per acre

### Future Land Use Designations

LR-1	Low Residential, 1 du/a	CH/3	Commercial High, underlying LR-3
LR-2	Low Residential, 2 du/a	INST	Institutional and Public Facilities
LR-3	Low Residential, 3 du/a	INST/8	INST, underlying HR-8
CL/1	Commercial Low, underlying LR1		
CL/2	Commercial Low, underlying LR2		
CL/3	Commercial Low, underlying LR3		
CL X/3	Commercial Low with Crosshatching, underlying LR-3		

Date: 9/21/2017  
 Contact: Planning  
 Filename: Planning\AMEND\18-B\Site\18-07  
 Note: Map is not official, for presentation purposes only



0 250 500 1,000 Feet

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



## **B. Petition Summary**

### **I. General Data**

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**Project Name:** Resort Lifestyle Communities (LGA 2018-007)  
**Request:** LR-2 to CLR/2  
**Acres:** 10.02 acres  
**Location:** North Side of Palomino Drive, approx. 0.15 miles East of State Road 7  
**Project Manager:** Francis Forman, Planner I  
**Applicant:** Breck C. Collingsworth, Cameron General Contractors, Inc.  
**Owner:** Eric K. Aanonsen  
**Agent:** Beth Schrantz / Dunay, Miskel and Backman, LLP

### **II. Site Data**

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#### **Current Future Land Use**

**Current FLU:** Low Residential, 2 units per acre (LR-2)  
**Existing Land Use:** Plant Nursery  
**Current Zoning:** Agricultural Residential (AR)  
**Current Dev. Potential Max:** Residential, up to 20 du (.35 FAR = 152,783 sf)

#### **Proposed Future Land Use Change**

**Proposed FLU:** Congregate Living Residential with an underlying Low Residential 2 units per acre (CLR/2)  
**Proposed Zoning:** Planned Unit Development (PUD)  
**Dev. Potential Max/Conditioned:** Residential, up to 20 du (.35 FAR = 152,783 sf)  
Congregate Living Facility up to 191 beds

#### **General Area Information for Site**

**Tier/Tier Change:** Urban Suburban Tier – No Change  
**Utility Service:** Palm Beach County Water Utilities  
**Overlay/Study:** None  
**Comm. District:** Melissa McKinlay, District 6



## C. Introduction

### I. Intent of the Amendment

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The amendment is proposed to change the future land use designation on a 10.02 acre site from Low Residential, 2 units per acre (LR-2) to the newly adopted Congregate Living Residential (CLR) designation. The intent is to develop a Congregate Living Facility (CLF) Type 3. The CLR designation would allow for up to 12 units per acre, however the applicant is proposing a voluntary condition to limit the use to 8 units per acre density for the Congregate Living Facility (CLF), or a maximum of 191 beds. The number of beds for a CLF Type 3 is calculated by multiplying the acreage of the site by the underlying residential density, and then 2.39 units per acre to determine the number of beds. Under the current future land use designation, the underlying 2 unit per acre designation would allow up to 48 CLF beds (10.02 acres x 2 du/acre x 2.39).

### II. Background/History

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The subject site comprises one parcel totaling 10.02 acres on the north side of Palomino Drive approximately 0.15 mile east of State Road 7. The site operated as a nursery from 2000 through 2016. Currently, the subject property supports vacant nursery structures and greenhouse material. The site has not be the subject of a prior future land use amendment or rezoning, and has an Agricultural Residential (AR) zoning district. The site has held the Low Residential 2 units per acre (LR-2) future land use designation at the adoption of the 1989 Plan. At the time of the preparation of the 1989 Plan the subject site was a vacant parcel abutting the Palm Beach Ranchettes on the site's east side.

#### Overview of the Area

The site is located within a suburban area with predominately low-density residential development with future land use designations ranging from 1 to 3 units per acre. The Palm Beach Ranchettes subdivision is located to the east of the site with a Low Residential, 1 unit per acre designation and the Agricultural Residential (AR) zoning district. The Talavera PUD to the south, across Palomino Drive, has a future land use designation of Low Residential, 2 units per acre. The The Gardens ACLF to the west, along State Road 7, has a future land use designation of Institutional and Public Facilities, with an underlying 8 units per acre. A Comcast substation, as well as the Village of Wellington are located north of the proposed site.

## D. Consistency and Compatibility

### I. Data and Analysis Summary

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

#### A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In*

*addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.; (see Consistency with Florida Statutes)*
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)*

**Applicant's Justification:** The applicant has prepared a Justification Statement (Exhibit 2) which can be summarized as follows:

- *"Considering the compatibility of the proposed FLU with the surrounding area and the key location of the Subject Property in close proximity to traditional residential uses, the proposed CLR FLU is suitable and appropriate for the Subject Property."*
- *"..., the general area has changed from primarily agricultural production uses to residential uses and suburban development, thus damaging the viability of the existing plant nursery use."*
- *"The existing LR-2 FLU designation does not provide the opportunity for development of a housing option other than single family residential homes and limits the County's ability to provide locations for compact development as the needs of residents change."*

**Staff Analysis:** This policy is the umbrella policy over the entire amendment analysis and many of the items are addressed elsewhere in this report as identified above. As stated in the Background, the subject site has held a Low Residential (LR-2) future land use designation since 1989. Where this future land use is reasonable given its location with LR-1 to the east and LR-2 to the south, the applicant indicated that the proposed congregate living facility (CLF) use will complement the other residential uses in the vicinity. The proposed voluntary conditions of approval limit the density of the site to 8 units per acre for CLF purposes, and remain at 2 units per acre for any other residential development. This ensures that residential density does not exceed the currently adopted future land use designation. Therefore, the applicant has met the requirements for an adequate justification.

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.*

**Staff Analysis:** The proposed amendment would contribute toward livable, sustainable communities, while respecting the low-density residential character of the area. The development of a congregate living facility will provide opportunities for housing with the ability for health care on site. In this respect, the proposed amendment furthers the Livable Communities and Growth Management Directions and would not detract from any of the County directions. Thus, this proposed amendment supports the County Directions.

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 subject site is one parcel and surrounded by built environments. No parcel in same ownership is left out of proposed amendment. Therefore, the proposed amendment is not piecemeal, and does not create a residual parcel.

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

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”

1. **Future Land Use Element Objective 2.1, Balanced Growth.** *Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the*

*continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.*

**Staff Analysis:** The proposed amendment would accommodate a new CLF facility in an appropriate location. Therefore, the proposed amendment is consistent with this overall Objective.

**2. Policy 2.2.1-I: Congregate Living Residential.** *The purpose of the Congregate Living Residential (CLR) future land use designation is to facilitate the review of proposed Congregate Living Facilities (CLF) Type 3 that require a future land use amendment to increase residential density. The CLR designation is subject to the following:*

- 1. Proposed future land use amendments requesting an increase in density for the purposes of developing a CLF Type 3 shall apply for the CLR designation unless the site is proposed within a project that has multiple or mixed land uses. Amendments requesting to be co-located non-residential uses may apply for a non-residential future land use designation with an underlying CLR and be subject to the location requirements of the non-residential designation.*
- 2. Proposed future land use amendments to the CLR designation shall retain the original residential future land use designation as an underlying residential density to be used if the site is developed with residential uses other than a CLF Type 3.*
- 3. Proposed future land use amendments to the CLR designation for a CLF Type 3 are subject to the maximum density depicted in FLUE Table 2.2.1-g.1. The maximum density for individual sites may be limited through the future land use amendment process to ensure compatibility with surrounding land uses. In order to determine the compatible maximum density and design of the site, proposed CLR amendments require a zoning application to be submitted within the amendment review process.*

**Staff Analysis:** The proposed amendment is to change the future land use designation of the site from Low Residential, 2 units per acre (LR-2) to the newly adopted Congregate Living Residential (CLR) in order to develop a Type 3 Congregate Living Facility (CLF). The applicant is proposing a voluntary condition of approval to limit the density for the CLF on the site to 8 units per acre (191 beds). A concurrent zoning application has been submitted, and is discussed further under the Compatibility section below. The concurrent zoning application (at the time of the preparation of this staff report) indicates that the building is oriented across the entire frontage facing Palomino Drive, with the dry retention placed at the north of the property. The site plan depicts a 230 foot set back at the north of the property adjacent to the Comcast substation. The eastern border of the site abuts three single family homes, and the site plan proposes a 60 foot set back from the property line. The site plan should be modified to orient the building towards the western edge of the property to allow the dry retention to be located along the eastern edge to provide separation and buffering for the single family homes. Staff is recommending a condition of approval to require a 100 foot minimum area limited to landscaping, water/dry retention, parking, access, and drainage on the east side of the site as further discussed in the Compatibility Section of this report. Therefore, the proposed amendment is consistent with the policy.



### C. Consistency other Comprehensive Plan Elements

**Housing Element Policy 1.4-c:** *The County shall provide for foster care, group homes and other special needs facilities to be permitted in residential neighborhoods. Farm worker housing is currently permitted in the Agriculture Reserve (AGR), Agriculture Production (AP) and Special Agriculture (SA) land use categories.*

**Staff Analysis:** The proposed amendment is surrounded by residential neighborhoods including the communities of Talavera and the Palm Beach Ranchettes. The proposed amendment is to facilitate a Congregate Living Facility to be located in a predominantly residential area. Therefore, this amendment is consistent with the intent of this policy.

**Housing Element Policy 1.4-d:** *The location of special needs and farmworker housing shall be guided by the following principles and criteria. Special needs housing shall be located in proximity to the appropriate support infrastructure, services and facilities including Palm Tran and existing transportation disadvantaged programs. Special needs housing shall be permitted in all appropriate residential, commercial and institutional land use categories, through the use of group homes, Congregate Living Facilities (CLF's), accessory apartments and rental housing associated with places of worship. Farmworker housing shall be located in proximity to areas of agriculture employment and shall require a minimum of twenty-five (25) acres. The Department of Housing and Community Development, with the assistance of the Planning, Zoning, and Building Department and the Community Services Department, shall be responsible for establishing any additional principles and criteria as may be necessary.*

**Staff Analysis:** The proposed amendment site is located within proximity to urban services and infrastructure, and to commercial, medical, and entertainment uses that would be utilized by the Congregate Living Facility. The site is located within 1.25 miles of a Fire Rescue Station #30 and 0.3 miles from the nearest Palm Tran stop that is within the service area of the Palm Tran Connection, which provides door-to-door travel assistance through existing transportation disadvantaged programs. Therefore, this amendment is consistent with this policy.

### D. 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. The applicant lists the surrounding uses and designations in Exhibit 2.

**Surrounding Land Uses:** Immediately abutting the site are the following:

**North:** To the north of the site is a Comcast substation that was built in 1998.

**South:** To the south of the site, across Palomino Drive, is the Talavera PUD. This existing community was built in 2006 and has 74 single-family homes.

**East:** Directly abutting the site to the east is the Palm Beach Ranchettes with LR-1 future land use. This existing residential community was built in 1976 and has 383 single-family homes. Three homes directly abut the subject site.

**West:** To the west of the subject site is The Gardens ACLF with INST/8 future land use. This existing center was built in 2015, encompassing 8 acres and is built out with 121 beds.

**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.”*

**Staff Analysis:** The amendment proposes to change the Low Residential land use designation to a Congregate Living Residential (CLR) designation to construct a Congregate Living Facility with a voluntary condition to limit the density to 8 units per acre. The concurrent zoning application proposes to rezone the site to Planned Unit Development (PUD) as a Class A conditional use that would allow up to 191 beds on the site. The site is adjacent on three sides to residential future land use designations and Institutional on the remaining side. The site’s proposed density (8 units per acre) is higher than the adjacent Talavera PUD with Low Residential, 2 units per acre, to the south and Palm Beach Ranchettes with Low Residential, 1 units per acre, to the east of the property. As discussed under consistency with the CLR Policy, the current design of the site plan does not provide adequate buffering and separation between the proposed 3 story CLF and the three adjacent single family homes to the east of the site. Staff is proposing an additional condition of approval to require a 100 foot minimum area limited to landscaping, water/dry retention, parking, access, and drainage on the east side of the site. This condition will ensure that compatibility is achieved with the adjacent single family homes.

#### **E. Consistency with County Overlays, Plans, and Studies**

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

**Staff Analysis:** The proposed amendment not located within an Overlay.

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

**Staff Analysis:** The subject site is not located within the boundaries of any neighborhood plans or studies.

#### **F. Public Facilities and Services Impacts**

The proposed amendment will change the Future Land Use designation from LR-2 to CLR on the 10.02 acre site. For the purposes of the public facilities impact analysis, impacts are based on a

change from an existing nursery to a maximum potential of 191 bed Congregate Living Facility. 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 has been distributed to the County service departments for review and 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:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, School Board, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue

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 at a maximum of 80 dwelling units per acre or a 191 bed CLF Type 3 under the original HR-8 amendment request. According to the County’s Traffic Engineering Department (see letter dated August 3, 2017 in Exhibit 5) the amendment would result in an increase of 358 net daily trips and 16 (15/1) AM and 23 (6/17) PM net peak hour trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential intensity”*

The Traffic Study (see Exhibit 4) was prepared by Dr. Juan Ortega, P.E. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

## **G. Florida Statutes**

1. **Consistency with Urban Sprawl Rule:** The proposed amendment is not considered sprawl as it is within the Urban/Suburban Tier and within the Urban Service Boundary and provides an array of urban services and public facilities. This Tier is also the target of the

County's redevelopment and revitalization strategies with the purpose of redirecting growth to older unincorporated areas, promoting mixed use development concepts, transit oriented developments, where feasible, all with the explicit purpose of reducing sprawl.

## **II. Public and Municipal Review**

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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 December 13, 2017. To date, no objections through the IPARC process to this amendment have been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on December 13, 2017. In addition, the Planning Division notified the Talavera home owner's association located to the south and the Village of Wellington.
- C. Informational Meeting:** The Planning Division hosted a meeting on January 3, 2017 with area residents and interested parties to relay information regarding the proposed amendment, the Comprehensive Plan Amendment process, and the development review process. Eight members of the public attended the meeting, expressing concerns regarding traffic impacts, impacts on the lifestyle of the surrounding neighborhoods, and the possibility of redevelopment as a rehab/detox center. Staff relayed that the proposed CLF Type 3 and the CLR future land use designation did not allow a rehabilitation facility.

## **III. Conclusions and Recommendation**

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The proposed amendment is a request to change the future land use designation on 10.02 acre site from Low Residential, 2 units per acre (LR-2) to the newly adopted Congregate Living Residential (CLR) designation in order to develop a Congregate Living Facility (CLF) with 191 beds. The site would retain the LR-2 as an underlying future land use to be used if the site were to be developed with residential uses other than a CLF. The applicant proposes a voluntary condition of approval to limit the density to 8 units per acre for the purposes of the CLF bed calculation.

The subject site is located in a suburban area of the County and surrounded on the east and south by residential development. The site is located immediately adjacent to 3 single family homes and the low density Palm Beach Ranchettes neighborhood to the east. The proposed congregate living facility is at a much higher density than the adjacent residences. In order to ensure that the proposed CLF provides an appropriate transition and buffer to the single family homes, staff is proposing an additional condition of approval to require a 100 foot minimum area limited to landscaping, water/dry retention, parking, access, and drainage on the east side of the site. Subject to the conditions of approval recommended by staff, the request is consistent with pertinent Policies in the Comprehensive Plan, does not constitute urban sprawl, is compatible with adjacent uses, and meets all levels of service standards.

Therefore, staff recommends **approval with conditions**.

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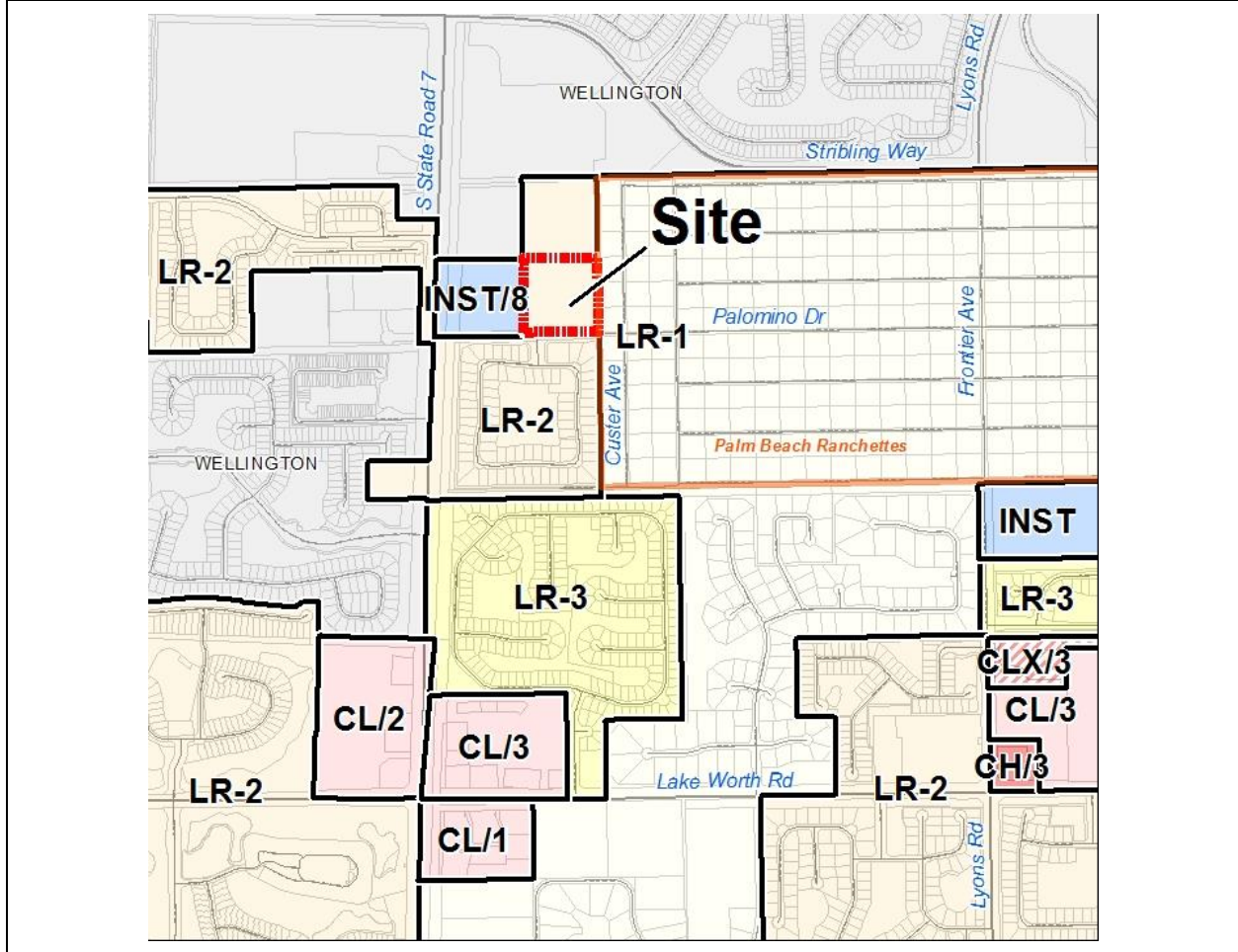
<b>Exhibits</b>	<b>Page</b>
1. Future Land Use Map & Legal Description	E-1
2. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes	E-3
3. Applicant's Public Facility Impacts Table	E-13
4. Applicant's Traffic Study ( <i>available to the LPA/BCC upon request</i> )	E-16
5. Palm Beach County Traffic Division Letter	E-17
6. Water & Wastewater Provider LOS Letter	E-18
7. Applicant's Disclosure of Ownership Interests	E-19
8. Correspondence	

## Exhibit 1

<b>Amendment No:</b>	<b>Resort Lifestyle Communities (LGA 2018-007)</b>
<b>FLUA Page No:</b>	76
<b>Amendment:</b>	From Low Residential, 2 units per acre, (LR-2) to Congregate Living Residential with an underlying Low Residential 2 units per acre (CLR/2)
<b>Location:</b>	North Side of Palomino Drive, approx. 0.15 miles East of State Road 7
<b>Size:</b>	10.02 acres approximately
<b>PCN:</b>	00-42-43-27-05-025-0090

**Conditions:**

1. Development of the site as a Congregate Living Facility is limited to a maximum density of 8 units per acre; any other residential use is limited to the Low Residential, 2 units per acre designation.
2. The easternmost 100 feet of the site shall be limited to landscaping, water/dry retention, parking, access, and drainage.



