

2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

| | | | |
|------------------------------------|--|---|--|
| Round | 25-B | Intake Date | November 13, 2024 |
| Application Name | Wellington Vista Phase II | Revised Date | |
| Acres | 30.35 | Control Number | 2018-00189 2017-00194 2005-00422 |
| | | Text Amend? | No |
| PCNs | Parcel 1: 00-42-43-27-05-028-0021 (3.00 acres) Parcel 2: (27.35 acres) 00-42-44-29-15-001-0010 00-42-44-29-15-002-0000 00-42-44-29-15-001-0020 00-42-44-29-15-019-0000 00-42-44-29-15-023-0000 | | |
| Location | Southeast corner of Lake Worth Rd. and Hooks Rd. | | |
| | Current | Proposed | |
| Tier | Urban / Suburban | Urban / Suburban | |
| Use | Parcel 1: Vacant Parcel 2: Multi-Family Residential, 370 units, 13.5 units per acre | Parcel 1: Multi-family Residential, 100 units Parcel 2: Multi-Family Residential, 370 units | |
| Zoning | Parcel 1: General Commercial (CG) Parcel 2: Planned Unit Development (PUD) | Parcel 1: Planned Unit Development (PUD) Parcel 2: Planned Unit Development (PUD) | |
| Future Land Use Designation | Parcel 1: Commercial High w/underlying Low Residential, 2 units per acre (CH/2) – 3.00 acres Parcel 2: High Residential, 8 units per acre (HR-8) – 27.35 acres | Parcel 1: High Residential, 8 units per acre (HR-8) – 3.00 acres Parcel 2 : High Residential, 8 units per acre (HR-8) – 27.35 acres | |
| Conditions | Ord. No. 2018-027 1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1, 147 and a maximum peak hour trips of 141. | Ord. No. 2018-027 1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1, 147 and a maximum peak hour trips of 141. | |

| | | |
|--|--|--|
| | <p>2. The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit.</p> <p>3. The residential Zoning development order shall require at least 19% of the total residential density as workforce housing units subject to the following requirements:</p> <p>A. The property owner shall provide these workforce housing units on site, and between 60-140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 - 100%, >100-120%, and >120-140%); and</p> <p>B. These workforce housing units shall be provided in units that have 2 bedrooms or greater.</p> <p>4. Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road.</p> | <p>2. The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit.</p> <p>3. The residential Zoning development order shall require at least 19% of the total residential density as workforce housing units <u>for the southern 27.35 acres</u> subject to the following requirements:</p> <p>A. The property owner shall provide these workforce housing units on site, and between 60-140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 - 100%, >100-120%, and >120-140%); and</p> <p>B. These workforce housing units shall be provided in units that have 2 bedrooms or greater.</p> <p>4. Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road.</p> |
|--|--|--|

B. Development Potential

| | Current FLU | Proposed FLU |
|--|--|--|
| Maximum Square Feet (for non-residential) | <p>Parcel 1: 0.85 FAR x 130,680 sf = 111,078 sf</p> <p>Parcel 2: 0.45 FAR x 1,191,366 = 536,115 sf</p> | <p>Parcel 1: 0.45 FAR x 111,093.3 ac. = 49,992 sf</p> <p>Parcel 2: 0.45 FAR x 1,191,366 = 536,115 sf</p> |
| Maximum Units (for residential) | <p>Parcel 1: 2.0 du/acre x 3.0 ac. = 6 du</p> <p>Parcel 2: 8.0 du/acre x 27.35 ac. = 219 du</p> | <p>Parcel 1 & Parcel 2: 470 units*</p> <p>Parcel 1 By Right = 24 du Parcel 2 By Right = 219 du</p> <p>Parcel 1 & 2: Plus TDR Density = 61 du Plus WHP Density = 166 du</p> <p>Parcel 1: TDR Density = 10 du WHP Density = 63 du</p> <p>*Utilized entire Catalina at Lake Worth PUD (30.35 acres) to determine density.</p> |

| | | |
|---|--|---|
| Maximum Beds (for CLF proposals) | None. | None. |
| Population Estimate | 6.0 max du x 2.39 = Up to 15 Residents | 100 max du x 2.39 = Up to 239 Residents |

Part 2. Applicant Data

A. Agent Information

| | |
|---------------------------|------------------------------|
| Name | Brian Terry |
| Company Name | Insite Studio |
| Address | 3601 PGA Blvd., Suite 220 |
| City, State, Zip | Palm Beach Gardens, FL 33410 |
| Phone / Fax Number | 561.249.0940 |
| Email Address | Brianterry@insitestudio.com |

