

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	26-A	<b>Intake Date</b>	May 14, 2025
<b>Application Name</b>	Sunridge MUPD	<b>Revised Date</b>	None
<b>Acres</b>	11.22	<b>Control Number</b>	1973-00033
		<b>FLUA Page</b>	64
		<b>Text Amend?</b>	None
<b>PCNs</b>	00-42-43-27-05-005-0020		
<b>Location</b>	South side of Belvedere Road, approximately 0.3 miles east of N Jog Road		
<b>BCC District</b>	2 (Commissioner Weiss)		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/ Suburban	Urban/ Suburban	
<b>Use</b>	Fraternal/Institutional	Fraternal/Institutional & Multi-family Residential	
<b>Zoning</b>	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Institutional (INST) with an Underlying High Residential, 8 dwelling units per acre (HR-8)	Institutional (INST) with an Underlying Medium Residential, 5 dwelling units per acre (MR-5)	
<b>Conditions</b>	<p><b>Ordinance No. 2024-015:</b>            Conditions: Development of the site is subject to the following conditions:</p> <ol style="list-style-type: none"> <li>Residential dwelling units shall be limited to a maximum of 195 units with no further density increases through density bonus programs.</li> <li>The zoning development order shall require a minimum of 25% of the total dwelling units to be built as on-site workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of the ULDC</li> <li>A total of 34 Transfer of Development Rights (TDR) units shall be purchased and constructed. A minimum of thirty four percent of the TDR units shall be purchased at the WHP rate and shall apply to the minimum number of workforce housing units required by this ordinance; some or all of the remaining TDRs may be purchased at the WHP rate subject to ULDC requirements, but do not apply toward the 25% minimum number of workforce housing units required by this ordinance.</li> <li>The Zoning Development order shall include requirements for increased buffers</li> </ol>	<p><b>Ordinance No. 2024-015:</b>  <del>Conditions: Development of the site is subject to the following conditions:</del></p> <ol style="list-style-type: none"> <li><del>Residential dwelling units shall be limited to a maximum of 195 units with no further density increases through density bonus programs.</del></li> <li><del>The zoning development order shall require a minimum of 25% of the total dwelling units to be built as on-site workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of the ULDC</del></li> <li><del>A total of 34 Transfer of Development Rights (TDR) units shall be purchased and constructed. A minimum of thirty four percent of the TDR units shall be purchased at the WHP rate and shall apply to the minimum number of workforce housing units required by this ordinance; some or all of the remaining TDRs may be purchased at the WHP rate subject to ULDC requirements, but do not apply toward the 25% minimum number of workforce housing units required by this ordinance.</del></li> <li><del>The Zoning Development order shall include requirements for increased buffers and landscaping along the eastern and southern property lines consisting of a minimum 20</del></li> </ol>	

	and landscaping along the eastern and southern property lines consisting of a minimum 20 foot wide buffer, a 6 foot high wall, and minimum 14 foot tall trees at time of installation.	<del>foot wide buffer, a 6 foot high wall, and minimum 14 foot tall trees at time of installation</del>
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## B. Development Potential

	Current FLU	Proposed FLU
<b>Maximum Square Feet (for non-residential)</b>	11.22 acres x 0.45 FAR = 219,934 s.f.	0.45 11.22 acres x 0.45 FAR = 219,934 s.f.
<b>Maximum Units (for residential)</b>	8 du's per acre 11.22 acres x 8 du's = 89 du's	5 du's per acre 11.22 acres x 5 du's = 56 du's Limited Incentive WHP Bonus: 50% x 56 du = 28 du 56 du + 28 du = 84 + 2 TDR's = 86 du (WHP Obligation : 7 Units)
<b>Maximum Beds (for CLF proposals)</b>	None	None

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Josh Nichols, LEED AP
<b>Company Name</b>	Schmidt Nichols
<b>Address</b>	1551 N Flagler Drive, Suite 102
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561.684.6141
<b>Email Address</b>	jnichols@snlandplan.com

### B. Applicant Information

<b>Name</b>	Carol Blair
<b>Company Name</b>	West Palm Beach Lodge No. 1352, Benevolent And Protective Order Of Elks of United States of America, Inc.
<b>Address</b>	6188 Belvedere Road
<b>City, State, Zip</b>	West Palm Beach, FL 33413
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Property Owner

<b>Name</b>	Kevin Borkenhagen
<b>Company Name</b>	Hovnanian Developments of Florida, Inc.
<b>Address</b>	3601 Quantum Boulevard
<b>City, State, Zip</b>	Boynton Beach, FL 33426
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Contract Purchaser