## Legal Description

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(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND OFFICIAL RECORDS BOOK 9510, PAGE 1371)

TRACT 9, BLOCK 25, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 436,522 SQUARE FEET OR 10.02116 ACRES, MORE OR LESS.

## **Exhibit 2**

### **Applicant's Justification Statement, Consistency, and Compatibility**

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#### **INTRODUCTION**

This Future Land Use Atlas ("FLUA") amendment request is necessary in order to amend the Future Land Use ("FLU") designation of an approximately 10.02-acre site, known as "Resort Lifestyle Communities" (herein referred to as the "Subject Property") in Unincorporated Palm Beach County ("County"). As shown on Attachment F, Built Features Inventory and Map, the Subject Property is located on the north side of Palomino Drive approximately .15 miles east of State Road 7 within the Urban/Suburban Tier of the County. The Subject Property is comprised of one (1) parcel, which is currently designated LR-2, Low Residential – 2 Units/Acre, on the County's FLUA and located within the AR, Agricultural Residential, zoning district. The Subject Property is referenced by parcel control number: (PCN) 00-42-43-27-05-025-0090. The Subject Property is located in a predominantly residential context and is currently developed as and used for a plant nursery.

#### **REQUEST**

On behalf of Cameron General Contractors, Inc. ("Applicant"), Dunay, Miskel and Backman, LLP ("Agent") respectfully submits this application requesting a FLUA Amendment in order to facilitate future development of the Subject Property for residential uses. The request is to amend the current FLU designation of LR-2 to HR-8, High Residential – 8 DU/Acre.

In addition, Applicant intends to submit a concurrent application to the County's Zoning Division for an Official Zoning Map Amendment ("Rezoning") to allow a zoning change from the AR zoning district to the PUD, Planned Unit Development, zoning district with a request for a Class A Conditional Use for a Type III Congregate Living Facility ("CLF") with approximately 191 beds.

#### **PROJECT HISTORY**

Since the adoption of the 1989 Comprehensive Plan the FLUA designation on the Subject Property has not changed as reflected on the most recently updated Future Land Use Atlas Map Number 76. Further, there have been no public hearing approvals for any Zoning or land development applications per the records available through the County's Zoning Division.

#### **SURROUNDING USES**

The surrounding uses vary, yet are consistent and compatible with the proposed development program. The following is a summary of the uses surrounding the Subject Property. Additional information is included on the Built Features Inventory and Map at Attachment F.

<b>Adjacent Lands</b>	<b>Uses</b>	<b>FLU</b>	<b>Zoning</b>
<b>North</b>	Comcast Substation	LR-2	AR
<b>South</b>	Single Family Residential	LR-2	PUD



East	Single Family Residential	LR-1	AR
West	ACLF	INST/8	MUPD

- North: The property located immediately to the north of the Subject Property is a +/- 9.99 acre Comcast substation, which does not have any prior approvals on record, is designated LR-2 on the County's FLUA and is located within the AR zoning district.
- South: The property located across Palomino Drive to the south of the Subject Property is developed as the +/- 37.12 acre Talavera single-family residential community (Control No. 2001-066), which is designated Low Residential – 2 dwelling units per acre (LR-2) on the County's FLUA and is located within the PUD zoning district.
- East: The properties located immediately east of the Subject Property are +/- 1.0 acre single family residential parcels, which are not subject to any prior Zoning approvals, are designated LR-1 on the County's FLUA and located within the AR zoning district.
- West: The property located to the west of the Subject Property is a +/- 7.97 acre property, which is approved and used as the Gardens Type 3 Congregate Living Facility, is designated INST/8 on the County's FLUA and is located within the MUPD zoning district. The property's FLU was amended in 2008 to the INST/8 designation in order to allow for the property's current

The foregoing table and summary of surrounding uses demonstrate that the proposed land use will be compatible with overall surrounding land uses and promote development that will make a positive contribution to the character of the locality. The proposed Type III CLF use on the Subject Property is consistent and compatible with the surrounding Institutional and Residential FLU designations. The proposed HR-8 FLU designation on the Subject Property will provide an appropriate transition from the existing Gardens Type III CLF located to the west to the residential communities located to the east and south.

### **CONSISTENCY & COMPATIBILITY**

1. **Justification:** The Applicant is requesting to amend the FLU designation of the Subject Property from LR-2 to HR-8. Per Policy 2.1-f of the FLUE of the PBC Plan an applicant must provide adequate justification for the proposed future land use.

#### **1) The proposed use is suitable and appropriate for the Subject Property.**

The proposed HR-8 FLU designation is suitable and appropriate for the Subject Property. The Subject Property is in an ideal geographic location to apply the HR-8 land use designation to provide for a Type III CLF use and allow an additional facility for the long-term care and housing of County residents. The Subject Property is surrounded by residential uses to east, west and south. The Comcast substation use to the north is a passively used parcel with the primary use area centralized on the property and buffered by significant existing vegetation. Given the Subject Property's location within the Urban/Suburban Tier and adjacent to existing residential uses, the proposed use will provide a much needed service to the residents in the immediate area and County at large by allowing an alternative occupancy option for residents who require additional care to be located in close vicinity of their family and friends. Considering the compatibility of the proposed FLU with the surrounding area and the key location of the Subject Property in close

proximity to traditional residential uses, the proposed HR-8 FLU is suitable and appropriate for the Subject Property.

2) **There is a basis for the proposed FLU change for the Subject Property based upon one or more of the following:**

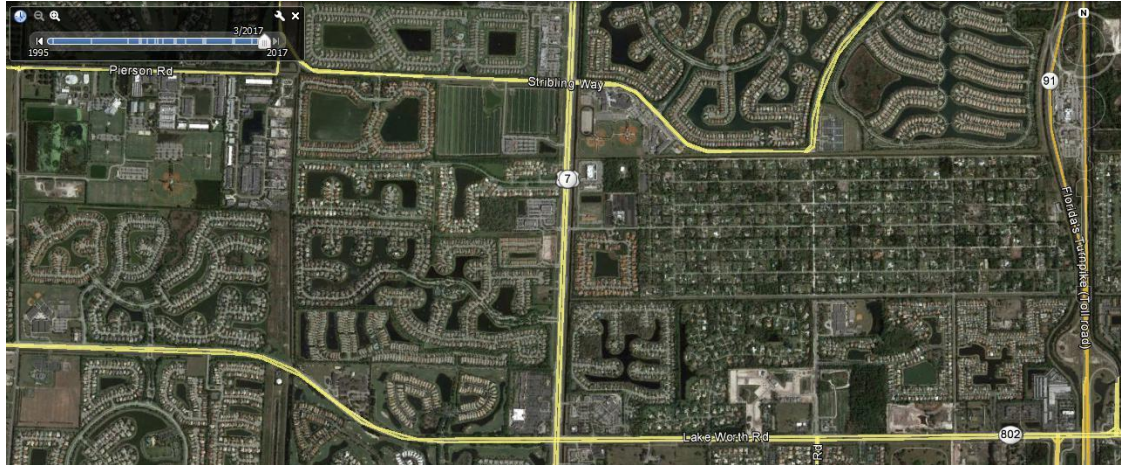
- **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the Subject Property.**

Changes in FLU designations for properties in the surrounding area demonstrate the need for the proposed FLU change for the Subject Property. As shown on the FLUA Map No. 76, the Board of County Commissioners approved changing the FLU designation for the property immediately to the west of the Property from LR-2 to INST/8 by Ordinance 2008-035 to allow for development of a CLF. Further, in the time since the 1989 Plan adoption several large properties along the Lake Worth Road, Forest Hill Boulevard and State Road 7 corridors have been approved for and developed as large scale residential planned developments, such that there is significant residential population in close proximity to the Subject Property. Considering the foregoing, the proposed amendment to the change in the FLU of the Subject Property is based on changes to the FLU designations and uses on properties in the immediate area.

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

The proposed amendment to the change in the FLU of the Subject Property is based on changes in characteristics of the general area and associated impacts on the Subject Property. The State Road 7 corridor has significantly changed since the Plan adoption in 1989. As shown in the aerial imagery below from 1995 and 2017, respectively, the general area has changed from primarily agricultural production uses to residential uses and suburban development, thus damaging the viability of the existing plant nursery use and creating the need for additional CLF facilities for the County residents to have a greater range of housing choices as they age.





The proposed amendment will allow the provision of vital CLF services to nearby residents and their families, allowing for County residents to age in a location that is close to family and friends. Considering the significant changes in characteristics in the general area, the proposed FLU amendment is appropriate for the Subject Property.

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

The proposed amendment to change in the FLU of the Subject Property is based on a change of circumstances which affect the Subject Property. As demonstrated above, the circumstances in the general area have changed significantly from agricultural production to suburban residential uses since the adoption of the Plan. As such, the existing plant nursery use is no longer viable and there is a need for a greater range of housing and care options for the County's aging population in close proximity to the residences of their family and friends. Considering the change in circumstances affecting the Subject Property, the proposed FLU amendment is appropriate for the subject property.

- **Inappropriateness of the adopted FLU designation.**

The proposed amendment to change the FLU of the Subject Property is based on the fact that the existing LR-2 FLU designation is inappropriate for the Subject Property. The Subject Property is used for a plant nursery and has never been developed for residential uses. The Subject Property is located in close proximity to a number of planned single family residential communities. A greater range of housing and care options is needed as the population ages in this area so that aging residents may stay close to their family and friends. The existing LR-2 FLU designation does not provide the opportunity for development of a housing option other than single family residential homes and limits the County's ability to provide locations for compact development as the needs of residents change. Considering the County's need for housing options for aging residents and the significant number of single family residential developments in close proximity, the Subject Property is not suitable for single family residential development and the LR-2 FLU designation is inappropriate.

2. **Residential Density Increases:** In accordance with FLU Element Policy 2.4-b Applicant will demonstrate that there is a need for the proposed FLU amendment and the current FLUA designation is inappropriate.

- **There is a need for the amendment.**

There is a need for the proposed amendment. As detailed above, the Subject Property is located in an area that is developed predominantly with single family residential uses. As the County's population ages, a greater range of housing options is needed to meet the varying needs of residents. In order to promote compact development, prevent sprawl and allow residents to remain within their community of family and friends, it is necessary to provide locations for alternative housing choices. The proposed amendment is needed in order to allow the density on the Subject Property required in order to serve an appropriate number of residents.

- **The current FLUA designation is inappropriate.**

The current FLUA designation is inappropriate for the Subject Property. The Subject Property is located in close proximity to a number of planned single family residential communities. A greater range of housing and care options is needed as the population ages in this area so that aging residents may stay close to their family and friends. The existing LR-2 FLU designation does not provide the opportunity for development of a housing option other than single family residential homes and limits the County's ability to provide locations for compact development as the needs of residents change. Considering the County's need for housing options for aging residents and the significant number of single family residential developments in close proximity, the Subject Property is not suitable for single family residential development and the LR-2 FLU designation is inappropriate.

The County's Zoning Code exempts CLF facilities from the provisions of the Workforce Housing and Affordable Housing programs. As such, it is not possible to increase density on the Property utilizing these programs or the Transfer of Development Rights as workforce housing is a mandatory component of each.

3. **Comprehensive Plan, Florida Statutes and Compatibility:** The following summary details the requested FLUA amendment compliance with the County's Comprehensive Plan, Florida Statutes and compatibility with the surrounding area.

#### Consistency with the Comprehensive Plan

- **Objective 1.2:** The Urban/Suburban Tier is intended to accommodate the bulk of the County's population along with the services and facilities consistent with the needs of urban and suburban development.

**Applicant's Description:** The change to the FLU designation from LR-2 to HR-8 will allow for additional housing and care options to accommodate the growing and aging population of the County within the Urban/Suburban Tier. Based on 2013 population projections provided by the State of Florida Office of Economic and Demographic Research (ODER) and the Bureau of Economic and Business Research (BEBR), as shown in the PBC 2013 Population Allocation Model, the medium projections show the population in PBC growing by over 300,000 people between 2015 and 2035 (from 1,377,200 to 1,678,100).



- **Objective 2.1:** This objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.  
**Applicant's Description:** Allowing the requested FLUA designation to permit a Type III CLF use will accommodate the expected growth in the population of the County.
- **Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.  
**Applicant's Description:** As shown in Attachments H through O the Subject Property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, fire rescue services, etc.
- **FLUE Policy 2.1-f:** Before approval of a FLU amendment, the applicant shall provide an adequate justification for the proposed FLU amendment. Please see below for details regarding the impact of the proposed FLUA on the items listed:
  - The natural environment, including topography, soils and other natural resources;  
**Applicant's Description:** Please see Attachment L for the Environmental Inventory.
  - The availability of facilities and services;  
**Applicant's Description:** Below is more detailed information on the availability of each of those facilities and services:
    - a. *Traffic:* Please see Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by KBP Consulting, Inc.
    - b. *Mass Transit:* The nearest Palm Tran bus route is Route 62 that stops at the southwest corner of State Road 7 and Whitehorse Drive, approximately .30 miles from the Subject Property. The closest Tri-Rail connection is the Lake Worth Road station located in Lake Worth which can be accessed via Palm Tran Route 62.
    - c. *Potable Water and Wastewater:* Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department dated July 31, 2017 and the Level of Service Statement for Potable Water and Wastewater prepared by Bowman Consulting Group, LTD.
    - d. *Drainage:* Please see Attachment J for the Drainage Statement prepared by Bowman Consulting Group, LTD.
    - e. *Fire Rescue:* Please see Attachment K for the Fire Rescue letter dated July 31, 2017 which confirms that the nearest PBC Fire Rescue station is Station #30 located at 9610 Stribling Way and is approximately 1.25 miles from the Subject Property.
  - The adjacent and surrounding development;  
**Applicant's Description:** Please refer to the surrounding uses section above.
  - The future land use balance;  
**Applicant's Description:** As stated previously, the proposed FLU Amendment to HR-8 on the Subject Property will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLU designation on the Subject Property will continue to provide a balanced FLU in the area as it will allow a CLF residential use found elsewhere in the area and needed to continue to meet the needs of the County's growing and aging population.

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

**Applicant's Description:** Not applicable.

- **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.

**Applicant's Description:** The proposed amendment would modify the existing LR-2 FLU designation to allow development of a Type III CLF in close proximity to existing single family residential developments. The existing plat nursery does not provide the highest and best use of the land. Therefore, the proposed amendment would utilize an underdeveloped parcel within the Urban/Suburban Tier and contribute to livable communities and help balance land uses that is within the character of the community, and furthers these Directives.

- **Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.

**Applicant's Description:** The Subject Property is surrounded by built developments or parcels currently developed and used for residential purposed and is located along the State Road 7 corridor. As such, the proposed infill amendment does not encourage piecemeal development, nor does it create residual parcels.

- **Policy 2.2.8-d:** The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.

**Applicant's Description:** The proposed amendment is consistent with this policy as the uses proposed are compatible with the purpose of the Urban/Suburban Tier and the proposed PUD is consistent with the HR-8 future land use.

#### Consistency with Florida Statutes

- **Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the Applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

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

**Applicant's Description:** The Applicant is requesting to change the FLU of the Subject Property from LR-2 to HR-8 for the purpose of providing additional housing and care options in close proximity to existing single family residential communities. By allowing the proposed CLF to be developed on the Subject Property the County is promoting redevelopment of an underutilized infill parcel strategically located close to the community of friends and family in the nearby existing residential community.

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

**Applicant's Description:** The Subject Property is within the Urban/Suburban Tier surrounded by non-rural lands. The Subject Property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities.
- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Applicant's Description:** The proposed development is not isolated in nature as existing development exists to the north, south, east, and west within the Urban/Suburban Tier.
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Applicant's Description:** This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system.
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Applicant's Description:** The Subject Property is located within the Urban/Suburban tier. It is not located within any zoning district or overlay which would mandate the continued use of the Subject Property for agriculture, and, in fact, those activities many times are not compatible with the types of uses already existing in the corridor. As such, the proposed FLUA Amendment does not fail to adequately protect said activities.
- Fails to maximize use of existing public facilities and services.