B. Applicant Information

| | |
|---------------------------|---|
| Name | Juan C. Porro - Vice President & Armando A. Tabernilla - Vice President |
| Company Name | Lake Worth Road Commercial, LLC & Lake Worth Road Villas, LLC |
| Address | 2199 Ponce de Leon Blvd., Suite 401 |
| City, State, Zip | Coral Gables, FL 33134 |
| Phone / Fax Number | |
| Email Address | |
| Interest | Property Owner |

Part 3. Site Data

A. Site Data

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|--|--|
| Built Features | The property is vacant with no built features. |
| PCN | Parcel 1: 00-42-43-27-05-028-0021(3 acres) Parcel 2: 00-42-44-29-15-001-0010 Parcel 3: 00-42-44-29-15-002-0000 Parcel 4: 00-42-44-29-15-001-0020 Parcel 5: 00-42-44-29-15-019-0000 Parcel 6: 00-42-44-29-15-023-0000 (27.35 acres) |
| Street Address | 4050 Hooks Rd., Lake Worth, FL 33460 |
| Frontage | Approximately 389 feet of frontage along Hooks Rd. and 333 feet of depth. |
| Legal Access | The current and proposed access is from Hooks Rd. |
| Contiguous under same ownership | There is no adjacent land under the same ownership as the subject site. |
| Acquisition details | The properties were acquired on September 19 th , 2018 by Lake Worth Road Villas, LLC from State of Florida Department of Transportation. The purchase of the property was a fee simple acquisition of \$8,000,000. Parcel 1 was then acquired on April 2 nd , 2020 by Lake Worth Road Commercial, LLC from Lake Worth Road Villas, LLC. The purchase of the property was a fee simple acquisition of \$10. |
| Size purchased | Parcel 1: The current property owner acquired 3.00 acres of land, comprised of one, in the purchase of the property. The site was not part of a larger acquisition of lands by the previous property owner. Parcel(s) 2 - 6: The current property owner acquired 27.35 acres of land in the purchase referenced above. The site was not part of a larger acquisition of lands by the previous property owner. |

B. Development History

| | |
|---------------------------------|--|
| Previous FLUA Amendments | Ord. No. 2018-027 1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1, 147 and a maximum peak hour trips of 141. 2. The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit. |
|---------------------------------|--|

| | |
|--------------------------|--|
| | <p>3. The residential Zoning development order shall require at least 19% of the total residential density as workforce housing units subject to the following requirements:</p> <p>A. The property owner shall provide these workforce housing units on site, and between 60-140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 - 100%, >100-120%, and >120-140%); and</p> <p>B. These workforce housing units shall be provided in units that have 2 bedrooms or greater.</p> <p>4. Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road.</p> |
| Concurrency | <p>Parcel 1 (3-ac) currently has a concurrency approval for a Daycare and Type 1 Restaurant w/Drive-Through.</p> <p>Parcel(s) 2 – 6 currently have concurrency for a Multi-Family Residential development consisting of 370 dwelling units.</p> |
| Plat, Subdivision | <p>Parcel 1 is subject to Palm Beach Farms Company Plat No. 3 (PB 2 PG 45-54).</p> <p>Parcel(s) 2 – 6 is subject to Plat of Catalina at Lake Worth PUD (PB 130 PG 147)</p> <p>The site is subject to the Catalina at Lake Worth PUD Master Plan.</p> |

C. Zoning Approvals & Requests

| Reso. No. | App. No. | Status | Type | Description | Changes proposed (if any) |
|---------------------|-----------------------|----------------------|-----------------------------|--|--|
| ZR-2020-0004 | ZV-2019-01631 | Adopted w/Conditions | Type II Variance | To eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback. | Retained via concurrent zoning application submitted on December 18, 2024. |
| | DRO3/W-2019-01275 | Adopted w/Conditions | Administrative Modification | To allow a Type 3 Concurrent Review (Zoning, Land Development, Building). To allow a Type 1 Waiver to eliminate an incompatibility buffer between incompatible uses | Retained via concurrent zoning application submitted on December 18, 2024. |
| | DRO-2019-01274 | Approved | Administrative Modification | Final Master Plan approval | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0904 | ZV/DOA/CAW-2018-02152 | Adopted w/Conditions | Type II Waiver | To allow a reduction of the required frontage along an Arterial or Collector. | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0903 | ZV/DOA/CAW-2018-02152 | Adopted w/Conditions | Class A Conditional Use | To allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit | Retained via concurrent zoning application submitted on December 18, 2024. |