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The existing site is comprised of 1 parcel. The subject parcel (PCN: 00-42-43-27-05-005-0020) contains two structures consisting of a +/- 7,500 square foot clubhouse building and two storage sheds consisting of +/- 364 square feet and +/- 252 square feet built on site that were constructed in 1975.
<b>Street Address</b>	900 62 <sup>nd</sup> Drive North
<b>Frontage</b>	Belvedere Road (640.34' Frontage, Property Depth: 776.55')
<b>Legal Access</b>	Belvedere Road (110' ROW) and 62 <sup>nd</sup> Drive North (80' ROW)
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-43-27-05-005-0020: Acquired via a purchase from James H. Reeves and Suzanne R. Reeves his wife, Dan H. Fowler and Brenda H. Fowler, his wife by West Palm Beach Lodge No.1352, Benevolent and Protective Order of Elks of the United States of America on April 2, 1973.
<b>Size purchased</b>	The land purchased included the entire parcel, no residual parcels remain as a result of the purchase.

### B. Development History

<b>Previous FLUA Amendments</b>	<p><b>Ordinance No. 2024-015:</b>            Conditions: Development of the site is subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Residential dwelling units shall be limited to a maximum of 195 units with no further density increases through density bonus programs.</li> <li>2. The zoning development order shall require a minimum of 25% of the total dwelling units to be built as on-site workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of the ULDC</li> <li>3. A total of 34 Transfer of Development Rights (TDR) units shall be purchased and constructed. A minimum of thirty four percent of the TDR units shall be purchased at the WHP rate and shall apply to the minimum number of workforce housing units required by this ordinance; some or all of the remaining TDRs may be purchased at the WHP rate subject to ULDC requirements, but do not apply toward the 25% minimum number of workforce housing units required by this ordinance.</li> <li>4. The Zoning Development order shall include requirements for increased buffers and landscaping along the eastern and southern property lines consisting of a minimum 20 foot wide buffer, a 6 foot high wall, and minimum 14 foot tall trees at time of installation</li> </ol>
<b>Concurrency</b>	None
<b>Plat, Subdivision</b>	Palm Beach Farms Co Plat No. 3 (Plat Book 2, Page 45)

### C. Zoning Approvals & Requests

<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
<b>R-1973-0401</b>	1973-00033	Approved	SE	Special Exception to allow a fraternal organization	None
<b>R-2024-0859</b>	1973-00033	Approved	ABN	Development Order Abandonment of previous development order for Elks Club	None
<b>R-2024-0860</b>	1973-00033	Approved	Rezoning	AR to MUPD	None
<b>R-2024-0861</b>	1973-00033	Approved	Class A Conditional Use	Class A Conditional Use for TDR's and Workforce Housing Density Bonus	None

## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Single Family Residential (300 single-family residential homes at 3.9 units/acre overall density); Multi Family Residential (West Palm Beach Housing Authority multi-family development - 60 units at 7.7 units/acre overall density), Cam Estates Subdivision	Medium Residential, 5 units per acre	Single Family Residential, Multi-Family Residential (High Density)
<b>South</b>	Zero Lot Line, Townhouse (466 single family homes and townhouses at 4.99 DU/Acre overall density and is currently built out), Taheri PUD	Medium Residential, 5 units per acre, High Residential, 8 units per acre	Planned Unit Development, 1996-00031
<b>East</b>	Single Family Residential (The built density of the single family homes is 1.6 units per acre), Overbrook unrecorded Subdivision	Medium Residential, 5 units per acre	Agricultural Residential
<b>West</b>	Townhouse (68 townhouses at 10.35 DU/Acre overall density), Catalina Townhomes Plat	Medium Residential, 5 units per acre	Single Family Residential, 1986-00140

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Multi-Family Residential ITE #220 1 du = 6.74 trips per day	Multi-Family Residential ITE #220 1 du = 6.74 trips per day
<b>Maximum Trip Generation</b>	1314 daily trips	580 daily trips
<b>Net Daily Trips:</b>	Reduction of 734 daily trips	
<b>Net PH Trips:</b>	Reduction of 44 AM peak hour trips Reduction of 55 PM peak hour trips	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Simmons & White – Kyle Duncan	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	44 (WPB X-Town via Belvedere)	
<b>Nearest Palm Tran Stop</b>	Stop 4001 (South side of Belvedere Road approximately 1,000 feet east of the subject site's frontage on Belvedere Road)	
<b>Nearest Tri Rail Connection</b>	Mangonia Park, 1415 45 <sup>th</sup> Street	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Capacities are available with PBCWUD utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the proposed FLUA change from the prior approved Institutional with High Residential, 8 dwelling units per acre to the original Medium Residential, 5 dwelling units per acre for the proposed 86 multifamily residential (condominium) units.	