**Applicant's Description:** This amendment will maximize the use of existing facilities. PBCWUD has confirmed that it has capacity to service the Subject Property under its proposed FLUA amendment and facilities are existing just to the north of the subject property. Also, existing Fire Rescue facilities are also located within close proximity of the subject property. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- Fails to maximize use of future public facilities and services.

**Applicant's Description:** The amendment for a FLUA amendment will maximize the use of future public facilities and services as the Subject Property is located so as to concentrate the use of the facilities within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Applicant's Description:** As a result of the existing development located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure. Also, the proposed development will address stormwater management on the Subject Property and no significant off-site roadway improvements are anticipated due to the insignificant amount of traffic anticipated to be created by the proposed use. Therefore, the proposal discourages the proliferation of Urban Sprawl.

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

**Applicant's Description:** Allowing a Type III CLF on the Subject Property is consistent with the style of development in the Urban/Suburban Tier, as well as adjacent areas. The Subject Property is located within the Urban/Suburban Tier of the County and is not envisioned to be a rural area. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

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

**Applicant's Description:** This amendment will allow for what could be considered infill development as urban/suburban styles of development have occurred and/or been approved in each direction from the Subject Property while it has been underutilized by a plant nursery.

- Fails to encourage a functional mix of uses.

**Applicant's Description:** As previously discussed the Subject Property is currently underutilized with a plant nursery. The proposed Type III CLF on the Subject Property, which is compatible with surrounding uses, will provide additional housing options and services to surrounding residents.

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

**Applicant's Description:** The development will be designed with pedestrian interconnectivity through required pathways along the major roadways. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.

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

**Applicant's Description:** This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.

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

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

**Applicant's Description:** This amendment does not fail to protect and conserve natural resources as the Subject Property is vacant of natural resources. It is a developed and cleared as a plant nursery.

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

**Applicant's Description:** The amendment for a FLUA amendment will maximize the use of future public facilities and services existing and within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Applicant's Description:** The development will be designed with pedestrian interconnectivity required along the major roadways. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.

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

**Applicant's Description:** The proposed amendment would modify the existing LR-2 FLU designation and provide additional housing types and options by utilizing an infill parcel within an area that is mostly developed. Therefore, the proposed amendment would utilize an undeveloped parcel within the Urban/Suburban Tier and contribute to livable communities and help balance land uses that is within the character of the community.

In conclusion the requested FLU Amendment from LR-2 to HR-8 on the Subject Property is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.

On behalf of the Applicant, Dunay Miskel Backman, LLP, respectfully requests approval of this request to amend the FLUA designation on the Subject Property while voluntarily imposing conditions of approval. The attorney at Dunay Miskel Backman is Ele Zachariades who can be reached at 561.405.3349 or via email at [ele@dmblaw.com](mailto:ele@dmblaw.com).

### Exhibit 3

### Applicant's Public Facilities Table

#### VIII. Public Facilities Information

A. Traffic Information			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	150	532	508
Trip Increase Max.	382		
Trip Inc. Conditioned or Concurrent	358 (Conditioned)		
Significantly impacted roadway segments that fail Long Range	None	None	None
Significantly impacted roadway segments for Test 2	None	None	None
Traffic Consultant	KBP Consulting, Inc.		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	Route 62 - +/- 0.3 miles from the Property		
Nearest Palm Tran Stop	State Road 7 and Whitehorse Drive		
Nearest Tri Rail Connection	Lake Worth Station +/- 8.9 miles		
C. Portable Water & Wastewater Information			
Please refer to <b>Attachment I, Potable Water &amp; Wastewater Level of Service (LOS) Comment Letter</b> , which states that the provider of potable water and wastewater is able to maintain their current level of service standard established by the potable water provider while accommodating the increase of density of the proposed amendment.			
Potable Water & Wastewater Providers	Water & Wastewater service will be provided by Palm Beach County Water Utilities.		

<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Potable water will be distributed to the site via connection to a 12" water main along Palomino Drive. The nearest wastewater infrastructure is an existing manhole for gravity sewer connection along Palomino Drive at the south property line, which leads to a lift station approximately 140 feet downstream.
<b>D. Drainage Information</b>	
The subject site is located within the Lake Worth Drainage District (LWDD) – Drainage Basin C-51, and South Florida Water Management District (SFWMD). The proposed stormwater management system will meet the SFWMD's criteria for dry-pretreatment, water quality treatment, and will be sized to completely contain the 100-Year, 3-Day storm on-site with zero off-site discharge. The existing legal positive outfall to Palomino Drive is to be maintained after providing water quality treatment on-site. Please refer to <b>Attachment J, Drainage Statement</b> .	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Palm Beach County Fire Station #30 9610 Stribling Way, Wellington, FL 33414
<b>Distance to Site</b>	+/- 1.25 miles
<b>Response Time</b>	Anticipated Response Time is 5 minutes
<b>Effect on Resp. Time</b>	In a letter dated July 31, 2017, Palm Beach County Fire Rescue confirmed that the requested amendment will have minimal impact on Fire Rescue response time. Please refer to <b>Attachment K, Fire Rescue Letter</b> .
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	There are no known occurrences of significant habitats or species inhabiting the Subject Property, however, an environmental assessment will be required. Please refer to <b>Attachment L, Natural Feature Inventory &amp; Map</b> .
<b>Flood Zone*</b>	According to FEMA Flood Map 1201920160A - Panel 160 of 245, the subject property is located within flood zone X. Flood zone X represents areas outside of the 500-year flood plain with less than 0.2% probability of annual flooding.
<b>Wellfield Zone*</b>	The Subject Property is not located in a Wellfield Zone. Please refer to <b>Attachment M, Wellfield Zone Map</b> .
<i>* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.</i>	
<b>G. Historic Resources</b>	
In a letter dated July 27, 2017, the PBC Archaeologist confirmed no known cultural (historical or archaeological) resources are identified within 500 feet of the Subject Property. Please refer to <b>Attachment N, Historic Resource Evaluation Letter</b> .	



**H. Parks and Recreation - Residential Only**

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee South	0.00339	+ 155	0.525
Beach	R.G. Kreusler	0.00035	+ 155	0.054
District	Park Ridge Golf Course	0.00138	+ 155	0.214

**I. Libraries - Residential Only**

Library Name	Wellington Branch		
Address	1951 Royal Fern Drive		
City, State, Zip	Wellington, FL 33414		
Distance	+/- 2.9 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+ 155	+ 310
Periodicals	5 subscriptions per 1,000 persons	+ 155	+ 0.775
Info Technology	\$1.00 per person	+ 155	+ \$155
Professional staff	1 FTE per 7,500 persons	+ 155	+ 0.021
All other staff	3.35 FTE per professional librarian	+ 155	+ 0.069
Library facilities	0.34 sf per person	+ 155	+ 52.7

**J. Public Schools - Residential Only**

	Elementary	Middle	High
Name	N/A	N/A	N/A
Address	N/A	N/A	N/A
City, State, Zip	N/A	N/A	N/A
Distance	N/A	N/A	N/A

## **Exhibit 4**

### **Traffic Study**

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Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

## Exhibit 5 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**

Paulette Burdick, Mayor  
Melissa McKinlay, Vice Mayor  
  
Hal R. Valeche  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

August 3, 2017

Karl B. Peterson, P.E.  
KBP Consulting, Inc.  
8400 N University Drive, Suite 309  
Tamarac, Florida 33321

**RE: Round 2018-B  
Resort Lifestyle Community  
Policy 3.5-d Review**

Dear Mr. Peterson:

Palm Beach County Traffic Division has reviewed the traffic impact study for the proposed Future Land Use Amendment for the above referenced project, revised July 20, 2017, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	North side of Palomino Dr, East of SR-7
<b>PCN #:</b>	00-42-43-27-05-025-0090
<b>Size:</b>	10.02 acres
<b>Existing FLU:</b>	Low Residential, 2 dwelling units per acre (LR-2)
<b>Existing Zoning:</b>	Agricultural Residential
<b>Existing Use:</b>	Vacant
<b>Existing Max Potential:</b>	Single Family Residential = 15 Dwelling Units
<b>Proposed FLU:</b>	High Residential, 8 dwelling units per acre (HR-8)
<b>Prop. Zoning:</b>	Planned Unit Development (PUD)
<b>Proposed Use:</b>	Type III CLF
<b>Prop. Dev. Potential:</b>	Assisted Living Facility (ALF) = 191 Beds
<b>Prop. Max Potential:</b>	Multi-Family Residential = 80 DUs
<b>Net Daily Trips (Prop):</b>	358
<b>Net Daily Trips (Max):</b>	382
<b>Net PH Trips (Prop):</b>	16 (15/1) AM, 23 (6/17) PM
<b>Net PH Trips (Max):</b>	32 (6/26) AM, 31 (21/10) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above.

Please contact me at 561-684-4030 or email to [qbari@pbcgov.org](mailto:qbari@pbcgov.org) with any questions.

Sincerely,

Quazi Bari, P.E.  
Senior Professional Engineer - Traffic Division

QB:DS/bc

cc: Dominique Simeus, E.I. - Project Coordinator II, Traffic Division  
Lisa Amara - Senior Planner, Planning Division  
Khurshid Mohyuddin - Principal Planner, Planning Division  
Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Unincorporated - Traffic Study Review  
N:\TRAFFIC\Development Review\Comp Plan\18-B-Resort Lifestyle Community.docx

**Exhibit 6**  
**Water & Wastewater Provider LOS Letter**

---



**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd.  
West Palm Beach, FL 33413  
(561) 493-6000  
Fax: (561) 493-6113  
www.pbcwater.com



**Palm Beach County  
Board of County  
Commissioners**

Paulette Burdick, Mayor  
Melissa McKinlay, Vice Mayor  
  
Hal R. Valeche  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger  
Mack Bernard

**County Administrator**  
Verdenia C. Baker

July 31, 2017

Bowman Consulting  
13450 W. Sunrise Blvd. Suite 320  
Sunrise, Fl. 33323

RE: 9885 Palomino Drive  
PCN # 00-42-43-27-05-025-0090  
Service Availability Letter

Dear Mr. Luipersbeck:

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the existing FLU designation of LR-2 and the proposed FLU designation of HR-8 subject to a capacity reservation agreement.

Potable water and wastewater pipes are located in Palomino Drive.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Michels".

Jackie Michels, P.E,  
Plan Review Manager

## Exhibit 7

### Disclosure of Ownership Interests

---

PALM BEACH COUNTY - ZONING DIVISION

FORM # 09

#### 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  
Eric K. Aaronsen, 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 ☐ \_\_\_\_\_ [position - e.g.,  
president, partner, trustee] of \_\_\_\_\_ [name and type of  
entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership  
interest in real property legally described on the attached Exhibit "A" (the "Property").  
The Property is the subject of an application for Comprehensive Plan amendment or  
Development Order approval with Palm Beach County.
2. Affiant's address is: \_\_\_\_\_  
9885 Palomino Drive, Lake Worth, FL 33467  
\_\_\_\_\_
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.

**EXHIBIT "A"**

**PROPERTY**

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND OFFICIAL RECORDS BOOK 9510, PAGE 1371)  
TRACT 9, BLOCK 25, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN  
THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN  
PLAT BOOK 2, PAGE 45; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 436,522 SQUARE FEET OR 10.02116 ACRES, MORE OR LESS.



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.

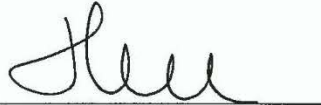
FURTHER AFFIANT SAYETH NAUGHT.



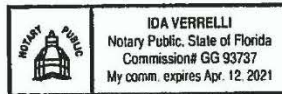
Eric K. Aanonsen, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of AUGUST, 2017, by ERIC K. AANONSEN, [ ] who is personally known to me or ☒ who has produced FLORIDA D. LICENSE as identification and who did take an oath.



Notary Public



IDA VERRELLI

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 04/12/2021



## EXHIBIT "B"

## DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Eric K. Aanonsen	9885 Palomino Dr	100%

## 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

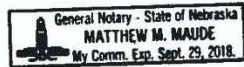
BEFORE ME, the undersigned authority, this day personally appeared  
Breck C. Collingsworth, hereinafter referred to as "Affiant," who  
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [ ] President/CEO [position—e.g.,  
president, partner, trustee] of Cameron General Contractors, Inc [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: 8040 Eiger Drive  
Lincoln, NE 68516
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of  
every person or entity having a five percent or greater interest in the Applicant.  
Disclosure does not apply to an individual's or entity's interest in any entity  
registered with the Federal Securities Exchange Commission or registered pursuant  
to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County  
policy, and will be relied upon by Palm Beach County in its review of Applicant's  
application for Comprehensive Plan amendment or Development Order approval.  
Affiant further acknowledges that he or she is authorized to execute this Disclosure  
of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to  
reflect any changes to ownership interests in the Applicant that may occur before the  
date of final public hearing on the application for Comprehensive Plan amendment  
or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the  
penalties provided by the laws of the State of Florida for falsely swearing to  
statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and  
to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Breck C. Collingsworth  
Breck C. Collingsworth, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of JULY, 2017, by BRECK C. COLLINGSWORTH, [☒] who is personally known to me or [☐] who has produced \_\_\_\_\_ as identification and who did take an oath.



Matthew M. Maude

Notary Public

MATTHEW M. MAUDE

(Print Notary Name)

NOTARY PUBLIC

State of ~~Florida at Large~~ NEBRASKAMy Commission Expires: 9/29/18

**EXHIBIT "A"**

**PROPERTY**

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND OFFICIAL RECORDS BOOK 9510, PAGE 1371)

TRACT 9, BLOCK 25, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 436,522 SQUARE FEET OR 10.02116 ACRES, MORE OR LESS.

**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**


## Exhibit 8

### Correspondence

---

**From:** Patrick Wilson [<mailto:pwmail@me.com>]  
**Sent:** Wednesday, November 01, 2017 4:16 PM  
**To:** Edward Nessenthaler <[ENessent@pbcgov.org](mailto:ENessent@pbcgov.org)>  
**Subject:** Resort Lifestyle Communities

Good afternoon Ed,

A pleasant experience meeting you on the phone today, and I want you to know I really appreciate your quick return call and your time in the explanation of the on goings with the proposed land use change.

Here is link #1 (27) page document to which we refer:  
<http://discover.pbcgov.org/pzb/planning/PDF/Amendments/ResortLifestyle.pdf>

Here the blurb from their page 10:

***"REQUEST On behalf of Cameron General Contractors, Inc. (Applicant), Dunay, Miskel and Backman, LLP (Agent) respectfully submits this application requesting a FLUA Amendment in order to facilitate future development of the Subject Property for residential uses. The request is to amend the current FLU designation of LR-2 to HR-8, High Residential - 8 DU/Acre. In addition, Applicant intends to submit a concurrent application to the County Zoning Division for an Official Zoning Map Amendment (Rezoning) to allow a zoning change from the AR zoning district to the PUD, Planned Unit Development, zoning district with a request for a Class A Conditional Use for a Type III Congregate Living Facility ("CLF") with approximately 191 beds.***

Page 24 of the document seems to contradict page 10. Here the section, of page 24, which increases our concern.

" Land Use Plan Amendment Application

***Project Information The subject parcel is located on the north side of Palomino Drive in Palm Beach County, Florida and contains approximately 9.63 acres. The Property Control Number (PCN) for the subject parcel is 00-42-4327-05-025-0090. The subject parcel is currently zoned Agriculture Residential (AR) with an existing Future Land Use (FLU) of Low Density Residential (LR-2). The property owner is requesting a change in the parcel's future land use designation to High Density Residential (HR-12)"***

Ed, not being trained in your field of expertise but, trying to figure the math, here is what we see as the dilemma.



My neighborhood Cypress Trails has 109 acres with 105 homes and an average of two houses per acre. One of our sister neighborhoods The Ranchettes has a lot more homes with a minimum lot size of one acre.

So, I walked outside of my home and looked at my lot and my neighbors lot the two of which equal 1 acre, I can't see 12 units per acre unless they are teeny, teeny, teeny, or even multi story units unless they are 3, 4, or 5 stories high and not mention one heck of a lot more cars on a small two lane road Palomino.

Please help us understand how such project could be put together without destroying our little corner of the world's quality of life which has dumped a lot of money in property taxes into the Palm Beach County coffers over the last 30 years.

Again, please accept my sincerest, personal, thanks for your time and knowledge on the phone this afternoon. Look to hearing back from you soon.

Respectfully Submitted,

Patrick Wilson

561 346-5060

[pwmail@me.com](mailto:pwmail@me.com)

-----Original Message-----

From: Sandy Parker <sandyjparker@hotmail.com>

Sent: Tuesday, October 31, 2017 6:13 PM

To: Francis Forman <FForman@pbcgov.org>

Subject: Land use change on Palomino and 441

I would like to voice my objection to this land use change as it will have detrimental affects in our neighborhood. We are an equestrian community and have already been impacted by all the surrounding building and additional traffic we have to endure. Enough is enough Please vote no to this land use change.

Sandy Parker  
3473 Pancho Way  
Palm Beach Ranchettes.  
Sent from my iPhone

**From:** Alicia <sukeeyakee@bellsouth.net>  
**Sent:** Wednesday, April 25, 2018 12:09 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Amendment #LGA 2018-007

Honorable Palm Beach County Commissioners,

I am writing to ask you to vote “No” on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood. The form and scale of this CLR/2 will create an imbalance between our property owners’ interest and land use. **Single family homes are appropriate** and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that “Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**”

Please help us understand, how such a project could be put together without destroying our community’s quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you **keep the land use at AG/LR-2. Please vote NO** on Amendment #LGA 2018-007.

Alicia Masnikoff

---

**From:** Robert Morita <robert.morita@yahoo.com>  
**Sent:** Wednesday, April 25, 2018 12:52 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Re: Zoning #LGA 2018-007

On Wednesday, April 25, 2018, 12:45:37 PM EDT, Robert Morita <[robert.morita@yahoo.com](mailto:robert.morita@yahoo.com)> wrote:

Honorable Palm Beach County Commissioners,

I am writing to ask you to vote “No” on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood.

The form and scale of this CLR/2 will create an imbalance between our property owners' interest and land use. **Single family homes are appropriate** and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**"

Please help us understand, how such a project could be put together without destroying our community's quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you **keep the land use at AG/LR-2. Please vote NO** on Amendment #LGA 2018-007.