| | | | | | |
|---------------------|------------------------|-----------------------|-----------------------------|---|---|
| | | | | Development (PUD). | |
| R-2019-0902 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Class A Conditional Use | To allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit Development (PUD). | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0901 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Development Order Amendment | To reconfigure the Master Plan to add residential units. | Amended via concurrent zoning application submitted on December 18, 2024. |
| ZR-2019-0019 | ZV/DOA/CA/W-2018-02152 | Approved w/Conditions | Type II Variance | To allow relocation of a fence along the west property line; and, relocation of required planting material and reduction of the required planting width along the south and west property line. | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1717 | Z/CA-2018-00148 | Approved | Class A Conditional Use | To allow a Type 1 Restaurant w/Drive-Thru and a Daycare General. | Abandoned via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1716 | Z/CA-2018-00148 | Approved | Class A Conditional Use | To allow a Type 1 Restaurant w/Drive-Thru and a Daycare General. | Abandoned via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1715 | Z/CA-2018-00148 | Approved | Rezoning | To allow a rezoning from the Residential Transitional (RT) Zoning District to the Commercial General (CG) Zoning District. | Amended via concurrent zoning application submitted on December 18, 2024. |

| | | | | | |
|--------------------|-------------------|----------------------|----------|---|--|
| R-2018-1714 | PDD/CA-2018-00146 | Adopted w/Conditions | Rezoning | To allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District. | Retained via concurrent zoning application submitted on December 18, 2024. |
|--------------------|-------------------|----------------------|----------|---|--|

Part 4. Consistency

A. Surrounding Land Uses.

| Adjacent Lands | Use | Future Land Use | Zoning |
|----------------|--|---|---|
| North | General Office 90,000 sf Commercial 179,725 sf | Commercial Low Office, with an underlying Low Residential, 2 units per acre (CL-O/2) | Multiple Use Planned Development (MUPD) Petition No. 2002-00012 Petition No. 1996-00004 |
| South | Single-Family Residential Fields at Gulfstream Polo PUD 903 units 4.34 units per acre | Medium Residential, 5 units per acre (MR-5) | Planned Unit Development (PUD) Petition No. 2005-00594 |
| East | Vacant | Commercial Low Office (CL-O) Low Residential, 2 units per acre (LR-2) | Multiple Use Planned Development (MUPD) Petition No. 2002-00040 Residential Transitional (RT) |
| West | Medical Office Hospital Hotel 109,808 sf Multi-Family Residential Polo Gardens MUPD 284 units 11.01 units per acre Commercial Polo Gardens MUPD 35,184 sf Single-Family Residential Fields at Gulfstream Polo PUD 903 units 4.34 units per acre | Commercial High, with underlying Low Residential, 2 units per acre (CH/2) Multiple Land Use (MLU) Medium Residential, 5 units per acre (MR-5) | Multiple Use Planned Development (MUPD) Petition No. 2008-00296 & 2013-00296 Planned Unit Development (PUD) Petition No. 2005-00594 |

Part 5. Public Facilities Information

| A. Traffic Information | | |
|---|---|--|
| | Current | Proposed |
| Max Trip Generator | ITE 821: Shop Plaza (40-150ksf) W/Sup Market 94.49 Trips/1,000 SF | ITE 220: Multifamily Low-Rise 6.74 Trips/DU |
| Maximum Trip Generation | 6,403 | 162 |
| Net Daily Trips: | <u>-6,241</u> (maximum minus current) <u>-6,241</u> (proposed minus current) | |
| Net PH Trips: | <u>-229 (-146 In/-83 Out) AM, -600 (-285 In/-315 Out) PM</u> (maximum) <u>-229 (-146 In/-83 Out) AM, -600 (-285 In/-315 Out) PM</u> (proposed) | |
| Significantly impacted roadway segments that fail Long Range | None | None |
| Significantly impacted roadway segments for Test 2 | None | None |
| Traffic Consultant | JFO GROUP INC. | |
| B. Mass Transit Information | | |
| Nearest Palm Tran Route (s) | 62, WLN – LKW (Lake Worth Rd) | |
| Nearest Palm Tran Stop | Bus stop # 5977, at the Northwest corner of the Lake Worth Rd and Hooks Rd., on the north side of Lake Worth Rd., approximately 260 feet northwest of the subject site. | |
| Nearest Tri Rail Connection | Lake Worth, 1703 Lake Worth Rd. | |
| C. Potable Water & Wastewater Information | | |
| Potable Water & Wastewater Providers | Palm Beach County Water Utilities Department | |
| Nearest Water & Wastewater Facility, type/size | <u>Water:</u> 2-8" watermain stub-outs North West and South West Property Line <u>Wastewater:</u> 8" sanitary sewer manhole and gravity sewer onsite provided by Wellington Vista ("Catalina at Lake Worth") | |
| D. Drainage Information | | |

The Wellington Vista Phase 2 project is a 5-story, 100-unit apartment complex planned for a 3-acre site in Palm Beach County, Florida. The project falls under the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County jurisdictions. The drainage design includes a subsurface tank system beneath the parking area to manage water quality and stormwater storage.