	The property is currently served with a 1" potable water meter (combined service). The nearest sanitary sewer is a 12" force main located adjacent to the subject property within Belvedere Road. The closest potable water is a 36" water main located within 62nd Dr. N. The applicant will be required to loop the potable watermain onsite to meet potable water demand and to ensure adequate fire protection can be provided to the subject property. In addition, offsite utility improvements may be required.
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**D. Drainage Information**

The site is located within the boundaries of the South Florida Water Management District and Lake Worth Drainage District C-51 Drainage Basin. Legal positive outfall is available via discharge o the Lake Worth Drainage District L-3 canal along the north side of the site.

**E. Fire Rescue**

<b>Nearest Station</b>	Station #23, 5477 Okeechobee Blvd.
<b>Distance to Site</b>	Station #23 is 2.25 miles from the subject site.
<b>Response Time</b>	Based on the information provided by PBC Fire-Rescue, the estimated response time is 7 minutes.
<b>Effect on Resp. Time</b>	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time.

**F. Environmental**

<b>Significant habitats or species</b>	The site is heavily wooded with mostly exotic hardwood trees including Java Plum, earleaf acacia, Melaleuca, Australian pine, Brazilian pepper, and queensland umblla tree. There are native trees and palms scattered throughout the project site including slash pine, laurel oak, cabbage palm, and strangler fig. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.
<b>Flood Zone*</b>	The subject parcel is located in Flood Zone X.
<b>Wellfield Zone*</b>	The subject property lies within Wellfield Protection Zones 3 and 4.

**G. Historic Resources**

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site.

**H. Parks and Recreation - Residential Only (Including CLF)**

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeehlee Park (7715 Forest Hill Boulevard)	0.00339	206	0.70

<b>Beach</b>	Ocean Reef Park (3860 N Ocean Drive)	0.00035	206	0.07
<b>District</b>	Sansbury Way District "K" Property Park	0.00138	206	0.28

**I. Libraries - Residential Only (Including CLF)**

<b>Library Name</b>	Okeechobee Boulevard Branch Library			
<b>Address</b>	5689 Okeechobee Boulevard			
<b>City, State, Zip</b>	West Palm Beach, FL 33417			
<b>Distance</b>	1.8 miles			
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>	
<b>Collection</b>	2 holdings per person	206	412	
<b>All staff</b>	0.6 FTE per 1,000 persons	206	0.12	
<b>Library facilities</b>	0.6 square feet per person	206	124	

**J. Public Schools - Residential Only (Not Including CLF)**

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Wynnebrook Elementary School	Jeaga Middle School	Royal Palm Beach Community High School
<b>Address</b>	1167 Drexel Road	3777 N Jog Road	10600 Okeechobee Boulevard
<b>City, State, Zip</b>	West Palm Beach, FL 33417	West Palm Beach, FL 33411	West Palm Beach, FL 33411
<b>Distance</b>	0.5 miles	4.1 miles	5.4 miles

**Attachment F- Built Feature Inventory & Map Detail  
Sunridge MUPD  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 13, 2025**

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Below is an aerial photograph taken in May 2025 with the subject property highlighted in "red". The subject parcel (PCN: 00-42-43-27-05-005-0020) contains two structures consisting of a +/- 7,500 square foot clubhouse building and two storage sheds consisting of +/- 364 square feet and +/- 252 square feet built on site that were constructed in 1975.



**Attachment G**  
**Consistency with Comprehensive Plan & Florida Statutes**  
**Sunridge MUPD**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Original Submittal: May 14, 2025**

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**Request**

The 11.22-acre subject property (PCN 00-42-43-27-05-005-0020) is located on the south side of Belvedere Road, approximately 0.28 miles east of the intersection of N Jog Rd and Belvedere Road. Currently, the subject property currently supports a Future Land Use Atlas (FLUA) Designation of Institutional with an Underlying High Density Residential, 8 units per acre (INST/8). The subject site currently has a zoning designation of Multiple Use Planned Development (MUPD) over the entire site.

West Palm Beach Lodge #1352 BPOE of USA, Inc. herein referred to as the “Applicant,” requests a Large-Scale FLUA amendment from Institutional with an Underlying High Density Residential, 8 units per acre (INST/8) to Institutional with an Underlying Medium Density Residential, 5 units per acre (INST/5) for the purposes of constructing a multifamily residential development.