Bob Morita  
3358 Lago de Talavera  
Wellington, FL 33467

---

**From:** wamueller@aol.com <wamueller@aol.com>

**Sent:** Sunday, April 29, 2018 6:24 PM

**To:** Francis Forman <FForman@pbcgov.org>; MMcKinlay@pbcgov.org; Lisa Amara A. <LAMara@pbcgov.org>; LAgehemo@pbcgov.org; Mack Bernard <MBernard@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; KBurk@pbcgov.org; Hal Valeche <HValeche@pbcgov.org>; PBurdick@pbcgov.org; SAbrahams@pbcgov.org; Patrick Rutter <PRutter@pbcgov.org>; TSimon007@bellsouth.net

**Subject:** voting no on Amendment #LGA 2018-007

We vote NO on Amendment #LGA 2018-007

Bill & Gina Mueller  
8971 Yearling Dr.  
Lake Worth, FL  
Palm Beach Ranchettes

---

**From:** Brittany Rugel <brittany.rugel@gmail.com>

**Sent:** Tuesday, January 23, 2018 2:39 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Dear Commissioner,

I am writing to ask you to vote NO on Amendment #LGA [2018-007](#), the proposed land use/density change up, which is currently scheduled for hearing on January 31, 2018.

This density change is not in alignment with County code, or the West Lake Worth Road Coalition Inc.'s Neighborhood Plan. While our broader West Lake Worth Road Community has been supportive of development and workforce housing, the amount of homes and other properties already approved and/or in progress, including CLF's within a 3-mile radius of this parcel today, is overly excessive. Not to mention the major traffic increases, which will come along with these projects.

The proposed change in land use seeks significant change to a max density of up 8.0 units per acre, in an area that is surrounded by LR-1 to LR-3 residential neighborhoods. With the further planned amendment equating to about 12.0 units per acre, this simply is not compatible with adjacent land uses and would drastically change the area, most notably the Talavera and Palm Beach Ranchettes neighborhoods.

Under current code, multifamily apartments (which they are referring to as congregate living) are not allowed under standard zoning, unless zoned as such before August 1, 1989.

1. Code clearly states that zoning changes shall not be permitted unless all criteria are met, and the increased density creates no compatibility issues with adjacent properties.

a. This type of density is incompatible with any residential development within miles. The properties just east of the subject parcel on Palomino are zoned AG/LR-1 and the adjacent properties directly across the street on Palomino are zoned LR-2.

In addition, the amendment application submitted by the applicant is contradicting, whereas;

Page 10 of the application states:

"REQUEST On behalf of Cameron General Contractors, Inc. (Applicant), Dunay, Miskel and Backman, LLP (Agent) respectfully submits this application requesting a FLUA Amendment in order to facilitate future development of the Subject Property for residential uses. The request is to amend the current FLU designation of LR-2 to HR-8, High Residential - 8 DU/Acre. In addition, Applicant intends to submit a concurrent application to the County Zoning Division for an Official Zoning Map Amendment (Rezoning) to allow a zoning change from the AR zoning district to the PUD, Planned Unit Development, zoning district with a request for a Class A Conditional Use for a Type III Congregate Living Facility ("CLF") with approximately 191 beds.

Then page 24 of the document seems to contradict page 10.

Here is the section, of page 24, which further increases our concern:

" Land Use Plan Amendment Application

Project Information The subject parcel is located on the north side of Palomino Drive in Palm Beach County, Florida and contains approximately 9.63 acres. The Property Control Number (PCN) for the subject parcel is 00-42-4327-05-025-0090. The subject parcel is currently zoned Agriculture Residential (AR) with an existing Future Land Use (FLU) of Low Density

Residential (LR-2). The property owner is requesting a change in the parcel's future land use designation to High Density Residential (HR-12)".

The only way to accomplish 191 units on this parcel of land is to build up 3-5 stories high. Which again, is incompatible with any residential development within miles, as well as specifically prohibited within the West Lake Worth Road Neighborhood Plan.

The contemplated 3 story building height is 43 feet; whereas the standard code is 35. In addition, the peak height of the building exceeds the permissible height of a 5 story building.

A quick fact: Palomino Dr. from US 441/SR 7 is about 1.7 miles long and approximately 22 feet wide and Blanchette Trl., a North-South Rd. about a mile long 22 feet wide are the only two entrances to the Palm Beach Ranchettes and Talavera neighborhoods, which combined house over 400 single family homes. If the County's stats are correct, these two neighborhoods combined generate around 3,500 car trips per day and have been paying the county over \$1,600,000 per year in property taxes on their homes.

Please help us understand, how such a project could be put together without further destroying our community's quality of life! A community, which has contributed a lot of money in property taxes into the Palm Beach County coffers over the past years.

We, the broader community, made up of neighboring communities, respectfully requests that you keep the land use at AG/LR-2.

Sincerely,

Brittany Rugel

---

**SAME LETTER AS ABOVE FROM**

**From:** Arthur Dymkowski <arthurdymkowski@gmail.com>

**Sent:** Friday, January 19, 2018 7:38 AM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

---

**SAME LETTER AS ABOVE FROM**

**From:** Catherine Tirino <pctirino@gmail.com>

**Sent:** Thursday, January 18, 2018 11:28 AM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

---

**SAME LETTER AS ABOVE FROM**

**From:** Cataldi, Charles <CCataldi@medline.com>

**Sent:** Wednesday, January 17, 2018 7:44 AM

---

To: BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
Cc: Cataldi, Charles <CCataldi@medline.com>  
Subject: Resort Lifestyle Communities Amendment #LGA 2018-007  
Charles Cataldi  
Sales Representative  
Medline Industries, Inc.  
[www.medline.com](http://www.medline.com)

---

**SAME LETTER AS ABOVE FROM**

**From:** Courtney Boden Ellender <clb011@yahoo.com>  
**Sent:** Wednesday, January 17, 2018 10:25 PM  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

---

**SAME LETTER AS ABOVE FROM**

**From:** Ian Coke <ICoke@alarisaero.com>  
**Sent:** Wednesday, January 17, 2018 6:58 AM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007  
Ian Coke  
3185 Custer Ave Lake Worth Florida 33467

---

**SAME LETTER AS ABOVE FROM**

**From:** glassbuckley@aol.com <glassbuckley@aol.com>  
**Sent:** Thursday, January 18, 2018 4:04 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007  
James and Valerie Buckley

---

**SAME LETTER AS ABOVE FROM**

**From:** Janeene Andersen <janeeneandersen@gmail.com>  
**Sent:** Tuesday, January 23, 2018 2:52 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007  
Janeene Andersen  
8761 Yearling Dr.  
Lake Worth, FL 33467

---

**SAME LETTER AS ABOVE FROM**

**From:** Janet Thompson <janet.thompson914@gmail.com>  
**Sent:** Wednesday, January 17, 2018 4:49 PM  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Janet Thompson Talavera Community

---



**SAME LETTER AS ABOVE FROM**

**From:** Jenna Setticasi <jenna7@bellsouth.net>  
**Sent:** Wednesday, January 17, 2018 11:57 AM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Sincerely,  
Jenna and Emanuel Setticasi  
9070 Arrowhead Dr.  
Lake Worth, FL 33467

---

**SAME LETTER AS ABOVE FROM**

**From:** Joe Mainiero <mainiero50@gmail.com>  
**Sent:** Tuesday, January 23, 2018 4:43 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

I just recently purchased 2 adjacent lots on Yearling with hopes to build my dream home in a neighborhood

I adore after seeing how much my father has loved his home purchased also on Yearling in 2005. The possibility of this happening is quite concerning and disappointing as this neighborhood will never be the same if this is approved. I appreciate your time and consideration.

Sincerely,

Joe Mainiero

***Joe M. Mainiero***

[UPRproducts.com](http://UPRproducts.com)  
[750 S. Eastcoast st.](http://750 S. Eastcoast st.)  
[Lake Worth, Fl. 33460](http://Lake Worth, Fl. 33460)  
E-mail: [mainiero50@gmail.com](mailto:mainiero50@gmail.com)

---

**SAME LETTER AS ABOVE FROM**

**From:** Johanna Cataldi <jscat@comcast.net>  
**Sent:** Wednesday, January 17, 2018 10:07 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007  
Johanna Cataldi  
Palm Beach Ranchettes Resident

---

**SAME LETTER AS ABOVE FROM**

**From:** Joyce McCracken <jmccrac752@gmail.com>  
**Sent:** Wednesday, January 17, 2018 4:32 AM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

---

---

**SAME LETTER AS ABOVE FROM**

**From:** lisannep <lisannep@bellsouth.net>

**Sent:** Thursday, January 18, 2018 12:29 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

---

**SAME LETTER AS ABOVE FROM**

**From:** Matthew Ferrer <mwferrer@gmail.com>

**Sent:** Monday, January 22, 2018 10:07 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Matthew Ferrer

8225 bowie way, lake worth, FL 33467

---

**SAME LETTER AS ABOVE FROM**

On Jan 29, 2018, at 5:59 PM, Michele Russell <[mcrussell4@yahoo.com](mailto:mcrussell4@yahoo.com)> wrote:

Michele Russell

3185 Custer Ave Lake Worth FL 33467

---

**SAME LETTER AS ABOVE FROM**

**From:** Monica Klotz <mmastroni@yahoo.com>

**Sent:** Wednesday, January 17, 2018 11:07 AM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment LGA 2018-007

---

**SAME LETTER AS ABOVE FROM**

**From:** Patti Alm <pattialm@outlook.com>

**Sent:** Wednesday, January 17, 2018 3:13 AM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Subject: Resort Lifestyle Communities Amendment #LGA 2018-007

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**SAME LETTER AS ABOVE FROM**

**From:** Robert Culpepper <Culpepper75@comcast.net>

**Sent:** Monday, January 22, 2018 9:43 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

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**SAME LETTER AS ABOVE FROM**

-----Original Message-----

**From:** Robert Davidson <[bdavid4504@aol.com](mailto:bdavid4504@aol.com)>

**To:** bdavid4504 <[bdavid4504@aol.com](mailto:bdavid4504@aol.com)>

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Sent: Thu, Jan 18, 2018 1:08 pm  
Subject: Resort Lifestyle Communities Amendment # LGA2018-007

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**SAME LETTER AS ABOVE FROM**

On Feb 1, 2018, at 1:38 PM, "[oceanoutboards@aol.com](mailto:oceanoutboards@aol.com)" <[oceanoutboards@aol.com](mailto:oceanoutboards@aol.com)> wrote:  
Robert & Kathleen Criddle  
8940 Yearling Dr.  
Lake Worth, fl. 33467

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**SAME LETTER AS ABOVE FROM**

**From:** Roger Tull <robertull@comcast.net>  
**Sent:** Thursday, January 18, 2018 5:45 AM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

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**SAME LETTER AS ABOVE FROM**

**From:** Sandra Deltiempo <sandra.deltiempo@gmail.com>  
**Sent:** Wednesday, January 17, 2018 2:03 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

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**SAME LETTER AS ABOVE FROM**

**From:** Scott <knightcane@gmail.com>  
**Sent:** Wednesday, January 17, 2018 4:42 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Sincerely,

**Scott Buser**

3613 Lago de Talavera  
Wellington, FL

---

**SAME LETTER AS ABOVE FROM**

**From:** Shawn Stambaugh <shawn\_s@bellsouth.net>  
**Sent:** Tuesday, January 23, 2018 6:19 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Sincerely,  
Shawn & Mayra Stambaugh  
8867 Rodeo Dr  
Lake Worth, FL. 33467

---

**SAME LETTER AS ABOVE FROM**

**From:** Shirley M. Weiner <shrub1946@gmail.com>

**Sent:** Tuesday, January 23, 2018 12:44 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Shirley M. Weiner  
9110 Arrowhead Drive  
Lake Worth, FL 33467

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**SAME LETTER AS FORM LETTER PLUS**

**From:** Tammy Simon <Tsimon007@bellsouth.net>

**Sent:** Tuesday, April 24, 2018 2:22 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Cc:** Kelley Burke A. <KBurke@pbcgov.org>; Francis Forman <FForman@pbcgov.org>; Lorenzo Aghemo <LAghemo@pbcgov.org>; MMCKinley@pbcgov.org; Patrick Rutter <PRutter@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Hal Valeche <HValeche@pbcgov.org>; Paulette Burdick P. <PBurdick@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Steven Abrams <SAbrams@pbcgov.org>; Lisa Amara A. <LAMara@pbcgov.org>

**Subject:** Letter to Commissioners re Amendment #LGA 2018-007

Honorable Commissioners,

Please find attached my respectful request and reasoning for you to vote "No" on Amendment #LGA 2018-007 next Wednesday, May 2<sup>nd</sup>. I will attend the meeting and have a signed petition for you to consider.

(Kelley Burke requested me to also include PZB in my emails to you.)

Sincerely,

Tammy Simon  
8732 Yearling Drive  
Lake Worth 33467  
561-254-3330 c

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**SAME LETTER AS FORM LETTER PLUS**

**From:** Jennifer Coppini <jcoppini1@gmail.com>

**Sent:** Wednesday, January 31, 2018 3:32 PM

**To:** Francis Forman <FForman@pbcgov.org>

**Subject:** Fwd: RESORT LIFESTYLE COMMUNITIES AMENDMENT #LGA 2018-007

Please see attached email I sent to the County Commissioners regarding my objections to the proposed land change as requested by this developer. I felt it important to forward you a copy as well as I did not have your information previously.

Jennifer Coppini  
8731 El Paso Drive  
Lake Worth, FL 33467

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**SAME LETTER AS FORM LETTER PLUS**

**From:** Karen Fleming <kflem3@bellsouth.net>

**Sent:** Thursday, January 18, 2018 3:38 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Palm Beach County Commissioners,

This is regarding the request to rezone a parcel of property in MY neighborhood which I am against. The property owners of Palm Beach Ranchettes paid for the entrance streets into MY neighborhood out of our pockets back in the 1989. No one else in the county paid for them! We did..... I'm talking about Blanchette Trail & Palomino Drive. I owned property on Pinion Drive in the 1980's which is when the PBC sign that says "NO THRU TRAFFIC" was posted on Blanchette as you turn off of Lake Worth Road. I sold it and returned to the neighborhood about 10 years later in 2001. The neighborhood was always a quiet, serene place to live. It is not anymore. My neighborhood is a drag strip for people cutting thru it to avoid traffic lights between Blanchette and 441. PBSO does not enforce the "NO THRU TRAFFIC". There have been so many accidents because of the increased traffic and the excessive speeds! I personally have contacted Commissioner McKinlay's office multiple times with little feedback and the last 2 contacts have had NO RESPONSE OR FEEDBACK! 1 WAS AN EMAIL AND 1 WAS A PHONE CALL.

Sincerely,

Karen Fleming

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**From:** Bud and Judy <thewhodats@aol.com>

**Sent:** Tuesday, January 23, 2018 3:01 PM

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

We have several things that we want to add to the letter with all the other information. When we bought our lots in 1986, every single road in the Ranchettes was a dirt road, including Blanchette and Palomino. Several years later, because the roads were so bad, those two roads were paved. The fire department requested that the county pave the roads because there was a boat fire on El Paso (East) and a 5-10 minute drive took more than 45 minutes to get to the fire. As a result every single lot in here (there are 429 lots) was accessed approximately \$1000 each for OUR PART of the paving of those two roads. I do not know if the bigger lots were charged more but that is what was paid for a little over an acre lot. That almost \$500,000 is a large chunk of change that we ALL have invested just in those two roads. This is our main reason why we feel that the adding of even more traffic is totally unnecessary and very unwelcome. Many residents here now don't know that little fact, so we wanted the commissioners to also know. The roads that are now also paved, our residents paid between \$7500 and \$10,000 to assist in the paving, so most of us are quite invested in this issue. Another fact that also applies, is the congestion that happens every school day at Discovery Key Elementary. Folks from other neighborhoods have found it easier to drop off/pick up their kids from our neighborhood, twice a day, as opposed to getting into the daily congestion that is at the school. The traffic is crazy, overwhelming and with no regard to the fact that this is a residential neighborhood. Other than cutting our neighborhood IN HALF, that is our other reason why Lyons Road should not go through our neighborhood. It's bad now but imagine

adding commuters and traffic from a facility on Palomino and a facility on Blanchette, into the mix of kids/parents trying to get to and from Discovery Key Elementary. It would also impact the two schools to our north. We also question the necessity of having yet another life care facility in such close proximity to the HarborChase of Wellington Crossing which is being built at the other entrance to our community at Blanchette Trail and Lake Worth Road, which is just a little more than two miles away from this ten acre piece of land. At least the main entrance for this facility is on Lake Worth Road. If the county could somehow change things, so that their entrance would be on 441 (NOT Palomino) and they would make their plans more in keeping with our neighborhood, that is the only way, that we would agree to anything of this magnitude happening on that ten acres. They absolutely should NOT be able to access our only two main roads. Everyone living in this neighborhood are here for the very same reason. We are a very rural area in the middle of much building and we all want to maintain that atmosphere and not add to the insanity that now seems to be happening everywhere. We feel that life care facilities are a necessity but we certainly do not need them scattered everywhere like gas stations.  
Earl and Judith Collier, 3439 Pancho Way, Lake Worth, FL 33467

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**From:** ewpatric@aol.com <ewpatric@aol.com>  
**Sent:** Wednesday, April 25, 2018 2:34 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Re- zoning change to the nursery property across from the Talavera entrance.

April 24, 2018

Honorable Palm Beach County Commissioners,

I am writing to ask you to vote "No" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood.

The form and scale of this CLR/2 will create an imbalance between our property owners' interest and land use. **Single family homes are appropriate** and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**"

Please help us understand, how such a project could be put together without destroying our community's quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you **keep the land use at AG/LR-2. Please vote NO** on Amendment #LGA 2018-007.

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**From:** jodi marcello <jodimmarcello@yahoo.com>  
**Sent:** Tuesday, May 01, 2018 9:31 PM  
**To:** Francis Forman <FForman@pbcgov.org>  
**Subject:** LGA 2018-007 Resort Lifestyle Communities

Dear Francis Forman,

I am a home owner in the Palm Beach ranchetts community. I have lived here for thirty years. I am against this facility being built in my community. Please don't change the zoning in this area. We are single family homes on one acre sites.