Stormwater treatment will follow SFWMD guidelines. The site will discharge into the LWDD L-14 Canal. The site is in FEMA Flood Zone X, indicating minimal flood risk.

E. Fire Rescue

| | |
|-----------------------------|---|
| Nearest Station | The fire rescue station that provides service to the site is Palm Beach County Station # 32, located at 4022 Charleston St., Lake Worth, 33467. |
| Distance to Site | The fire rescue station referenced above is approximately 1.50 miles from the subject site. |
| Response Time | The response time from the fire rescue station PBC 32 to the subject property is approximately 5 minutes and 30 seconds. |
| Effect on Resp. Time | For the fiscal year 2023, the average response time for this stations zone is 6:59. The proposed Future Land Use amendment will have a minimal impact on Fire Rescue. |

F. Environmental

| | |
|--|---|
| Significant habitats or species | The 3 acre commercial project site has previously attained all required federal, state, and local agency environmental permits and approvals. The current site conditions are completely void of any wetlands, upland habitat, or listed species. A few native, protected palms remain on the project site. |
| Flood Zone* | The subject site is located within Flood Zone X, Zone X is an area of minimal flood hazard, according to the FEMA Flood Map. |
| Wellfield Zone* | The subject site is not located in a wellfield protection zone. |

G. Historic Resources

Per the County Archaeologist, Christian Davenport, no known historically/architecturally significant or archaeological resources are identified on, or within 500 feet of the subject property.

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

| Park Type | Name & Location | Level of Svc. (ac. per person) | Population Change | Change in Demand |
|------------------|--|---|--------------------------|-------------------------|
| Regional | Okeehetee Park 7715 Forest Hill Blvd West Palm Beach, FL 33413 (approx. 5.70 Miles) | 0.00339 | 239 | 0.81 |
| Beach | Ocean Inlet Park 6990 N Ocean Blvd Ocean Ridge, FL 33435 (approx. 13.80 Miles) | 0.00035 | 239 | 0.08 |

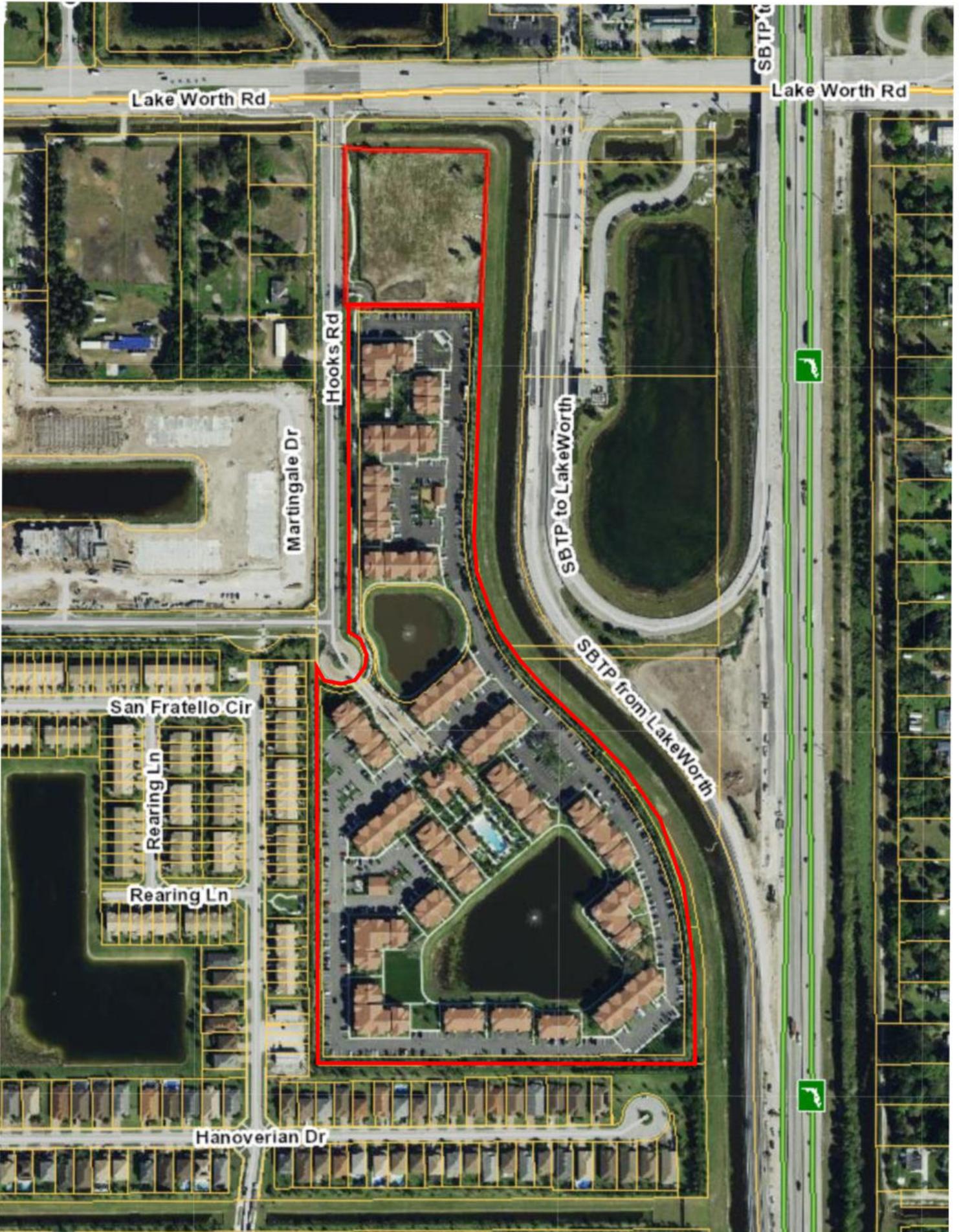
| | | | | |
|-----------------|---|---------|-----|------|
| District | West Boynton Park and Community Center 6000 Northtree Blvd Lake Worth, FL 33463 (approx. 6.60 Miles) | 0.00138 | 239 | 0.33 |
|-----------------|---|---------|-----|------|