On July 17, 2024, the subject property received a FLUA amendment to amend the FLU Designation from INST/5 to INST/8 (Ordinance No. 2024-015, LGA-2024-005 Spring Haven MUPD), but due to market forces and due to the prior approved structured parking garage was exorbitantly expensive to support the 195 multifamily residential apartments, the applicant is proposing to proceed with a Large-Scale FLUA amendment from the prior approved INST/8 to the original INST/5 FLU Designation to proceed with the proposed development consisting of 86 multifamily residential (condominium) units.



***Site Aerial***

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
<b>Subject Property (Proposed)</b>	<b>Assembly Membership Nonprofit, Multi-Family Residential</b>	<b>INST/8 (Existing) INST/5 (Proposed)</b>	<b>MUPD</b>
<b>North</b>	Single Family Residential, Multi-Family Residential	MR-5, HR-8	RH, RS
<b>South</b>	Single Family Residential	MR-5	PUD
<b>East</b>	Single Family Residential	MR-5	AR
<b>West</b>	Single Family Residential	MR-5	RS

**Proposed Density Calculation (INST/5 + WHP + TDR):**

The request for 86 dwelling units was achieved utilizing the proposed INST/5 Future Land Use designation, Limited Incentive 50% WHP Bonus, and purchase of 2 TDR’s.

**Density Increase through TDRs:** The applicant’s request for INST/5 designation would allow for 56 units on the site. The applicant is requesting 2 available TDRs. The cost for a market rate TDR is established as 10% of the County's median home sales price; workforce housing TDR units are priced at 5% of the market rate TDR price; TDRs are required to set aside 34% as WHP units and must be provided on site.

**Density Increase through WHP Optional Density Bonus:** Density increases are also permitted through the County’s Workforce Housing Program (WHP) Density Bonus option, which allows a density bonus in exchange for a percentage of the bonus units being dedicated as workforce housing. For MR-5 and above, the maximum bonus is determined through a pre-application process, which considers census data, area amenities, and other factors. For this project, the available density bonus as determined through a required pre-application process is 50%, which would result in an additional 28 units. The applicant has indicated the intent to use all of the 28 density bonus units available through the WHP density bonus limited-incentive election.

**Combined Density Increases:** The following table summarizes the maximum development potential for this site, under current conditions, and under the proposed designation with TDRs and WHP density bonus. Based on the applicant’s intent to develop 86 units, the INST/5 category is the lowest future land use which, in combination with the Limited Incentive WHP Bonus and 2 TDR’s, would yield the intended number of units.

The 86 units on the 11.22-acre site is achieved as follows:

INST/5:	$11.22 \times 5 =$	56.1 or 56
Limited Incentive WHP Bonus:	$56\% \times 50 =$	+ 28
<u>TDR’s:</u>		<u>2</u>
Total units:		86 (includes 7 WHP unit obligation)

**WHP Obligation:** The County’s WHP program requires all developments of 10 or more units in the Urban Suburban Tier to provide a percentage of units as workforce housing. The program also requires a percentage of any WHP density bonus units to be provided as WHP units. Finally, a portion of any TDRs used must also be provided as WHP units. WHP units are to be provided as for-sale or rental housing, at prices affordable to households having 60% to 140% of area median income. (The 2024 Area Median Income in Palm Beach County was \$104,000 for a family of four.) For all WHP except those stemming from the use of TDRs, developers also have the option to provide the units offsite or pay an in-lieu fee. However, the applicant intends to construct all of the WHP onsite as a Multifamily For-Sale product.

**2024 WHP Sales Prices:**

WHP Income Category			2024 (WHP) Sales Prices
Low	60 -80% of MFI	\$62,400 - \$83,200	\$218,400
Moderate 1	>80 -100% of MFI	>\$83,200 - \$104,000	\$280,800
Moderate 2	>100 -120% of MFI	>\$104,000 - \$124,800	\$343,200
Middle	>120 -140% of MFI	>\$124,800 - \$145,600	\$405,600*

**Site History:**

The West Palm Beach Lodge 1352 is part of the Benevolent and Protective Order of Elks, a non-profit Organization. This WPB Lodge has been in existence for 105 years and in their current building for 53 years where they promote charity and justice work to enhance the welfare and happiness to its members. They provide many educational programs and scholarships for children who are in need. They provide many programs for veterans and their families when in need. The property is currently situated on 11.22 acres of land. This partnership with the Marcus Organization provides a much-needed updated facility which satisfies the needs for the Elks today and into the future, while providing event/meeting space to generate long term revenue and to "continue to build their membership".

To help ensure long-term sustainability of the organization and enable them to continue providing valuable services to the community they are seeking to develop a portion of the site, where they can have access to funds to construct a new building and stay within the community. The applicant is proposing to utilize the subject site to develop 86 multi-family units, while providing a new state-of-the art Elks Building.