Thank you  
Jodi Marcello

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**From:** Liz Bradley <ljbradley1@comcast.net>  
**Sent:** Monday, April 30, 2018 6:41 PM  
**To:** BBB-Allcommissioners@co.palm-beach.fl.us  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** LGA 2018-007 (Resort Lifestyles Cummunties)

Honorable Palm Beach County Commissioner,

I am writing to ask you to vote "**NO**" on Amendment #LGA 2018-007, the proposed land use change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with the Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. This is an inappropriate transition and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood of Palm Beach Ranchettes.

The form and scale of the CLR/2 will create an imbalance between our property owners' interest and land use. **Single Family Homes** are in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is inconsistent and incompatible with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the purpose of **Protecting and Enhancing the rural lifestyle and quality of the residents.**"

Please help us understand how such a project could be put together without destroying our community's quality of life! The attorney representing this client said at the last PZB meeting to "think of Lifestyle Resort Communities as a Cruise Ship in a box". Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you keep the land use at AG/LR-2. **Please vote NO on Amendment #LGA 2018-17.**

John & Liz Bradley  
9146 Palomino Drive  
Lake Worth, FL 33467

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**From:** John Henry <dreambuilderscwi@att.net>  
**Sent:** Sunday, April 29, 2018 8:12 PM  
**To:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Deny the zoning change

Dear Sirs, I am writing to express my concern with the proposed zoning change to the parcel of land belonging to A&W Annuals and to ask you to vote no on amendment #LGA 2018-007. This change is not in alignment with the Comprehensive Plan. The huge structure that is proposed is totally out of character with the personality of our community and will only detract and destroy the rural quality of life that the residents of this community has jointly built in here to establish. As it is right now we have spent years watching the vacant eye-sore of a similar project waste away at the one main entrance to our community and we refuse to be conned into believing that another monstrosity will be a "good neighbor." The traffic and business end alone of this 191 bed facility would be a nightmare to all of us not just the homes that back up to and surround this property. We thank you in advance for denying this zoning change for the sake of the Palm Beach Ranchettes community.

Sincerely John and Loretta Henry 8605 Rodeo drive. 561-436-6901

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**From:** jaspanik@yahoo.com <jaspanik@aol.com>  
**Sent:** Monday, April 30, 2018 9:51 AM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Amendment #LGA 2018-007 Please vote "NO."

Dear Commissioners:

I have lived in Palm Beach Ranchettes for a very long time and am totally opposed to the land rezoning proposal for the nursery on Palomino Drive close to 441. All that is being built now in this area is everything but residential housing. We do not need another assisted living facility or business of any kind in this neighborhood. We need neighbors that will shop and buy and pay taxes to support our county and existing businesses. There are too many businesses in this so called abundant, prosperous area that are failing already, like the one directly on 441 and Palomino Drive and we are up to our ears with all the over development that has been approved. Unless you are like the Mayor of Boca, you will see our concerns here and I don't believe if any of you lived here in this development that you would put your signature or conscience on a yes vote for this project.

A yes vote now to rezone this designated residential area on your part, is a no vote later from all of us on your reappointment to support the public trust later!

Sincerely,  
Joyce Gonzalez

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**From:** Karen Kleinhenz <karenk0808@gmail.com>  
**Sent:** Tuesday, January 30, 2018 6:26 PM  
**To:** Francis Forman <FForman@pbcgov.org>; BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Subject:** Resort Lifestyle Communities

To Francis Forman and all PBC Commissioners. My husband and I built our home on Yearling Drive in Palm Beach Ranchettes in 1983 when all roads were shellrock. Needless to say, we have seen many changes in and around our community. Fields and pastures, trees and nature have been replaced with walls and concrete. Although growth is a necessity that we have



learned to live with, the proposed facility at the western entry of our community is not acceptable. The commercial walls are closing in and becoming much too close for comfort. Perhaps a drive to our community would help you decide to vote against this facility.

Thank you for your time and consideration.

Robert and Karen Kleinhenz  
8653 Yearling Drive  
Lake Worth, Fl. 33467  
561-301-1042

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From: Karl Gerdes <khg153@gmail.com>  
Sent: Monday, April 30, 2018 5:46 PM  
To: Francis Forman <FForman@pbcgov.org>; BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>; tsimon007@bellsouth.net; pattialm@outlook.com; Melissa McKinlay <MMcKinlay@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Lorenzo Aghemo <LAghemo@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Kelley Burke A. <KBurke@pbcgov.org>; Hal Valeche <HValeche@pbcgov.org>; Paulette Burdick P. <PBurdick@pbcgov.org>; Steven Abrams <SAbrams@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>; techsavvyfl@gmail.com; kgerdes8763@comcast.net  
Subject: Re #LGA 2018-007 (Resort Lifestyle Communities)

To all the Honorable Palm Beach County Commissioner,

We have not been able to make it to any of the meetings regarding the above Use Land Change in my Neighborhood.

A meeting is coming up on May 2 for a Land use change in the case reference above from AR/LR2 to CLR/2.

We are writing this letter in support of a No Vote for this change.

We are asking the Board respectfully to block this land use change because it will completely change the face of our neighborhood.

My wife and I are in opposition to this change after we learned about the size and # bed (191) that is being considered.

I currently work as a therapist in a 53 bed Rehab hospital. At any given moment there are over 200 cars in and around that building in addition to visitors and families traveling through. I can only begin to imagine the increase traffic through our area.

To get out of my neighborhood today, it takes an average of 10 minutes due to another structure being built at the NW Corner of Blanchette Trails and Lake Worth Rd (Harbor Chase Of Wellington).

This Community only has 2 exits, one on Palomino & 441, the other on Lake Worth Rd & Blanchette Trails. It's currently a nightmare and a safety issue for the area.

Furthermore, There is an existing building sitting empty from 2015 approved for a Nursing Home on Palomino Dr, next to the property in question.

Another similar project is also being built on 441 North of Lantana Rd.

I said this to show that the green space in Florida continue to be depleted by businesses, and we need to do our best to continue to protect that for our kids in the future.

We do not want a Big Concrete Building to destroy the face of our rural and quiet community, add more traffic through the community, and Finally destroy our property value while our taxes will continue to rise.

To think of this building as a "cruise ship in a box", I would ask where is the beach?

I've taken too much of your precious time already, but we think its important for the Board to know how we feel about our neighborhood.

We respectfully request that the Board votes NO to the proposed change, and keep the current land use as it is at AG/LR-2 so we can continue to protect our environment.

God Bless

Karl Gerdes & Patricia Woolley  
8763 El Paso Drive  
Lake Worth, FL 33467

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**From:** Kristen Northup <fishten73@gmail.com>  
**Sent:** Thursday, January 11, 2018 10:07 PM  
**To:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Re: Resort Lifestyle Amendment No. LGA 2018-007

Good evening Francis, I am unable to attend the hearing tomorrow morning, so please accept this e-mail as my formal, written objection to this "Resort Lifestyle Communities" project, and their request for a land use change out of residential.

I am a resident of the Palm Beach Ranchettes, and my property is 5 houses away. I feel this project is boldly excessive and not within the zoning category in which these facilities are intended to be in. They are "a day late and a dollar short" as they say, because there already exists two ALF buildings, on the only 2 entrance / exits to this community. There's Harbor Chase on Blanchette & Lake Worth Rd.; currently under construction, and this other defunct detox building on the corner of Palomino & 441 (9935 Palomino), that's already gone vacant and un-maintained. We truly DON'T need a third ALF in this community! There's also a new facility being built a couple miles south on 441 and Lantana. Too much of any saturation is never a good thing; demand or otherwise!

Rumor is, there's a major demand for these facilities, but ya know, we heard this with Charter Schools as well 10 years ago, and everyone became an educational management developer. Many of these facilities have closed and the public is the one who receives the dis-service. I believe this is a similar trend.

I absolutely understand what it is this developer is trying to do, and the maneuver in which they are attempting to do so. This is the latest trend in development; to buy property wherever and rezone it into a PUD or whatever accommodates the new use. Many times this is appropriate. Many times it's not, and it's someone taking advantage of the system for personal gain. Seems to be the case here.

There is an entire medical corridor on SR 7/441 that is available. I'm sure there's financial reasons they are attempting to choose residential land and re-zone it. It's clearly cheaper then commercial land. But that's not everyone else's problem. And no, people do not have the right to buy land and do whatever they want with it. They never have been. Cost of land doesn't substantiate a hardship.

I'm not against development, but I am against "bad development". We need to slow down and stop re-zoning every piece of land; residential or otherwise, to accommodate developers who have quarterly returns to meet. If they were requesting a minor variance to allow their type of business, in an already compatible medical or business district, then that would be

different. But we can't continue pecking & picking away at neighborhood fabric for everyone that strolls into town.

Our residential corridor was carved out years ago, and needs to remain such! I absolutely envisioned this to be a petition for multi-family residential project, because rumor on the street is Mr. Aanonsen wants a pretty penny for the land he paid for. No residential developer can make the numbers work with say, 10 estate lots, like they should be, with his price point. So again, not a hardship!!!!

However, at this point, a higher density residential is a way more feasible and tolerable solution.

The reference that a 5 story building is such a necessity and our rural neighborhood is no longer appropriate, demonstrates the integrity on display here. How dare an out of state company assert such a claim? Let's not forget Wellington is an Equestrian Mega-Capital. Pretty sure rural lots with horses is still darn appropriate! I've always thought the "DOT Equestrian Area" sign directly across from this property was blatantly ironic. Sort of says it all!

Please make the correct decision on this land use change. Nothing about this is of mandatory necessity to substantiate the change. It's simply non-compatible, redundant and degrades the quality of life for which this neighborhood has known for decades.

Kristen Northup  
9434 Palomino Drive

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**From:** Lisa <alizafl@yahoo.com>

**Sent:** Monday, April 30, 2018 1:37 AM

**To:** Francis Forman <FForman@pbcgov.org>

**Cc:** bcc-allcommissioners@pbc.gov; mmkinlay@pbcgov.org; lamara@pbcgov.org; Lorenzo Aghemo <LAghemo@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Kelley Burke A. <KBurke@pbcgov.org>; Hal Valeche <HValeche@pbcgov.org>; Paulette Burdick P. <PBurdick@pbcgov.org>; Steven Abrams <SAbrams@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>

**Subject:** Vote no on amendment #LGA2018-007

To whom it may concern,

I live in the Palm Beach Ranchettes with my family. We moved to this neighborhood to enjoy the equestrian lifestyle that it allowed us to have on our acre lot. We have lived in this neighborhood for 12 years. We live on a dirt road and have chosen this lifestyle and purchased our lot for this reason. While we have neighbors in Talavera, they are single family homes that while are not equestrian in nature are single family homes that fit our neighborhood. The amount of cars entering and exiting our neighborhood has increased due to the school that was built adjacent to us. We have 2 entrances to our community. They are the only way in our out and adding 191 bed facility does not seem to be in line with keeping our neighborhood a 'neighborhood'. The facility would completely change the character of where my husband and kids live and why we purchased our property in the first place. We bought in a single family home neighborhood with rural benefits.

Adding a 191 bed facility is an admirable idea, but it does not belong in our community. The impact we would feel from the style of the facility is not in alignment with our rural lifestyle and

quality of life for the residents. This facility is 'in' our neighborhood and is inconsistent and incompatible with the history and current rural use. The facility would create an imbalance in the neighborhood.

There are other areas that are more appropriate for this development. Single family homes would be more in line with the neighborhood and it would maintain the rural structure and lifestyle this neighborhood has historically known and been zoned for.

Please vote no and respectfully ask that you keep the land use at AG/LR-2. Vote no on amendment #LGA20018-007.

Thank you,

Lisa Schwartz and Family  
9188 Arrowhead Drive  
Lake Worth, FL 33467

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**From:** lmasnikoff1019 <lmasnikoff1019@bellsouth.net>  
**Sent:** Wednesday, April 25, 2018 12:28 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** Amendment #LGA 2018-007

Honorable Palm Beach County Commissioners,

I am writing to ask you to vote "No" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood. The form and scale of this CLR/2 will create an imbalance between our property owners' interest and land use. **Single family homes are appropriate** and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**"

Please help us understand, how such a project could be put together without destroying our community's quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility. I respectfully request that you **keep the land use at AG/LR-2. Please vote NO** on Amendment #LGA 2018-007.

Lyle B. Masnikoff, Esq.  
Law Offices of Lyle B. Masnikoff & Associates, P.A.  
1645 Palm Beach Lakes Blvd., Suite 550 West Palm Beach, FL 33401  
Phone: (561)598-7120  
Fax: (561)598-7127  
Website: [www.workerscompfl.net](http://www.workerscompfl.net)

Email: [imasnikoff@workerscompfl.net](mailto:imasnikoff@workerscompfl.net)

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**From:** Kam Kona Ice <kamkonaice@gmail.com>  
**Sent:** Tuesday, May 01, 2018 12:05 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>; Francis Forman <FForman@pbcgov.org>  
**Cc:** Lorenzo Aghemo <LAghemo@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Hal Valeche <HValeche@pbcgov.org>; Paulette Burdick P. <PBurdick@pbcgov.org>; Steven Abrams <SAbrams@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>; Kelley Burke A. <KBurke@pbcgov.org>  
**Subject:** LGA 2018-007, Resort Lifestyle Communities

Honorable Palm Beach County Commissioners,  
I am writing to ask you to vote "NO" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.  
This density change is not in alignment with the Comprehensive Paln. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood.  
The form and sclae of CLR/2 will create an imbalance between our property owners' interest and land use. Single family homes are appropriate and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.  
The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**"  
Please help us understand, how such a project could be put together without destroying our community's quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.  
I respectfully request that you **keep the land use at AG/LR-2. Please vote NO** on Amendment #LGA 2018-007.  
Sincerely,  
Noupane Khamninh  
3472 Blanchette Trail  
Lake Worth, FL. 33467

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**From:** Sean Galt <sean@thegalts.net>  
**Sent:** Wednesday, April 25, 2018 2:11 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** NO on Amendment #LGA 2018-007

Honorable Palm Beach County Commissioners,

I am going to be out of town on business on May 2<sup>nd</sup> and will be unable to attend this important hearing, I am writing to ask you to vote "No" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood.

The form and scale of this CLR/2 will create an imbalance between our property owners' interest and land use. **Single family homes are appropriate** and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purpose of protecting and enhancing the rural lifestyle and quality of the residents.**"

Please help us understand, how such a project could be put together without destroying our community's quality of life! Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you **keep the land use at AG/LR-2**. Please vote **NO** on Amendment #LGA 2018-007.

Sean Galt

3421 Lago de Talavera | Lake Worth, Florida 33467

(561) 432-6647

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**From:** Sergio DiBattista <sdibattista23@att.net>

**Sent:** Saturday, January 27, 2018 8:47 PM

**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>

**Subject:** Resort Lifestyle Communities Amendment #LGA 2018-007

Dear Commissioner, I am writing to ask you to vote NO on Amendment #LGA 2018-007, the proposed land use/density change up, which is currently scheduled for hearing on January 31, 2018. This density change is not in alignment with County Code, or the West Lake Worth Road Coalition Inc.'s Neighborhood Plan. While, our broader West Lake Worth Road Community has been supportive of development and workforce housing, the amount of homes and other properties already approved &/or in progress, including CLF's within a 3-mile radius of this parcel today, is overly excessive. Not to mention the major traffic increases, which will come along with these projects. The proposed change in land use, seeks significant change to a max density of up 8.0 units per acre, in an area of stability. This equates to about 12.0 units per acre, in an area where developments are at a density of LR-1 to LR-3 for many miles. Under current code, multifamily apartments, which they referring to as congregate living, are not allowed under standard zoning, unless zoned, as such before August 1, 1989. 1. Code clearly states that zoning changes shall not be permitted unless all criteria are met, and the increased density creates no compatibility issues with adjacent properties. a. This type of density is incompatible with any residential development within miles. The properties just east of the subject parcel on Palomino are zoned AG/LR-1 and the adjacent properties directly across the street on Palomino are zoned LR-2. In addition, the amendment application submitted by the applicant is contradicting, whereas; Page 10 of the application states: "REQUEST On behalf of Cameron General Contractors, Inc. (Applicant), Dunay, Miskel and Backman, LLP (Agent) respectfully submits this application requesting a FLUA Amendment in order to facilitate future development of the Subject Property for residential uses. The request is to amend the current FLU designation of LR-2 to HR-8, High Residential - 8 DU/Acre. In addition, Applicant intends to submit a concurrent application to the County Zoning Division for an Official Zoning Map Amendment (Rezoning) to allow a zoning change from the AR zoning district to

the PUD, Planned Unit Development, zoning district with a request for a Class A Conditional Use for a Type III Congregate Living Facility ("CLF") with approximately 191 beds. Then page 24 of the document seems to contradict page 10. Here is the section, of page 24, which further increases our concern: " Land Use Plan Amendment Application Project Information The subject parcel is located on the north side of Palomino Drive in Palm Beach County, Florida and contains approximately 9.63 acres. The Property Control Number (PCN) for the subject parcel is 00-42-4327-05-025-0090. The subject parcel is currently zoned Agriculture Residential (AR) with an existing Future Land Use (FLU) of Low Density Residential (LR-2). The property owner is requesting a change in the parcel's future land use designation to High Density Residential (HR-12)" The only way to accomplish 191 units on this parcel of land is to build up 3-5 stories high. Which again, is incompatible with any residential development within miles, as well as specifically prohibited within the West Lake Worth Road Neighborhood Plan. The contemplated 3 story building height is 43 feet; whereas the standard code is 35. In addition, the peak height of the building exceeds the permissible height of a 5 story building. A quick fact: Palomino Dr. from US 441/SR 7 is about 1.7 miles long and approximately 22 feet wide and Blanchette Trl., a North-South Rd. about a mile long 22 feet wide are the only two entrance to the Ranchettes and Talavera which combined houses over 400 single family homes and If the County's stats are correct they, these communities combined, generate around 3,500 car trips per day and have been paying the county over \$1,600,000 million dollars per year in property taxes on their homes. Please help us understand, how such a project could be put together without further destroying our community's quality of life! A community, which has contributed a lot of money in property taxes into the Palm Beach County coffers over the past years. We, the broader community, made up of neighboring communities, respectfully requests that you keep the land use at AG/LR-2. Sincerely, Sergio DiBattista

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From: Shelley Lomastro <slomastro@bellsouth.net>  
Sent: Wednesday, January 17, 2018 7:28 AM  
To: BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
Subject: Vote yes-Resort Lifestyle

Hello,  
RE: Resort Lifestyle Communities Amendment #LGA 2018-007

I'm a 29-year resident of the Palm Beach Ranchettes and will not be able to attend the commission meeting on January 31.