I. Libraries - Residential Only (Including CLF)

| | | | |
|---------------------------|----------------------------|--------------------------|-------------------------|
| Library Name | Greenacres Branch Library | | |
| Address | 3750 Jog Rd. | | |
| City, State, Zip | Greenacres, FL 33467 | | |
| Distance | Approximately 2.5 miles | | |
| Component | Level of Service | Population Change | Change in Demand |
| Collection | 2 holdings per person | 239 | 478 |
| All staff | 0.6 FTE per 1,000 persons | 239 | 0.14 |
| Library facilities | 0.6 square feet per person | 239 | 143.4 |

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

| | Elementary | Middle | High |
|-------------------------|--------------------------|-------------------------|-------------------------|
| Name | Discovery Key Elementary | Woodlands Middle School | Dr. Joaquin Garcia |
| Address | 3550 Lyons Rd | 5200 Lyons Rd. | 4906 Lyons Rd. |
| City, State, Zip | Lake Worth, FL 33467 | Lake Worth, FL 33467 | Lake Worth, FL 33467 |
| Distance | Approximately 1.8 miles | Approximately 2.1 miles | Approximately 2.0 miles |



Lake Worth Rd

Lake Worth Rd

Martingale Dr

Hooks Rd

SBTP to LakeWorth

SBTP from LakeWorth

San Fratello Cir

Rearing Ln

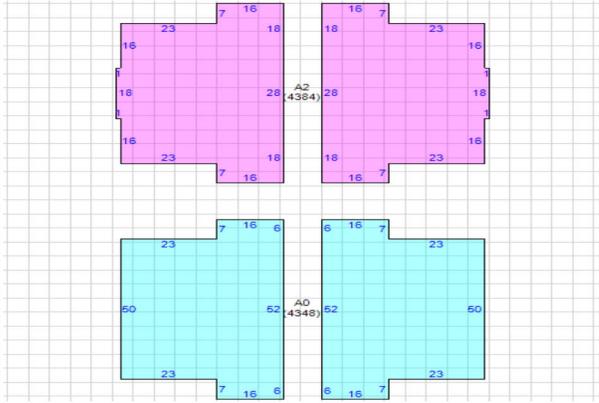
Rearing Ln

Hanoverian Dr

SBTP



| Description | Area Sq. Footage |
|-------------------------------|------------------|
| APARTMENT | 4348 |
| APARTMENT | 8768 |
| Total Square Footage : 193059 | |