**Justification, Consistency & Compatibility:**

**G.1- Justification:** The applicant is requesting to amend the FLUA designation of the subject property from INST/8 to INST/5. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the PBC Comprehensive Plan (Plan) an applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2:

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

**Response:** The subject property is located within the Urban/Suburban Tier with frontage along Belvedere Road, a Major Arterial Road. The property is ideal for a multi-family residential development due to its location as follows:

- The property is located immediately adjacent to the Belvedere Road and is only approximately 0.85 miles from the Turnpike. This assists for access to the Turnpike and Belvedere Road flyovers at major intersections, which allows for easy access to the east and west.
- The property is situated on a major road that is experiencing a transition from low-density to higher density developments. Belvedere Road is rapidly transitioning into a higher density corridor, with several developments underway or planned in the near future. Currently, the property is surrounded by high-density developments on both the north and west sides.
- Higher density residential should be located near employment centers and have efficient access to the road network. The property is located within a mile of employment centers between Belvedere Road and Jog Road.
- The property has access to adequate public facilities without straining existing infrastructure.

**Per Future Land Use Element (FLUE) Policy 1.2-a of the Comprehensive Plan, the Urban/Suburban Tier shall protect the character of its urban and suburban communities by providing for affordable housing and employment opportunities, and**

**Objective 1.2 of the Comprehensive Plan Future Land Use Element (“FLUE”) states: “this tier [Urban/Suburban] is expected to accommodate the bulk of the population and its need for...goods and services...”**

**When residents need to identify places to live, they will find multifamily residential apartments available to accommodate their growing needs. Therefore, the proposed use is suitable and appropriate for the subject site because it will provide a good transition for the major corridor and neighboring high-density.**

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

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

**Response:** The purpose of this application is to change the Future Land Use to INST-5 for the overall site to develop 86 multi-family units while reconstructing the existing Elks Lodge to remain on site. Currently, the site is located on a major road, Belvedere Road, that is transitioning into a more intense corridor with medium to high-density projects. This location is ideal to develop a multi-family residential as it is surrounded by HR-8 developments to the north and HR-12 developments on Cleary and Belvedere Road. Additionally, it is approximately 0.85 miles away from the Turnpike, and within 1 mile from employment opportunities between Belvedere Road and Jog Road.

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

**Response:** The subject property is located along Belvedere Road, a Major Arterial Road, which makes the site ideal for such development as it is transitioning to a high-density corridor due to the recent developments that are being constructed with medium to high-density.

- *New Information or change in circumstances which affect the subject site;*

**Response:** As Palm Beach County continues to grow, with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. Currently, the Elk’s Club is utilizing 4 acres of the subject site leaving 7.22 acre of underdeveloped land. This site

is ideal for such development as it is 0.85 miles away from the Turnpike and within a mile of employment opportunities, goods, and services. Moreover, the Belvedere corridor, in which the site is situated on, is transitioning to a higher density corridor. The subject site is surrounded by medium to high-density development on both the north and west sides. Therefore, the proposed development is appropriate to be constructed on the subject site.

- *Inappropriateness of the adopted FLU designation; or*

**Response:** As previously mentioned, the Elks Club is utilizing 4 acres of the subject site leaving 7.22 acre of underdeveloped land. This situation is inappropriate and inefficient, particularly given the growing need for more housing options within the area. Given these circumstances, it is reasonable to redevelop the remaining 7.22 acres of the site with multi-family residential units. With the need for affordable and accessible housing options on the rise, this land represents an opportunity to create a positive impact on the community and provide a solution to a pressing need.

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

**Response:** No errors are associated with the subject site. When the site was developed 44 years ago, the corridor served a different set of needs at the time. Now, there is a growing need for affordable and accessible housing options, which were not a pressing issue 44 years ago. As such, it is critical that we reevaluate the use of this land and consider new development options that better serve the needs of the community today.

**G.2- Residential Density Increases:** Per Future Land Use Element Policy 2.4-b, a written analysis of the following criteria is provided below:

- *Demonstrate a need for the amendment.*

**Response:** The basis for the proposed development is based upon changed circumstances within the vicinity of the proposed development. The West Palm Beach Lodge 1352 is part of the Benevolent and Protective Order of Elks, a non-profit Organization. This WPB Lodge has been in existence for 105 years and in their current building for 53 years where they promote charity and justice work to enhance the welfare and happiness to its members. They provide many educational programs and scholarships for children who are in need. They provide many programs for veterans and their families when in need. The property is currently situated on 11.22 acres of land. This partnership with the Marcus Organization provides a much-needed updated facility which satisfies the needs

for the Elks today and into the future, while providing event/meeting space to generate long term revenue and to "continue to build their membership".