Please consider voting yes on the above-referenced amendment. This 10-acre property is not in our subdivision. It is in Palm Beach Farms. After meeting with representatives of the proposed buyer, I believe this is a first-class operation. A building/operation of this type will beautify and improve this 10-acre property.

A traffic study presented at this meeting showed that 20 single family homes on that property would generate many more trips than the proposed building.

The owner is going to sell that property to someone. I would prefer an independent living community than some of the other things that could be built there in the future.

Respectfully,

Shelley R. Lomastro

---



**From:** Steven <banuchis76@gmail.com>  
**Sent:** Monday, April 30, 2018 8:17 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>  
**Subject:** "No" to Amendment #LGA 2018-007

Honorable Palm Beach County Commissioners

I am writing to ask you to vote "**No**" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with The Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an **inappropriate transition** and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural character of our neighborhood.

The form and scale of this CLR/2 will create an imbalance between our property owners' interest and land use. **Single family homes are appropriate** in line with surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is **inconsistent and incompatible** with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the **purposes of protecting and enhancing the rural lifestyle and quality of the residents.**"

Please help us understand, how such a project could be put together without destroying our community's quality of life! The attorney representing this client said at the last PZB meeting to "think of Lifestyle Resort Communities as a 'Cruise Ship' in a box". Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you **keep the land use at AG/LR-2. Please** vote **NO** on Amendment #LGA 2018-007.

Respectfully,

Steven Banuchi  
9271 Palomino Dr,  
Lake Worth FL 33467.

---

**From:** Sydney <sydnene88@aol.com>  
**Sent:** Tuesday, May 01, 2018 1:24 PM  
**To:** BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>  
**Cc:** Francis Forman <FForman@pbcgov.org>; Lorenzo Aghemo <LAghemo@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Hal Valeche <HValeche@pbcgov.org>; Paulette Burdick P. <PBurdick@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Steven Abrams <SAbrams@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>; Kelley Burke A. <KBurke@pbcgov.org>  
**Subject:** LGA 2018-007

Dear Honorable Palm Beach County Commissioners,

---

I am writing you to please vote "NO" on Amendment #LGA 2018-007, the proposed land use/density change, which is currently scheduled for hearing on May 2, 2018.

This density change is not in alignment with the Comprehensive Plan. I oppose the requested CLR/2 zoning change from AR/LR2. It is an inappropriate transition and a complete change of condition of the current zoning. Unfortunately, if approved, it will devastate the rural, calm, and family character of our neighborhood.

The form and scale of this CLR/2 will create an imbalance between our property owner's interest and land use. Single family homes will be appropriate and in line with the surrounding LR1 and LR2 neighborhoods. The current infrastructure works with the surrounding healthy neighborhoods.

The enormous building is inconsistent and incompatible with our historical pocket and rural community according to the Comprehensive Plan. The Comprehensive Plan states that "Palm Beach County shall adopt amendments to its land development regulation for the PURPOSE OF PROTECTING AND ENHANCING THE RURAL LIFESTYLE AND QUALITY OF THE RESIDENTS."

Please help us to understand, how such a project could be put together with our destroying our community's quality of life!! With this change, more vehicles will be going through our neighborhood, destroying our children's freedom, and making our neighborhood more susceptible to criminal activity. Our quiet neighborhood is not the appropriate location for this potential 191 bed facility.

I respectfully request that you keep the land use at AG/LR-2. Please, Please vote 'NO' on Amendment #LGA 2018-007

Thank you,

Sydney Kenney  
Palm Beach Ranchettes Resident  
Thank you,

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## **Petitions Submitted at the Transmittal Public Hearing**

**Letters of Support from Applicant**  
**Submitted at the Transmittal Public Hearing**

4B1  
5/2/18  
add backup

WE, THE UNDERSIGNED, HEREBY PETITION the Honorable Palm Beach County Commissioners to deny the Future Land Use Amendment from LR-2 to CLR/2 for the property located on Palomino Dr, 0.15 east of SR7. (Resort Lifestyle Communities-LGA 2018-007)

WE STATE AND BELIEVE:

1. The proposed CLR/2 is an **inappropriate transition and a complete change of condition** of the current zoning AR/LR-2.
2. The form and scale of the proposed CLR/2 **will create an imbalance between our property owners' interest and land use**. Single family homes (LR-2) are an appropriate transition and in line with the surrounding LR-1 and LR-2 neighborhoods, Palm Beach Ranchettes and Talavera respectively.
3. The 3 story tall massive business would be within an historical pocket and rural community according to the Comprehensive Plan and **will negatively impact the surrounding neighborhoods** with its far reaching line of site.
4. **Need has not been demonstrated.**
5. The proposed change in land use, **seeks significant change to a max density** of up 8.0 units per acre, in a rural area of stability. This equates to about 12.0 units per acre, in an area where developments are at a density of LR-1 to LR-3 for many miles.
6. The only way to accomplish 191 units on this parcel of land is to build up 3-5 stories high-which is **incompatible with any residential development within miles**. Palm Beach Ranchettes and Talavera advocates have met with the builder several times in person and many more over the phone, but the **builder refuses to make meaningful building size and height concessions**. The contemplated 3 story building height is 43 feet; whereas the standard code is 35. In addition, the peak height of the building exceeds the permissible height of a 5 story building.
7. There will be a traffic impact which could trigger Lyons Road connection that will dissect the Palm Beach Ranchettes, and forever destroy this quiet neighborhood. Home values will plummet.
8. Palomino Drive, our neighborhood road, must be used in order for them to have access. This is not just large scale housing inside our neighborhood; it is a big business! **It is not the right fit.**

The boundaries of the land described above are shown on an attached plat indicating the approximate area and boundaries of the proposed CLR/2 and the LR1 and LR2 surrounding neighborhoods.

Sincerely,

Concerned Residents in the immediate area of 9885 Palomino Drive, Lake Worth, FL 33467

Name Tammy Simon Signature [Signature] Date \_\_\_\_\_

Address 8732 Yearling Dr email TSimon007@bellsouth.net

Name Michael [Signature] Signature \_\_\_\_\_ Date 4/30/18

Address 8732 Yearling Drive email \_\_\_\_\_

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Resort Lifestyle Communities-LGA 2018-007-Petition to Deny Land Use Amendment

Name Janeene Andersen Signature [Signature] Date 1/24/18  
 Address 8761 Yearling Dr. Lake Worth, FL 33467 email janeene-andersen@yahoo.com  
janeemander@comcast.com

Name Barbara Abhay Signature BARBARA ABHAY Date \_\_\_\_\_  
 Address 8360 Bowie Way, L.W. 33467 email abhaij@bellsouth.net

Name JACK ABHAY Signature [Signature] Date \_\_\_\_\_  
 Address 8360 Bowie Way, L.W. 33467 email \_\_\_\_\_

Name Andrew Fulcher Signature [Signature] Date 1-24-18  
 Address 8260 Pinto Ln Lake Worth email mgr.fulcher@gmail.com

Name Jennifer Coppini Signature [Signature] Date 1/24/18  
 Address 8731 El Paso Dr, Lake Worth 33467 email jcoppini1@gmail.com

Name Julio Cesar Signature Julio A Cesar Date \_\_\_\_\_  
 Address 8731 El Paso Dr Lake Worth email tcoppini1@gmail.com

Name Kristen Northrup Signature [Signature] Date 1/24/2018  
 Address 9434 PALMINO DRIVE email FISH TEN 73@gmail.com

Name Richard Fulcher Signature [Signature] Date 1-24-18  
 Address 8260 Pinto Dr Lake Worth, FL email mgr.fulcher@gmail.com

Name SANDY PARKER Signature Sandra Parker Date \_\_\_\_\_  
 Address 3473 Sanchez Way email sandyparker@hotmail.com

Name KAREN KLEINHENTZ Signature [Signature] Date 1/24/18  
 Address 8653 Yearling Dr. email KARONK0808@gmail.com

Name MICHELE RUSSELL Signature [Signature] Date 1/24/18  
 Address 3185 Custer Ave LAKE WORTH FL 33467 email mcrussell4@yahoo.com

Name Paul Lopez Signature [Signature] Date 1-24-18  
 Address 8439 El Paso Rd email maricor71@yahoo.com

Name Sam Coke Signature [Signature] Date 1-24-18  
 Address 3185 Custer Ave email 1coke13@hotmail.com

Resort Lifestyle Communities-LGA 2018-007-Petition to Deny Land Use Amendment

Name JANICE PAYMENT Signature Janice Payment Date 1-27-18  
 Address 8296 Bowie Way, L.W email mpayment@bellsouth.net

Name Cathy Stewart Signature Cathy Stewart Date 1-28-18  
 Address 8606 Yearling Dr. L.W email Cstewart8606@ATT.NET

Name Kim Liddell Signature Kim Liddell Date 1/28/18  
 Address 8526 Pinion Dr. L.W email KJL6567@yahoo.com

Name Johanna Cataldi Signature J Cataldi Date 1/28/18  
 Address 8501 Pinion Dr Lake Worth email jscat@comcast.net

Name Charles Cataldi Signature Charles Cataldi Date 1/28/18  
 Address 8501 Pinion Dr. Lake Worth email ccataldi@medline.com

Name Robert Criddle Signature Robert Criddle Date 1-28-18  
 Address 8940 Yearling Dr email oceanoutboards@aol.com

Name KATHLEEN CRIDDLE Signature Kathleen Criddle Date 1-28-8  
 Address 8940 YEARLING DR email OCEANOUTBOARDS@aol.com

Name Dana Galt Signature Dana Galt Date 1-28-18  
 Address 8895 Yearling Dr. email danagalt@bellsouth.net

Name TOOD GALT Signature Tood Galt Date 1-28-18  
 Address 8895 Yearling Dr email tgalt@bellsouth.net

Name Allie Britt Signature Allie Britt Date 1/28/18  
 Address 8896 YEARLING DRIVE email alliebritt94@gmail.com

Name BRUCE BRITT Signature Bruce Britt Date 1/28/18  
 Address 8896 YEARLING DRIVE email brucejbritt@gmail.com

Name Daniel Pridgen Signature Daniel Pridgen Date 3-31-18  
 Address 8652 Yearling Drive email danny@lakepointrestoration.com

Name Holly Pridgen Signature Holly Pridgen Date 3-31-18  
 Address 8652 Yearling Dr. Lake Worth, email holly@floridafileresource.com



[illegible]

Resort Lifestyle Communities-LGA 2018-007-Petition to Deny Land Use Amendment

Name RICHARD WATERBURY Signature Richard Waterbury Date 1-24-18

Address 9520 ARROWHEAD DR email \_\_\_\_\_

Name William Nylan Signature William Nylan Date 1/24/18

Address 3285 Lago De Talavera email wbnylan@aol.com

Name Sue Riendeau Signature Sue Riendeau Date 1/25/18

Address 3038 Fargo Ave LW Fl. email rcionthemoove@yahoo.com

Name CHARLES RIENDEAU Signature Charles Riendeau Date 1/24/18

Address 3038 Fargo Ave. email CHARLESRCI@501bank.com

Name Rosemarie Waterbury Signature Rosemarie Waterbury Date 1-25-18

Address \_\_\_\_\_ email \_\_\_\_\_

Name KAREN ROCCA Signature Karen Rocca Date 1-25-18

Address 3108 CUSTER AVE LW FL email panthers716@comcast.net

Name Barbara Whitten Signature Barbara Whitten Date 1-25-18

Address 3108 Custer ave email \_\_\_\_\_

Name John Rocca Signature John Rocca Date 1-25-18

Address 3108 CUSTER AVE email \_\_\_\_\_

Name Casey Thal Signature Casey Thal Date 1-25-18

Address 3108 Custer Ave email \_\_\_\_\_

Name MARCA BERWICK Signature Marca Berwick Date 1/25/18

Address 9266 PINION DRIVE email marcinfld@earthlink.net

Name Krystal Colby Signature K. Colby Date 1/25/18

Address 9267 Pinion Dr. email KKColby82@gmail

Name David Colby Signature David Colby Date 1/25/18

Address " " email colbyd@bellsouth.net

Name John Jang Signature John Jang Date \_\_\_\_\_

Address 9312 Pinion DR email JohnJangden72@gmail.com



Resort Lifestyle Communities-LGA 2018-007-Petition to Deny Land Use Amendment

Name Joe + Mary Gonzalez Signature [Signature] Date 1-18-18  
 Address 3024 CUSTER AVE email \_\_\_\_\_

Name Tom & Terri Peede Signature [Signature] Date 1-27-18  
 Address 3105 Fargo Ave, Lakewood email TPeede@Hotmail.com

Name Dawn Ed Herrmann Signature [Signature] Date 1-27-18  
 Address 3147 Fargo Ave L.W. 33467 email fdltherrmie@bellsouth.net

Name Cathy + Robert C. Pipp Signature [Signature] Date 1-27-18  
 Address 9066 Yearling Drive L.W. Fl 33467 email C.pippier75@comcast.net

Name John Bradley Signature [Signature] Date 1-27-18  
 Address 9146 Palomino Dr L.W. 33467 email ljbradley1424@gmail.com

Name Pamela Sweet Signature [Signature] Date 1-27-18  
 Address 9354 Palomino Dr. L.W. email psweet5136@aol.com

Name Rosert M. Davio Signature [Signature] Date 1/27/18  
 Address 3309 FARGO AVE L.W. email BDavio4604@qol.com

Name Michael Reese Signature [Signature] Date 1/27/18  
 Address 3475 Fargo Ave email gatorvet2008@hotmail.com

Name James Slaughter Signature [Signature] Date 1-27-18  
 Address 3392 CUSTER AVE LW 33467 email JamesRS28@Yahoo

Name JANICE BATOR Signature [Signature] Date 1-27-18  
 Address 3391 CUSTER AVE. LW 33467 email cljbator@yahoo.com.

Name Keith + Alyson Clinkscales Signature [Signature] Date 1-27-18  
 Address 3475 Custer Ave LW 33467 email kclinkscales@gmail.com

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ email \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ email \_\_\_\_\_

Art

**WE, THE UNDERSIGNED, HEREBY PETITION the Honorable Palm Beach County Commissioners to deny the Future Land Use Amendment from LR-2 to CLR/2 for the property located on Palomino Dr, 0.15 east of SR7. (Resort Lifestyle Communities-LGA 2018-007)**

WE STATE AND BELIEVE:

1. The proposed CLR/2 is an **inappropriate transition and a complete change of condition** of the current zoning AR/LR-2.
2. The form and scale of the proposed CLR/2 **will create an imbalance between our property owners' interest and land use**. Single family homes (LR-2) are an appropriate transition and in line with the surrounding LR-1 and LR-2 neighborhoods, Palm Beach Ranchettes and Talavera respectively.
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8. Palomino Drive, our neighborhood road, must be used in order for them to have access. This is not just large scale housing inside our neighborhood; it is a big business! **It is not the right fit.**

The boundaries of the land described above are shown on an attached plat indicating the approximate area and boundaries of the proposed CLR/2 and the LR1 and LR2 surrounding neighborhoods.

Sincerely,

Concerned Residents in the immediate area of 9885 Palomino Drive, Lake Worth, FL 33467

Name ARTHUR DYMKOWSKI Signature [Signature] Date 5/2/18  
Address 3366 LAGO DE TALAVERA email ARTHURDYMKOWSKI@GMAIL.COM  
Name Barbara Dymkowski Signature [Signature] Date 5/2/18  
Address 3366 Lago de Talavera email bdymkowski5@gmail.com



Name FRANK JARET Signature [Signature] Date 1-22-18

Address 3350 Lago De Talavera email FRANKX2@MSN.COM

Name [Signature] Signature FRANK JARET Date 1/22/18

Address 3350 LAGO DE TALAVERA email FRANKX2@COMCAST.NET

Name Bob Morita Signature [Signature] Date 1/22/18

Address 3350 Lago de Talavera email bmorita@gmail.com

Name Karen Morita Signature [Signature] Date 1/22/18

Address 3350 Lago de Talavera email karenmorita@gmail.com

Name JUPITER NASCIMENTO Signature [Signature] Date 1/22/18

Address 3333 LAGO DE TALAVERA email jupiter@dynamicepainting.com

Name VANIA NASCIMENTO Signature [Signature] Date 1/22/18

Address 3333 LAGO DE TALAVERA email Vanier Realtor@live.com

Name [Signature] Signature FRED MENTO Date 1-22-18

Address 3301 LAGO DE TELEVARA email FRED@MENTOPRODUCE.COM

Name WILLIAM NYLAN Signature [Signature] Date 1/22/18

Address 3285 Lago De Talavera email ubaylan@aol.com

Name DAVID HOSH Signature [Signature] Date 1/22/18

Address 3280 Lago De Talavera email davestox@comcast.net

Name TAMARA HOSH Signature [Signature] Date 1/22/18

Address 3280 Lago de Talavera email Sunshinegr@comcast.net

Name W. Scott Tolley Signature [Signature] Date 1/22/18

Address 3272 Lago De Talavera email

Name Tamara Tolley Signature [Signature] Date 1/22/18

Address 3272 Lago De Talavera email

Name Randi Welliver Signature [Signature] Date 1/22/18

Address 3256 Lago de Talavera email Randigill@aol.com

Name Teed Welliver Signature [Signature] Date 1/22/18



Address 356 Lago de Talavera email Randigi117@aol.com  
Name Ben Cook Signature [Signature] Date 1/22/18  
Address 323 Lago de Talavera email BCOOK1266@hotmail.com  
Name Scott Busur Signature [Signature] Date 1/22/18  
Address 3613 Lago de Talavera email knightcane@gmail.com  
Name Meghan Busur Signature [Signature] Date             
Address 3613 Lago de Talavera email mhbusur@gmail.com  
Name Audra Leech Signature [Signature] Date             
Address 3605 Lago de Talavera email Joe@wellingtonwoodfloors.com  
Name Matt Symons Signature [Signature] Date 1/22/18  
Address 3597 Lago de Talavera email matt@drysymons.com  
Name Jodi Symons Signature [Signature] Date 1/22/18  
Address 3597 Lago de Talavera email jodisymons@gmail.com  
Name [Signature] Signature [Signature] Date 1/22/17  
Address Tony Thompson email [Signature]  
Name [Signature] Signature Tony Date 7/22/17  
Address 3589 Lago de Talavera email hughtonythompson@gmail.com  
Name Hazel D Perez Signature [Signature] Date 1/22  
Address 3573 Lago de Talavera email Hazel D Perez  
Name Dawn Perez Signature [Signature] Date 1/22  
Address 3573 Lago de Talavera email Dawn Perez  
Name 3558 Lago de Talavera Signature [Signature] Date 1/22/2018  
Address Kareeshika Leekhani email             
Name Annie Matthews Signature Arthur Matthews Date 1/23/18  
Address 3341 Lago de Talavera email             
Name [Signature] Signature [Signature] Date             
Address            email