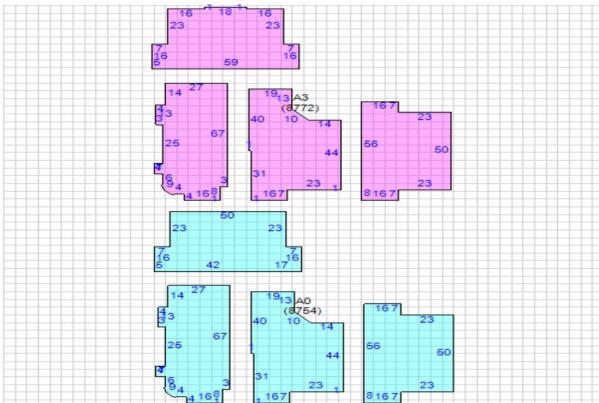
| Extra Features | | |
|--------------------------------|------------|--------|
| Description | Year Built | Unit |
| Paving- Asphalt | 2022 | 155276 |
| Walkway-Concrete | 2022 | 58050 |
| Paving- Asphalt | 2022 | 25120 |
| Wall | 2022 | 1510 |
| Swimming Pool Commercial | 2022 | 2497 |
| Patio | 2022 | 5725 |
| Gazebo | 2022 | 1224 |
| Bbq | 2022 | 1 |
| Fence- Wrought Iron | 2022 | 12511 |
| Fence- Chain Link 6ft #11 Gaug | 2022 | 1076 |
| Paving- Asphalt | 2022 | 1229 |

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

| Description | |
|-----------------------|-------|
| 1 Year Built | 2022 |
| 2 APARTMENTS LOW RISE | 26232 |

Building Footprint (Building 3)



Subarea and Square Footage (Building 3)

| Description | Area Sq. Footage |
|-------------------------------|------------------|
| APARTMENT | 17540 |
| APARTMENT | 8752 |
| Total Square Footage : 193059 | |

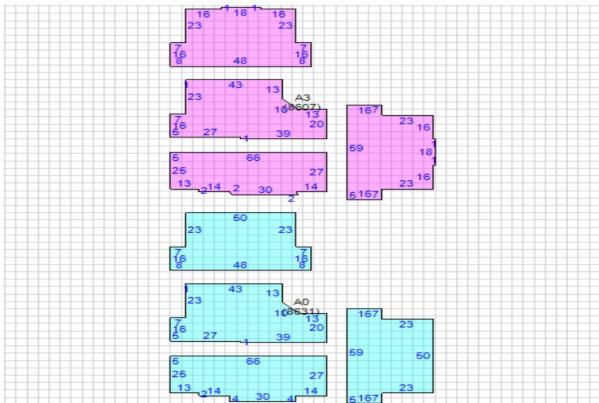
| Extra Features | | |
|--------------------------------|------------|--------|
| Description | Year Built | Unit |
| Paving- Asphalt | 2022 | 155276 |
| Walkway-Concrete | 2022 | 58050 |
| Paving- Asphalt | 2022 | 25120 |
| Wall | 2022 | 1510 |
| Swimming Pool Commercial | 2022 | 2497 |
| Patio | 2022 | 5725 |
| Gazebo | 2022 | 1224 |
| Bbq | 2022 | 1 |
| Fence- Wrought Iron | 2022 | 12511 |
| Fence- Chain Link 6ft #11 Gaug | 2022 | 1076 |
| Paving- Asphalt | 2022 | 1229 |

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 3)

| Description | |
|-----------------------|-------|
| 1 Year Built | 2022 |
| 2 APARTMENTS LOW RISE | 26292 |

Building Footprint (Building 4)



Subarea and Square Footage (Building 4)

| Description | Area Sq. Footage |
|-------------------------------|------------------|
| APARTMENT | 8630 |
| APARTMENT | 17212 |
| Total Square Footage : 193059 | |

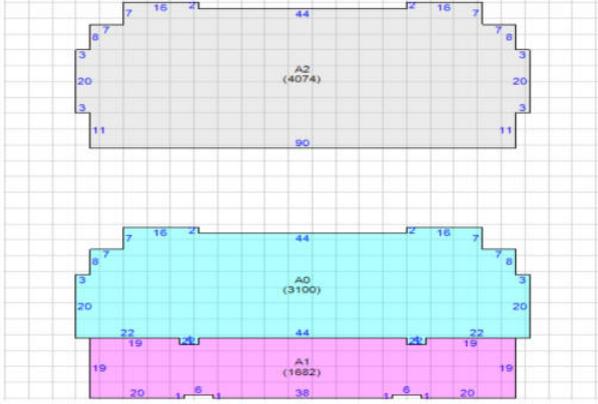
| Extra Features | | |
|--------------------------|------------|--------|
| Description | Year Built | Unit |
| Paving- Asphalt | 2022 | 155276 |
| Walkway-Concrete | 2022 | 58050 |
| Paving- Asphalt | 2022 | 25120 |
| Wall | 2022 | 1510 |
| Swimming Pool Commercial | 2022 | 2497 |
| Patio | 2022 | 5725 |
| Gazebo | 2022 | 1224 |
| Bbq | 2022 | 1 |
| Fence- Wrought Iron | 2022 | 12511 |

| | | |
|--|------|------|
| Fence- Chain Link 6ft #11 Gaug | 2022 | 1076 |
| Paving- Asphalt | 2022 | 1229 |
| Unit may represent the perimeter, square footage, linear footage, total number or other measurement. | | |