To help ensure long-term sustainability of the organization and enable them to continue providing valuable services to the community they are seeking to develop a portion of the site, where they can have access to funds to construct a new building and stay within the community. The applicant is proposing to utilize the subject site to develop 86 multi-family units while providing a new state-of-the art Elks Building.

Furthermore, the site is easily serviced by existing infrastructure, more specifically, Okeechobee Boulevard is a major urban arterial roadway which has the ability to handle additional traffic generated by the proposed use, water and wastewater capacity exists for the site, and legal positive outfall can be achieved.

- *Demonstrate that the current FLUA designation is inappropriate.*

**Response:** As Palm Beach County continues to grow, with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. The type of development typically associated with the site's existing MR-5 designation consists of single-family homes, often in a zero-lot-line configuration. The site is no longer ideal for this type of development for a few reasons. The site's fronts along Belvedere Road, a major road, that is located in the central of Palm Beach County. Additionally, the area around the site has developed as a major center of employment. High-density residential is less sensitive to frontages on major roadways and are also ideally located as close to job centers as possible, mainly due to the typical household who makes up the majority of the demand for these types of developments. Therefore, the site's existing MR-5 designation is inappropriate.

- *Provide a written explanation of why the Transfer of Development Right Workforce Housing, and affordable housing programs cannot be utilized to increase density on site.*

**Response:** In addition to these programs, the subject site requires a small increase in the FLU density to build enough housing units which would make the site viable for development and help alleviate the current shortage of affordable housing. Increasing the FLU density can have positive economic impacts, such as creating new jobs and attracting businesses to the area. This would not only benefit our community but also the larger region.

**G.3 - Compatibility with Surrounding and Adjacent Uses:** Currently, the property is situated on a major Road, Belvedere Road, that is transitioning into a more intense corridor with medium to high-density residential, and a plethora of industrial and commercial nodes. This location is ideal to develop a multi-family residential as it is approximately 0.85 miles away from the Turnpike, and within 1 mile from employment opportunities between Belvedere Road and Jog Road. The site is currently surrounded by medium to high-density developments on the north and west sides.

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

**Response: The proposed amendment demonstrates consistency with the following objectives and policies of the comprehensive plan:**

- **Future Land Use Element (FLUE) Policy 1.2-a:** The Urban/Suburban Tier shall protect the character of its urban and suburban communities by providing for affordable housing and employment opportunities. Therefore, the proposed use is suitable and appropriate for the subject site.
- **Future Land Use Element (FLUE) Policy 1.5-a:** The County shall provide for a sufficient amount of land for residential use to meet future housing needs, including very low, low, and moderate income, and to accommodate the projected population. The Planning Division shall be responsible for analysis and recommendations to the BCC for this task.

The proposed amendment is consistent with the Palm Beach County Comprehensive plan. Moreover, as the population of the Palm Beach County continues to increase with thousands of people moving into the area each year, it is becoming increasingly apparent that there is a need for more multi-family residential buildings to accommodate this influx of residents. A multi-family residential development can revitalize underdeveloped areas and increase property values in the surrounding neighborhoods. This site is ideal for such development as it is 0.85 miles away from the Florida Turnpike and within a mile of employment opportunities. Moreover, the Belvedere corridor, in which the site is situated on, is transitioning to a higher density corridor. The subject site is surrounded by medium to high-density development on both the north and west sides. Therefore, the proposed development is reasonable to be constructed.

In conclusion it is the agent's contention that the requested FLUA Amendment from INST/8 to INST/5 is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.



**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd

West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

www.pbcwater.com

■

**Palm Beach County  
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Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

**County Administrator**

Verdenia C. Baker

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Affirmative Action Employee"*

May 27, 2025

Schmidt Nichols  
1551 N Flagler Dr. Ste. 102  
West Palm Beach, FL 33401

Re: Service Availability – Elks Club  
900 62nd Drive N.  
PCN 00-42-43-27-05-005-0020

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the proposed FLUA change from the prior approved Institutional with High Residential, 8 dwelling units per acre to the original Medium Residential, 5 dwelling units per acre for the proposed 86 multifamily residential (condominium) units.

The property is currently served with a 1" potable water meter (combined service). The nearest sanitary sewer is a 12" force main located adjacent to the subject property within Belvedere Road. The closest potable water is a 36" water main located within 62nd Dr. N. The applicant will be required to loop the potable watermain onsite to meet potable water demand and to ensure adequate fire protection can be provided to the subject property. In addition, offsite utility improvements may be required.