Name Yselda Splugo Signature [Signature] Date 1/24/2018

Address 3310 Lago De Talavera email ysplugo@yahoo.com

Name Juan Silva Signature [Signature] Date \_\_\_\_\_

Address 3310 Lago De Talavera email justlove67@yahoo.com

Name Carlos Bernal Signature [Signature] Date 1/24/2018

Address 3248 Lago De Talavera email \_\_\_\_\_

Name Leslie Bernal Signature [Signature] Date 1/24/2018

Address 3248 Lago De Talavera email \_\_\_\_\_

Name Jodi Symon Signature [Signature] Date 1/24/18

Address 3597 Lago de Talavera email \_\_\_\_\_

Name Jeffrey Rido Signature [Signature] Date \_\_\_\_\_

Address 3581 Lago De Talavera email jeffrider@comcast.net

Name Odia Rido Signature [Signature] Date \_\_\_\_\_

Address " " email \_\_\_\_\_

Name Sharon Boya Signature [Signature] Date 1/24/18

Address 3517 Lago De Talavera email sboya20161@outlook.com

Name Jan Coombs Signature [Signature] Date 1/24/18

Address 3454 Lago de Talavera email ton@cube74.com

Name Sheri Coombs Signature [Signature] Date 1/24/18

Address 3454 Lago de Talavera email sheri@coombs-online.net

Name Nicole Buzza Signature [Signature] Date \_\_\_\_\_

Address 3414 Lago De Talavera email NBuzza@comcast.com

Name Sabrina Banuchi Signature [Signature] Date 4-30-18

Address 9271 Palomino Dr, Lake Worth, FL 33467 email lucaatoniusa@gmail.com

Name Steven Banuchi Signature [Signature] Date 4-30-18

Address 9271 Palomino Dr, Lake Worth FL 33467 email Cavalryscout@yahoo.com

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



Resort Lifestyle Communities-LGA 2018-007-Petition to Deny Land Use Amendment

Name Tara Stewart Signature [Signature] Date 3/31/18  
 Address 8732 Yearling Dr. email tara@tarasimonstudios.com

Name CHARLIE Spear Signature [Signature] Date 4-29-18  
 Address 8606 Rodeo Dr. email CA/SPEAR@gmail

Name John M. Henry Signature [Signature] Date 4-29-18  
 Address [Signature] email [Signature]

Name Lisanne Pant Signature [Signature] Date 4/29/18  
 Address 8732 Rodeo Dr email lisannep@bellsouth.net

Name Gordon Pant Signature [Signature] Date 4/29/18  
 Address 8732 Rodeo Dr. email gpant@bellsouth.net

Name KANDY W PATR Signature [Signature] Date 4/29/18  
 Address 8687 Yearling Drive email GETDOWN5@AOL.COM

Name Fabian Malo Signature [Signature] Date 4/29/18  
 Address 8731 Yearling Dr email fab70-2000@yahoo.com

Name Patricia Cooper Signature [Signature] Date 4/24/2018  
 Address 8731 Yearling Dr email patricia.cooper@jcs.net

Name Robert Cooper Signature [Signature] Date 5-1-18  
 Address 9066 Yearling Dr. email [Signature]

Name Denise Fiskel Signature [Signature] Date 5-1-18  
 Address 9478 Yearling Dr. email bndfiskel@gmail.com

Name Bnd Fiskel Signature [Signature] Date 5-1-18  
 Address 9478 Yearling Dr LW, FL email bndfiskel@gmail.com

Name WASIM RAHMAN Signature [Signature] Date 5-1-18  
 Address 8895 Palomino Dr email WASIMRAHMAN@ymail.com

Name Lynnette Rahman Signature [Signature] Date 5-1-18  
 Address 8895 Palomino Dr. Lakewood email Lynnette406@gmail.com

Address 8970 Yearling Dr email lisa.palma@gmail.com  
Name Lisa Palma Signature Lisa Palma Date 4/28/18  
Address \_\_\_\_\_ email \_\_\_\_\_  
Name Lise Lee Signature Lise Lee Date \_\_\_\_\_  
Address 9112 Yearling Dr email papillion924@gmail  
Name Peter Martnek Signature Peter Martnek Date 4/28/18  
Address 8765 Pinto Drive email peter.martnek@yahoo.com  
Name Jason Farnen Signature Jason Farnen Date 4/28/18  
Address 8973 Rodeo Dr email Jason Farnen@gmail.com  
Name KAIL GERDES Signature Kail Gerdes Date 5/1/2018  
Address 8763 EL PASO DR LW FL email KH6153@GMAIL.COM  
Name Patricia Woolley Signature Patricia Woolley Date 5/1/2018  
Address 8763 el paso dr lw fl 33167 email Technsavoy FL@gmail.com  
Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ email \_\_\_\_\_  
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Address \_\_\_\_\_ email \_\_\_\_\_

121



Address 8970 Yearling Dr email lisapalma@gmail.com  
Name Lisa Palma Signature Lisa Palma Date 4/28/18

Address \_\_\_\_\_ email \_\_\_\_\_  
Name Lise Lee Signature Lise Lee Date \_\_\_\_\_

Address 9112 Yearling Dr email papillion954@gmail  
Name Peter Martinek Signature Peter Martinek Date 4/28/18

Address 8765 Pinto Drive email peter.martinek@yahoo.com  
Name Jason Farnen Signature Jason Farnen Date 4/28/18

Address 8973 Podes Pr email Jason Farnen@gmail.com  
Name KAIL GERDES Signature Kail Gerdes Date 5/1/2018

Address 8763 EL PASO DR LW FL email KH6153@GMAIL.COM  
Name Patricia Woolley Signature Patricia Woolley Date 5/1/2018

Address 8763 El Paso Dr W FL 33167 email Tech Savvy FL@gmail.com  
Name Rickman Morris Signature Rickman Morris Date 5-1-18

Address 8730 Pinto Dr email Ricky 59-Ticky@yahoo.com  
Name CHRISTOPHER KENNEY Signature Christopher Kenney Date 5/1/18

Address 8643 EL PASO DRIVE email CSKENNEY69@GMAIL.COM

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ email \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ email \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ email \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ email \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ email \_\_\_\_\_

## Tammy Simon

---

**From:** Sydney <sydnene88@aol.com>  
**Sent:** Tuesday, May 01, 2018 12:54 PM  
**To:** tsimon007@bellsouth.net  
**Subject:** Petition for palm beach ranchettes

Hi,

My name is Sydney and I live off of Pancho Way.

I will not be able to attend tomorrows meeting, but would love to have mine and husbands name down. I will write the letter to the commissioners and email it as well.

Thanks!

Sydney

Sent from my iPhone

## Tammy Simon

---

**From:** Karl Gerdes <khg153@gmail.com>  
**Sent:** Monday, April 30, 2018 5:46 PM  
**To:** fforman@pbcgov.org; bcc-allcommissioners@pbcgov.org; tsimon007@bellsouth.net; pattialm@outlook.com; mmckinlay@pbcgov.org; lamara@pbcgov.org; laghemmo@pbcgov.org; mbernard@pbcgov.org; dkerner@pbcgov.org; kburke@pbcgov.org; hvaleche@pbcgov.org; pburdick@pbcgov.org; sabrams@pbcgov.org; prutter@pbcgov.org; techsavvyfl@gmail.com; kgerdes8763@comcast.net  
**Subject:** Re #LGA 2018-007 (Resort Lifestyle Communities)

To all the Honorable Palm Beach County Commissioner,

We have not been able to make it to any of the meetings regarding the above Use Land Change in my Neighborhood. A meeting is coming up on May 2 for a Land use change in the case reference above from AR/LR2 to CLR/2.

We are writing this letter in support of a No Vote for this change.

We are asking the Board respectfully to block this land use change because it will completely change the face of our neighborhood.

My wife and I are in opposition to this change after we learned about the size and # bed (191) that is being considered. I currently work as a therapist in a 53 bed Rehab hospital. At any given moment there are over 200 cars in and around that building in addition to visitors and families traveling through. I can only begin to imagine the increase traffic through our area.

To get out of my neighborhood today, it takes an average of 10 minutes due to another structure being built at the NW Corner of Blanchette Trails and Lake Worth Rd (Harbor Chase Of Wellington).

This Community only has 2 exits, one on Palomino & 441, the other on Lake Worth Rd & Blanchette Trails. It's currently a nightmare and a safety issue for the area.

Furthermore, There is an existing building sitting empty from 2015 approved for a Nursing Home on Palomino Dr, next to the property in question.

Another similar project is also being built on 441 North of Lantana Rd.

I said this to show that the green space in Florida continue to be depleted by businesses, and we need to do our best to continue to protect that for our kids in the future.

We do not want a Big Concrete Building to destroy the face of our rural and quiet community, add more traffic through the community, and Finally destroy our property value while our taxes will continue to rise.

To think of this building as a "cruise ship in a box", I would ask where is the beach?

I've taken too much of your precious time already, but we think its important for the Board to know how we feel about our neighborhood.

We respectfully request that the Board votes NO to the proposed change, and keep the current land use as it is at AG/LR-2 so we can continue to protect our environment.

God Bless

Karl Gerdes & Patricia Woolley  
8763 El Paso Drive  
Lake Worth, FL 33467



Scott Holston

9230 Palomino Drive

Lake Worth, FL 33467

SGT 400

400.0696

ELANIE VENTURELLI

8852 Yearling Dr

LW.

561-351-3846

RON + JAN PAYMENT

8296 Bowie Way

561-964-6612

Kimberly Kohler

8363 Bowie Way

Lake Worth, FL 33467

jkerolfe@bellsouth.net

Karen Fleming

4525 El Paso Dr.

L.W. Fla. 33467

Robert/Sara Lear

8897 El Paso Dr

LW 33467

hpgw58@gmail.com

Rich + Margaret Burgess

8606 Palomino Dr.

Robert Culpepper

9066 Yearling Rd

LW, FL 33467

Victor Breffle

3475 Pancho Way

LW FL 33467 vikelity@aol.com

Rosemarie Stinnett

3433 Fargo Ave

LW FL 33467

Roser Fleming

8515 El Paso Dr.

LW

~~Deborah~~

Deborah Lyras

8854 Pinion Dr

Lake Worth, FL

Cathie Nichols

3391 Fargo Ave

MIKE SIMON

8732 Yearling Dr

already signed

important fees collected is spent in our community

So' well

Rosemarie Stinnett  
rmstinnett18@gmail.com

8732 <sup>1st</sup> ~~Yacoby~~ Dr  
561-250-3330

Ron's Jan Payment  
rpayment@bellsouth.net

Arthur Dym  
Kowski  
@gmail

73  
homes

Lisanne Panter,  
lisannep@bellsouth.net

Sue Riendeau  
rcionthemove@yahoo.com

~~James~~  
James

9455  
Ruth Ann  
3181 Frontier Dr  
LW Fl.

Jack & Barbara Abhay  
abhaj@bellsouth.net

Cathie Nichols  
Cathien260@bellsouth.net

Carl Peterson  
Lic Eng in Eng  
(Chic SFL)  
County maintains peak data  
base - w 3 yr horizon

Michele Russell  
mcrussell4@yahoo.com  
Custer

Yazunari & Paul Lopez  
8439 El Paso Dr  
(561) 252-1403 (Y)  
(561) 213-5846 (P)

Lille Anne  
law65@gmail.com

KAREN KLEINHEIZ  
KARENK0808@gmail.com

Yazunari@yahoo.com

Janeene Andersen, janeemandersen@gmail.com 561-827-4811



WE, THE UNDERSIGNED, HEREBY PETITION the Palm Beach County Commissioners to deny the Future Land Use Amendment from LR-2 to CLR/2 for the property located on Palomino Dr, 0.15 east of SR7. (Lifestyle Resort Communities-LGA 2018-007).

Date	Name	Address
3/1/18	Jodi Alm	398 Frontier Ave LW 33467
3/1/18	Beth Mulrowe	12026 E Basin St Wellington FL 33411
3/1/18	Victoria Kizon	5037 Ashley Lake Dr Boynton BE 33411
3/1/18	Brittany Nugent	10752 Saddle Creek Lane Wellington FL 33411
2/1/18	Jayson Smith	1076 Staghorn St. Wellington FL 33411
3/1/18	Laken Marta	3181 Frontier Ave LW 33467
3/1/18	Jeyson Rivera	4104 Coquina Winds Way LW 33467
3/1/18	Rosario Vazquez	11603 Palmetto Rd. WPB. 33417
3/2/18	Matthew Perry	8025 Viale Matera 33467
3/2/18	Andrea Politis	11175 Winding Pezzer Way Wellington, FL 33411
3/3/18	Amber Nell	550 Christina Dr Wellington FL 33411
3/3/18	Angie Braun	11495 Beacon Pt Lane, Wellington FL 33411
3/3/18	Katie Brower	320 Crestwood Cir. RPB FL 33411
3/3/18	Jennifer Frank	10568 Versailles Blvd Wellington FL 33411
3/4/18	Kay VandenVos	17156 Shetland Ln. Lox. 33470
3/4/18	MICHAEL AGUIAR	3517 Lakeville Way Lakewood FL 33411
3/4/18	Imen Galkh	1515 Hawthorne Way, 33411
3/4/18	Misty Showers	3518 Colonnade Dr. Wellington FL 33411
3/5/18	Angele Scamers	6058 High Ridge Rd Apt C Lantana FL 33411
3/5/18	Michelle Calamoras	10309 Clubhouse turn Rd Lakewood FL 33411
3/5/18	Tammy Hiest	190 Park Ave Pahokee FL 33410
3/5/18	Janie S. Hughes	451 Marlboro Oval A Lakewood FL 33411
3/5/18	Julia S. Gortao	651 Marlboro Oval A Lakewood FL 33411



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Date	Name	Address
3/5/18	Sherri Mauch	2183 Greenview Court D
3/5/18	Mary Rosenthal	1446 Big Blue Tr. Wellington
3/6/18	Alicia Balaban	2458 Players Ct Wellington
3/7/18	Ashley Nolan	17435 Key Lime Blvd, Loxahatchee
3/7/18	Marta Nardolillo	1011 Green Pine Blvd WPB
3/8/18	Jessy Sorensen	971 Quaye Lake Cr Wellington, FL
3/8/18	Kasey Mercurio	971 Quaye Lake Cr Wellington, FL
3/8/18	<del>Michelle</del>	13723 Island Circle Mithy FL 33414
3/8/18	<del>Michelle</del>	123 WANDER LAKE
3/8/18	Adanna Rodriguez	7773 SW 184th Ln, Cutler Bay, FL 33189
3/8/18	Forest Weder	117 Meadow Woods Dr. WPB, FL 33411
3/8/18	Helene Shai	170 Potters Ln Granville OH 43023
3/8/18	Tomas Broglia	420 Mission hill rd, Boynton beach
3/9/18	Oiga R. Pedron	12275 Sannerwood Ln, Wellington, FL
3/9/18	Michelle Burke	7534 Coconut Blvd WPB 33433
3/10/18	Wes Talley	Talavera Wellington, FL 33467
3/12/2018	Kasey A. Mc	117 Meadow Woods Dr. FL 33411
3/12/2018	Rocke Wicks	425 Archangel Dr. FL
3/12/2018	Heather Lempereur	Dupont Pl. Wellington. FL 33414
3/13/18	Michelle Mendez	1915 Forest Ave WPB, FL 33404
3/14/18	<del>Michelle</del>	13037 Northshore WPB FL 33419
3/14/18	Cameron Taylor	800 crestwood Ct APT 820 WPB FL 33411
3/14/18	Mikayla Castro	18354 48th Ave N Loxahatchee FL

33470

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[illegible]

4131  
5/2/18  
add  
backup

### Support New Resort Lifestyle Communities Project

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

*Re: Letter in Support of New Resort Lifestyle Communities Project*

Dear Mayor and Commissioners:

I support the development of a 188 bed Type III Congregate Living Facility known as "Resort Lifestyle Communities" on the +/- 10.02 acre property located at 9885 Palomino Drive, which is generally located on the north side of Palomino Drive approximately .15 miles east of State Road 7 ("Property"). I understand that an application has been submitted to change the Property's future land use and zoning designation to allow for an Independent Living Facility.

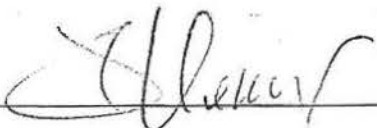
I am a resident in the County. Development of the Property will benefit residents and business owners in the County by providing a new and much needed service to the community.

I urge the County to approve the future land use plan amendment, rezoning, and related development applications in order to allow the redevelopment of the Property with the Resort Lifestyle Communities Type III Congregate Living Facility.

Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

Ryan Kennedy

Address:

3144 Custer Ave

Lake Worth, FL 33467



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Name:

Address:

Craig Howell  
Craig S. Howell  
8395 Rodeo Dr.  
Lake Worth 33467



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Thank you,

Signature:

Hal Homer

Name:

Hal Homer

Address:

8392 Rodeo Dr

Lake Worth, FL 33467

**Support New Resort Lifestyle Communities Project**

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Palm Beach County  
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Thank you,

Signature:

Evelio Vazquez

Name:

Evelio Vazquez

Address:

8687 Pinion Drive

LAKE WORTH, FL 33467-1124

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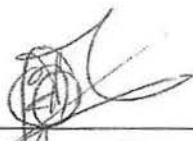
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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

Arnaldo Espino

Address:

8358 Pinion Dr,  
Lake Worth FL 33467

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Thank you,

Signature:

Name:

Address:

*Norman J. Gitzen*  
NORMAN J. GITZEN  
8355 RODEO DR  
LK WORTH 33467



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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

Peter Morales

Address:

3261 Frontier Ave.

Lake Worth, FL 33467

## Support New Resort Lifestyle Communities Project

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Palm Beach County  
301 North Olive Ave., Suite 1201  
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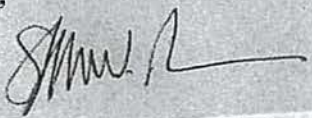
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Thank you,

Signature: 

Name: STEPHEN RENDO

Address: 3066 CUSTER AVE  
LAKE WORTH FL 33467

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Thank you,

Signature:

WR

Name:

Waheda Dewaran

Address:

8567 Palomino Dr.

Lake Worth FL 33467

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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

Lilli Weiner

Address:

9110 ARROWHEAD DR  
LAKE WORTH FL 33467

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Thank you,

Signature:

Name:

Address:

*Robert F. Perlenco and Barbara J. Perlenco*  
*ROBERT F. PERLENCO and BARBARA J. PERLENCO*  
*9394 Gleaming Drive*  
*Lake Worth, FL 33467*



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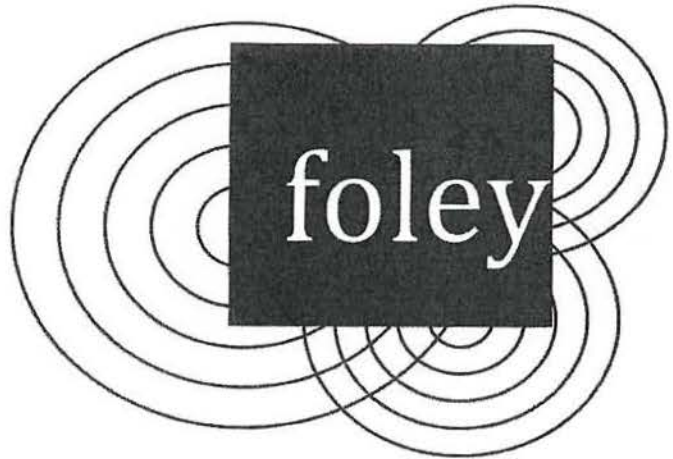
Thank you,

Signature:

Name:

Address:

  
Carol & Paul Seguin  
9436 Arrowhead Dr  
Lake Worth, FL 33467



4/20/18

Re: 9885 Palomino Drive  
& "Resort Style Communities"

Dear Commissioners,

As a 21 year resident of the Palm Beach Ranchettes community and a neighbor to the property under consideration, I want to share our thoughts and wishes.

We have enjoyed our equestrian and agriculture community for two decades now. How beautiful to drive by the full flowering nursery – so teeming with life. Progress happens and this area has built up everywhere around our sanctuary. It was bound to happen that this valuable piece of land would change hands and exchange purposes. We know Eric who currently owns the property has financial interests and we also recognize that he is doing all he can in his power to communicate with us, his neighbors.

Our family has been in the position of caring for an elderly family member for ten years. We know the value of having quality care and living spaces for senior adults. We are IN FAVOR of the resort style community for seniors in this space. With the plans that we and other neighbors approved, we don't believe we will have any eye sore or problem with the plans as noted.

Our requests:

- Height restrictions no more than traditional two story.
- We ask for Full Mature Trees in the landscaping keeping most of Eric's plants and trees along Palomino permanently or until construction is complete. We love the high berms.
- We want the building placed in the very north west corner with traffic egress closer to 441. This will limit traffic into our neighborhood. We were shown various site plans and agreed on the one – I believe Plan A.
- During construction phase , no trucks or workers through our neighborhood.

Thank you for your consideration.

Respectfully submitted,

Susan and Terry Foley

FOLEY – Susan and Terry

3182 Custer Ave Lake Worth, FL 33467

561-628-3951 • 628-3950 • tofoley@bellsouth.net



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

*Re: Letter in Support of New Resort Lifestyle Communities Project*

Dear Mayor and Commissioners:

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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

David Costello

Address:

3303 Custer Ave  
Lake Worth FL 33467

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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Cathie Nichols

Name:

Cathie Nichols

Address:

3391 Fargo Ave.  
Lake Worth, Fl.

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Thank you,

Signature:

Michelle Byrley

Name:

Michelle Byrley

Address:

9355 EL PASO DRIVE  
LAKE WORTH FL  
33467

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Thank you,

Signature:



Name:

Joseline A. Batista

Address:

3222 Custer Ave

Lake Worth FL 33467

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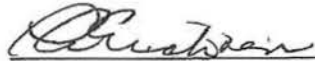
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Thank you,

Signature:



Name:

PERICHSEN

Address:

8357 EL PASO DR  
LAKE WORTH, FL 33467



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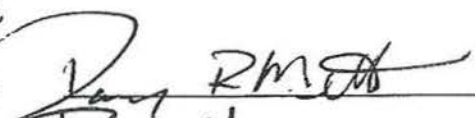
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Thank you,

Signature: 

Name: PANNY METTS

Address: 8311 EL PASO DRIVE  
334167

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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

KURT HAECKER

Address:

3260 MANCHO WAY  
LAKE WORTH FL 33467

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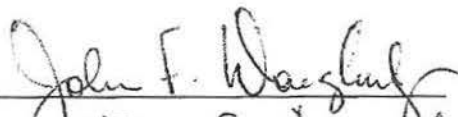
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Thank you,

Signature:

Name:

Address:

  
John F. Dougherty  
9269 Rodeo Dr  
Lake Worth, FL 33467

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Thank you,

Signature:



Name:

Mike Colyer

Address:

3185 Fargo Ave  
Lake Worth FL  
33467

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Thank you,

Signature:

Name:

Address:

  
GEORGE AMATO  
3147 CUSTER AVE  
LAKE WORTH FL 33467



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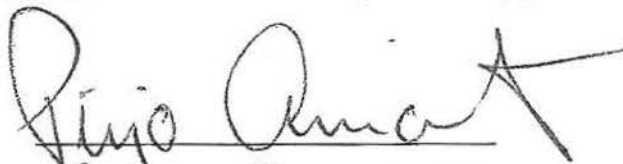
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Thank you,

Signature:

Name:

Address:

  
Rigo Amato  
3147 Custer Ave  
L.W. FL 33467

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Signature:



Name:

LAURA EBERSOLD

Address:

8942 ARROWHEAD DR Apt B  
LAKE WORTH FL 33467

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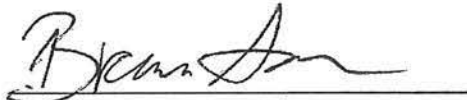
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Thank you,

Signature:



Name:

Brandon Aguon

Address:

8432 Pinion Dr  
Lake worth FL 33467

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Thank you,

Signature:



Name:

Priscilla C. Lesueur

Address:

9064 Palomino Drive  
Lake Worth FL 33467

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Thank you,

Signature:

B. O. D.

Name:

Barry Duff

Address:

9350 Pinta Dr

LW, FL 33467



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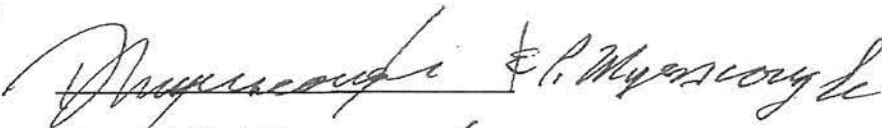
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Signature:



Name:

Don & Pat Myerscough

Address:

9312 Palomino Dr.  
Lake Worth, FL 33467

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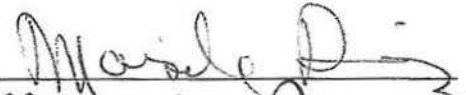
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Thank you,

Signature:

Name:

Address:

  
Marisela Diaz  
8431 Pinion Drive  
Lake Worth, FL 33467

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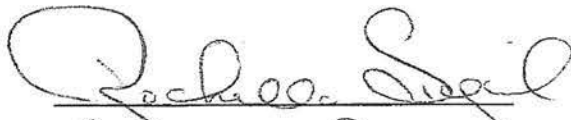
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Thank you,

Signature:



Name:

RACHELLE SIEGEL

Address:

9268 PALOMINO DR.  
LAKE WORTH, FL 33467

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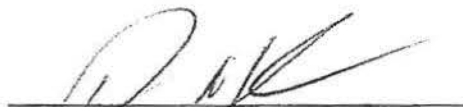
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Thank you,

Signature:



Name:

Roy A. Steal

Address:

9268 Palomino Drive

LAKE WORTH, FL. 33467

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Thank you,

Signature:

Dae Verner

Name:

Dae Verner

Address:

9470 Pinion Dr

Lake Worth FL



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Thank you,

Signature:

M. L. Connors

Name:

MIRIAM L. CONNORS

Address:

3916 Blancheffe Trail  
Lake Worth, FL 33467

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Thank you,

Signature:



Name:

Patrick Wilson

Address:

9396 Pylon Dr  
Lake Worth FL

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I urge the County to approve the future land use plan amendment, rezoning, and related development applications in order to allow the redevelopment of the Property with the Resort Lifestyle Communities Type III Congregate Living Facility.

Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Yvette V. Fucarile

Name:

Yvette V Fucarile

Address:

9146 PINTO DR  
LAKE WORTH FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature:

Name:

Address:

  
Yaret Bovera  
8563 EL Paso Dr.  
FL 33467.

**Support New Resort Lifestyle Communities Project**

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Palm Beach County  
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West Palm Beach, FL 33401

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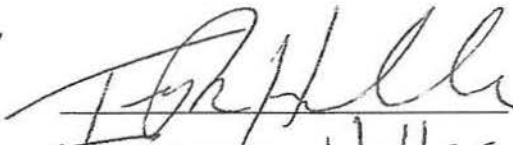
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Thank you,

Signature:



Name:

Teresa Heller

Address:

8813 Bodeo Dr.  
Lake Worth, FL 33467



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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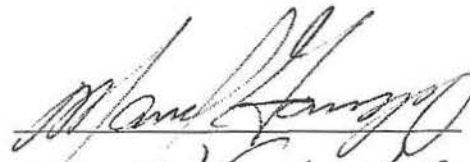
Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Name:

Address:

  
MARIBEL GONZALEZ  
8896 PALOMINO DR  
LAKE WORTH FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature:



Name:

Richard R Ebersold

Address:

8942 Arrowhead Dr  
Lake Worth FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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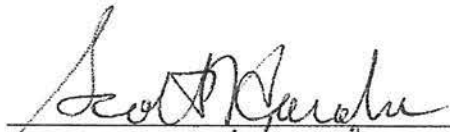
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Thank you,

Signature:



Name:

Scott Haraka

Address:

9110 Arrowhead Dr.  
Lake Worth 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature:



Name:

CARLOS A. ROMAN

Address:

8342 PINTO DRIVE

LAKE WORTH FLA 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature: Maria L. Tavares

Name: MARIA L TAVARES

Address: 9701 Palomino Drive  
2-W FL



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Name:

Address:

  
Jose Gonzalez  
3024 Custer Ave  
Lake Worth, FL 33467

8686 Pinion Dr.  
Lake Worth, FL 33467-1125  
April 25, 2018

Board of County Commissioners  
Palm Beach County  
301 N. Olive Ave.  
West Palm Beach, FL 33401

Hello,

RE: Transmittal Public Hearing – May 2, 2018  
**Resort Lifestyle Communities (LGA 2018-007)**

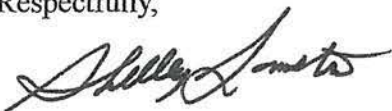
Please consider approving the transmittal of this project. It is my belief that Resort Lifestyle Communities is a first-class operation. They have made many revisions to the site plan by working with the concerned neighbors who attend information meetings.

The biggest concern my neighbors have is the property should remain two units per acre (LR-2.) First of all, you will never find a builder to purchase the land, develop the land, and build just 20 homes. This property is not part of the Palm Beach Ranchettes. It is Palm Beach Farms. There are only three homes next to this property that are in the Palm Beach Ranchettes. Resort Lifestyle Communities has changed the entire site so that all traffic and deliveries are as far away from these three homes as possible. As far as the rest of the Palm Beach Ranchettes' residents are concerned, they have nothing to complain about. It is not being proposed to change the future land use for the Palm Beach Ranchettes.

Another concern of the neighbors is traffic. Typically, about half of the residents don't drive. The people that do drive, don't drive very often. They take advantage of the shuttles the facility provides. Each single-family home would potentially generate 10 trips per day. That would be 200 trips per day for 20 homes. The current business on that property, A&W Annuals, is a wholesale nursery. They have delivery trucks to deliver flowers to commercial properties all over South Florida. Their employees drive their own vehicles to and from work there. They have many suppliers delivering to the nursery. And, they have landscapers in and out all day picking up their own flowers. Therefore, I don't understand the concern with traffic.

Years ago, my street was the first street to get a 51% majority to get approval for paving. People from all over the Palm Beach Ranchettes showed up before the county commission to oppose this—people who lived on the two access roads that were already paved showed up and signed petitions against our road getting paved and they didn't even live on it. I bring this up because it was none of their business what we did with our road. I feel the same way about this project. It is not going to negatively impact the Palm Beach Ranchettes.

Respectfully,



Shelley Lomastro

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

*Re: Letter in Support of New Resort Lifestyle Communities Project*

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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Mary L. Cannon

Name:

Mary L. Cannon

Address:

8730 Palomino Drive  
Lake Worth, FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:

Beth Stewart

Name:

Beth Stewart

Address:

8606 Yearling Dr

Lake Worth, FL 33467

Eric Annand

Thank you for your  
continued involvement  
in the loss or change  
on your property. Your  
commitment to the  
Neighborhood Compatibility  
has been outstanding.

Keeping it L.R-2  
would be more traffic  
generating and not consistent  
with the neighborhood.

Cathy Stewart



**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
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Thank you,

Signature:



Name:

KARL GERDES

Address:

8763 EL PASO DR

LW, FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature:

Lyn A. Monnette

Name:

Lyn A. Monnette

Address:

8356 Rodeo Dr.

Lake Worth, FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
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Thank you,

Signature:

Elaine Venturilli

Name:

88 ELAINE VENTURELLI

Address:

8852 Yearling Drive  
Lake Worth, FL 33467

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Thank you,

Signature:

James Crosby

Name:

JAMES CROSBY

Address:

8566 PINTO DR  
LAKE WORTH, FL 33467

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Thank you,

Signature:

Win + Sandy Parker

Name:

WIN + SANDY PARKER

Address:

3473 Pancho Way  
LAKE WORTH FL 33467



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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

Roger Earl

Address:

8866 Arrowhead Dr  
L.W., Fl. 33467

**Support New Resort Lifestyle Communities Project**

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Palm Beach County  
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Thank you,

Signature:

*Martha M. Pineda*

Name:

*Martha M. Pineda*

Address:

*8763 Palomino Dr.*

*Lake Worth, FL 33467*

**Support New Resort Lifestyle Communities Project**

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Palm Beach County  
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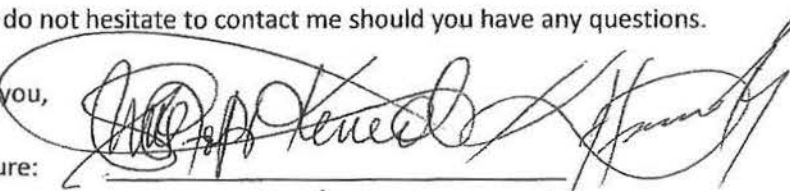
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Thank you,

Signature:

Name:

Address:

  
CHRISTOPHER & HARRINE KENNEDY  
8643 EL PASO DR  
LAKE WORTH, FL 33467

## Support New Resort Lifestyle Communities Project

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Palm Beach County  
301 North Olive Ave., Suite 1201  
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Thank you,

Signature:



Name:

STACY DURR

Address:

3302 Custer Ave  
Lake Worth Fla

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Palm Beach County  
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Signature:



Name:

PHYLLIS B. GILES

Address:

9437 RODEO DR

LAKE WORTH, FL 33467



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Signature:



Name:

NESNER & JOHANNE SAJOUS

Address:

9351 Pinto Dr  
Lake Worth, FL 33467

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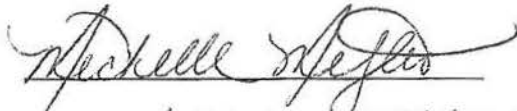
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Please do not hesitate to contact me should you have any questions.

Thank you,

Signature:



Name:

MICHELLE METZLER

Address:

8252 PINION DRIVE

LAKE WORTH, FL  
33467

*We support  
your rights  
as a business  
owner & resident.*

*Thank you for  
all your  
efforts.*

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

*Re: Letter in Support of New Resort Lifestyle Communities Project*

Dear Mayor and Commissioners:

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Thank you,

Signature:



Name:

ELSA DOBSON

Address:

8812 ROOSE DR.  
LCW, FL 33467

A Note From  
Elsa M. Dobson

WE HOPE YOU  
ARE ABLE TO  
GET THIS DEAR  
APPROVED.  
GOOD LUCK TO  
YOU! ELSA &  
JOHN DOBSON

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Palm Beach County  
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Thank you,

Signature:



Name:

Michael Jasiaski

Address:

8730 Arrowhead Dr.  
Lake Worth, FL 33467

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Palm Beach County  
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Thank you,

Signature:

Billy Ceval

Name:

Billy Ceval

Address:

3390 Blauchette Tr.  
Lake Worth FL 33467

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Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Thank you,

Signature:



Name:

Tyler Kitchen,

Address:

3028 Crockett Way  
Lake Worth, FL 33467



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Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Thank you,

Signature:

Gary Sallentbach

Name:

Gary Sallentbach

Address:

8810 Arrowhead Dr.  
Lake Worth FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
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Thank you,

Signature:

Kathleen Flushing

Name:

Kathleen Flushing

Address:

8230 Rodeo Dr

Lake Worth FL 33467

**Support New Resort Lifestyle Communities Project**

Board of County Commissioners  
Palm Beach County  
301 North Olive Ave., Suite 1201  
West Palm Beach, FL 33401

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Thank you,

Signature:

Name:

Address:

*Kimberly Kohler + Edmund Rolfe*  
*Kimberly Kohler + Edmund Rolfe*  
*8363 / Bowie Way*  
*Lake Worth, FL 33467*