Structural Details (Building 4)

| | |
|-----------------------|-------|
| Description | |
| 1 Year Built | 2022 |
| 2 APARTMENTS LOW RISE | 51684 |

Building Footprint (Building 5)



Subarea and Square Footage (Building 5)

| | |
|-------------------------------|------------------|
| Description | Area Sq. Footage |
| APARTMENT | 3100 |
| GARAGE | 1682 |
| APARTMENT | 4074 |
| Total Square Footage : 193059 | |

Extra Features

| Description | Year Built | Unit |
|--------------------------------|------------|--------|
| Paving- Asphalt | 2022 | 155276 |
| Walkway-Concrete | 2022 | 58050 |
| Paving- Asphalt | 2022 | 25120 |
| Wall | 2022 | 1510 |
| Swimming Pool Commercial | 2022 | 2497 |
| Patio | 2022 | 5725 |
| Gazebo | 2022 | 1224 |
| Bbq | 2022 | 1 |
| Fence- Wrought Iron | 2022 | 12511 |
| Fence- Chain Link 6ft #11 Gaug | 2022 | 1076 |
| Paving- Asphalt | 2022 | 1229 |

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 5)

| | |
|--------------------------|-------|
| Description | |
| 1 Year Built | 2022 |
| 2 APARTMENTS - TOWNHOUSE | 26568 |

Wellington Vista Phase II
Comprehensive Plan Amendment
Large Scale Round 25-B
Submittal Date: November 13, 2024

| | |
|--------------------------------|--|
| Applicant / Property Owner(s): | Lake Worth Road Commercial, LLC 2199 Ponce de Leon Blvd., Suite 401 Coral Gables, FL 33134 |
| | Lake Worth Road Villas, LLC 2199 Ponce de Leon Blvd., Suite 401 Coral Gables, FL 33134 |
| Agent(s): | Insite Studio, Inc. 3601 PGA Blvd, Suite 220 Palm Beach Gardens, FL 33410 |
| Engineer: | Schnars Engineering 947 Clint Moore Rd. Boca Raton, FL 33487 |
| Traffic: | JFO Group Inc. 11924 Forest Hill Blvd, Ste 10A-123 Wellington, FL 33414 |

Property Location

The property is located on the southeast corner of Lake Worth Rd. and Hooks Rd. The property consists of 30.35 acres and is comprised of six parcels, identified by the Property Control Numbers (PCNs) below. Note although Parcel 3 and Parcel 4 are identified separately on the Property Appraiser's Map, they have the same PCN.

- Parcel 1: 00-42-43-27-05-028-0021
- Parcel 2: 00-42-44-29-15-001-0010
- Parcel 3: 00-42-44-29-15-002-0000
- Parcel 4: 00-42-44-29-15-002-0000
- Parcel 5: 00-42-44-29-15-001-0020
- Parcel 6: 00-42-44-29-15-023-0000

The Catalina at Lake Worth PUD is approximately 27.35 acres composed of Parcels 2 – 6 and Parcel 1 is 3.00 acres.

Property History

The subject property is within the jurisdiction of Unincorporated Palm Beach County and lies within the West Lake Worth Road Neighborhood Plan. Parcels 2 thru 6 have a High Residential, 8 units per acre (HR-8) Future Land Use (FLU) designation and are within the Planned Unit Development Zoning District (PUD). Parcel 1 has a Commercial High, w/underlying Low-Residential 2 units per acre (CH/2) FLU designation and is within the Commercial General (CG) Zoning District.