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

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.  
Senior Professional Engineer



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**35**  
years

**CAULFIELD & WHEELER, INC.**

Consulting Engineers • Surveyors & Mappers

Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

May 14, 2025

**Land Use Plan Amendment Application  
Statement of Legal Positive Outfall  
Sunridge  
11.22 Acre Site  
Palm Beach County, Florida  
CWI Project #11151**

SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Jog Road in Palm Beach County, Florida and contains approximately 11.22 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-005-0020. The subject property is currently designated as Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation from Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) to Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5).

SITE DRAINAGE

The site is located within the boundaries of the South Florida Water Management District and Lake Worth Drainage District C-51 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-3 canal along the north side of the site. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor revelations to be at or above the level produced by the 100 year 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.
5. Allowable discharge to be in accordance with South Florida Water Management District C-51 Basin criteria.
6. Due to consideration to water quality.

Submitted By:  
Caulfield & Wheeler, Inc.

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

5/14/25

MVK

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Surveying LB0003591  
Landscape Architecture LC0000318

May 14, 2025

**Land Use Plan Amendment Application  
Flood Plain Statement  
Sunridge  
11.22 Acre Site  
Palm Beach County, Florida  
CWI Project #11151**

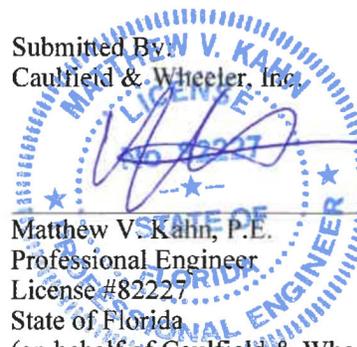
SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Jog Road in Palm Beach County, Florida and contains approximately 11.22 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-005-0020. The subject property is currently designated as Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation from Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) to Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5).

FLOOD ZONE

The above referenced project is located in Flood Zone X and Flood Zone AE (BFE: 15.7) as shown on the FEMA Flood Rate Insurance Map Panel 559 (Palm Beach County)

Submitted By:  
Caulfield & Wheeler, Inc.

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

5/14/25

MVK

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**Fire Rescue**

Chief Patrick J. Kennedy  
405 Pike Road  
West Palm Beach, FL 33411  
(561) 616-7000  
www.pbc.gov



**Palm Beach County  
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Gregg K. Weiss  
Joel Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell, Jr.

**County Administrator**

Verdenia C. Baker

May 21, 2025

Schmidt Nichols  
Landscape Architecture and Urban Planning  
Attention: Jordan Sperling  
1551 N Flagler Dr, Ste 102  
West Palm Beach, FL 33401

Re: Sunridge

Dear Jordan Sperling:

Per your request for response time information to the subject property located on the south side of Belvedere Road, approximately 0.28 miles east of the intersection of N Jog Rd and Belvedere Rd in unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue Station #23, which is located at 5471 Okeechobee Blvd. The maximum distance traveled to subject property is approximately 2.25 miles from the station. The estimated response time to the subject property is 7 minutes. For fiscal year 2024, the average response time (call received to on scene) for this stations zone is 6:39.

Changing the land use of this property will have minimal impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

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**Attachment L - Significant Habitats or Species Detail**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Sunridge MUPD**  
**Original Submittal: May 14, 2025**

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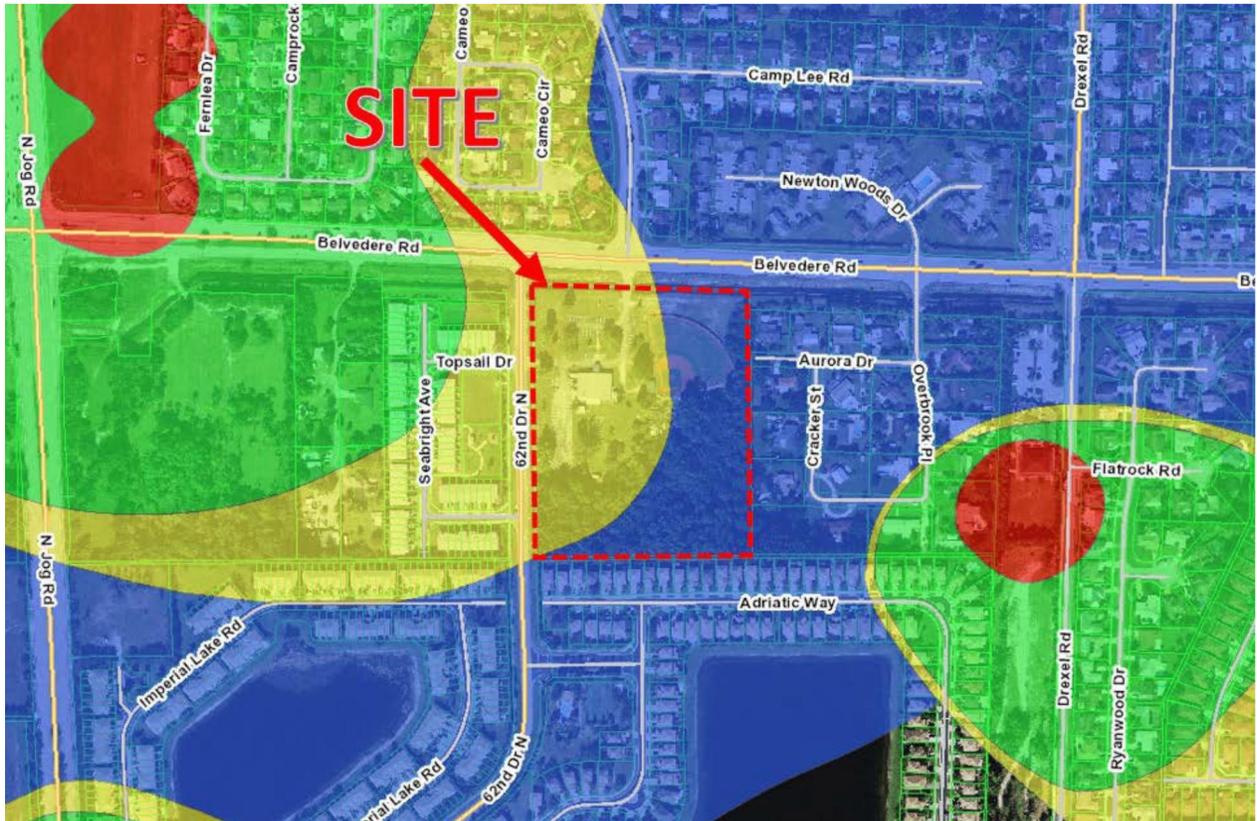
Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. The site is heavily wooded with mostly exotic hardwood trees including Java Plum, earleaf acacia, Melaleuca, Australian pine, Brazilian pepper, and queensland umblla tree. There are native trees and palms scattered throughout the project site including slash pine, laurel oak, cabbage palm, and strangler fig. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.



**Attachment M - Wellfield Zone Map  
Sunridge MUPD  
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal  
Original Submittal: May 14, 2025**

As shown in the aerial below, the subject property is within Wellfield Protection Zones #3 and 4.



**Wellfield Protection Zones**

-  1
-  2
-  3
-  4





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Engineering EB0003591  
Surveying LB0003591  
Landscape Architecture LC0000318

May 14, 2025

**Land Use Plan Amendment Application**  
**Wellfield Protection Zone Statement**  
**Sunridge**  
**11.22 Acre Site**  
**Palm Beach County, Florida**  
**CWI Project #11151**

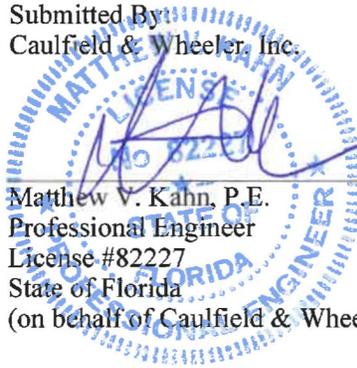
SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Jog Road in Palm Beach County, Florida and contains approximately 11.22 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-005-0020. The subject property is currently designated as Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation from Institutional with an underlying High Residential, 8 dwelling units per acre (INST/8) to Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5).

WELLFIELD PROTECTION ZONE

The above referenced project is located within Wellfield Protection Zones 3 and 4 as shown on the Wellfield Protection Zones of Influence in Palm Beach County, Florida.

Submitted By:  
Caulfield & Wheeler, Inc.

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

5/14/25

MVK

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**Planning, Zoning  
& Building Department**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228

[www.pbc.gov/pzb](http://www.pbc.gov/pzb)



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May 19, 2025

Josh Nichols  
Schmidt Nichols, Landscape Architecture & Urban Planning  
1551 N. Flagler Dr., Suite 102  
West Palm Beach, Florida 33401

**RE: Historical and Archaeological Resource Review for the project  
named: Sunridge, intersection of N. Jog Rd. & Belvedere Rd., under  
PCN: 00-42-43-27-05-005-0020.**

Dear Mr. Nichols:

This correspondence is in response to your request for a review of the above referenced property in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

However, should any artifacts or skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA  
County Historic Preservation Officer/ Archaeologist

cc: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Pónton-Nigaglioni, PhD, RPA, Archaeologist/Planner II, PBC Planning Division