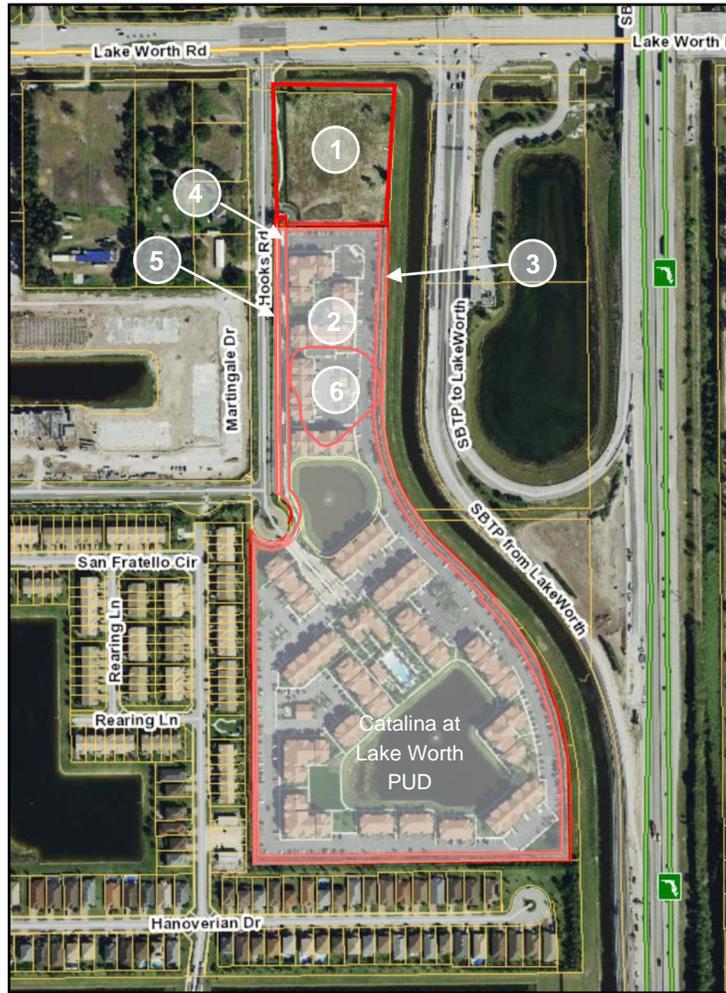


Figure 1: Subject Site, Parcel Designation

In 2006, the property was part of a larger approved PUD known as Allie Polo Estates that was approved for 442 dwelling units on approximately 221 acres to the south and west and inclusive of the subject property. However, the developer failed to meet conditions included on the Development Order and the County invalidated the approval and rezoned the property from PUD to RT. The underlying FLU designation remained LR-2. The site was then acquired by the Florida Department of Transportation (FDOT) in 2007 & 2008 to be included in the southbound interchange project at Lake Worth Road and Florida's Turnpike. In the course of the FDOT planning and design process it was determined that the site was not necessary and became surplus.

In 2016, the Board of County Commissioners (BCC) adopted Resolution No. 2016-0549 granting approval for The Fields at Gulfstream Polo PUD, contiguous to the west (partially) and south of the subject property. Approval of the PUD included a Land Use Plan Amendment changing the designation from Low-Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5).

In 2018 the Board of County Commission (BCC) approved Ordinance No. 2018-27, which modified the Future Land Use of the southern 27 acres to HR-8 with conditions that limited the maximum intensity of the site to 375 units and required a total of 19% of all units to be provided as Workforce Housing (WFH). Additionally, Condition 2 required a total of 51 Transfer Development Rights (TDR) units to be purchased prior to the issuance of the first Certificate of Occupancy. The Ordinance also modified the northern 3.00 acres to the Commercial High with an underlying Low-Residential, 2 units per acre FLU designation.

Various Zoning applications have been approved since the last Comprehensive Plan Amendment, as outlined in the table below.

| Previous Zoning Approvals | | | | | |
|----------------------------------|-------------------|----------------------|-----------------------------|--|--|
| Reso. No. | App. No. | Status | Type | Description | Changes proposed (if any) |
| ZR-2020-0004 | ZV-2019-01631 | Adopted w/Conditions | Type II Variance | To eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback. | Retained via concurrent zoning application submitted on December 18, 2024. |
| | DRO3/W-2019-01275 | Adopted w/Conditions | Administrative Modification | To allow a Type 3 Concurrent Review (Zoning, Land Development, Building). To allow a Type 1 Waiver to eliminate an incompatibility buffer between incompatible uses | Retained via concurrent zoning application submitted on December 18, 2024. |
| | DRO-2019-01274 | Approved | Administrative Modification | Final Master Plan approval | Retained via concurrent zoning application submitted on December 18, 2024. |

| | | | | | |
|---------------------|------------------------|-----------------------|-----------------------------|---|--|
| R-2019-0904 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Type II Waiver | To allow a reduction of the required frontage along an Arterial or Collector. | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0903 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Class A Conditional Use | To allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit Development (PUD). | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0902 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Class A Conditional Use | To allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit Development (PUD). | Retained via concurrent zoning application submitted on December 18, 2024. |
| R-2019-0901 | ZV/DOA/CA/W-2018-02152 | Adopted w/Conditions | Development Order Amendment | To reconfigure the Master Plan to add residential units. | Amended via concurrent zoning application submitted on December 18, 2024. |
| ZR-2019-0019 | ZV/DOA/CA/W-2018-02152 | Approved w/Conditions | Type II Variance | To allow relocation of a fence along the west property line; and, relocation of required planting material and reduction of the required planting | Retained via concurrent zoning application submitted on December 18, 2024. |

| | | | | | |
|--------------------|-------------------|----------------------|-------------------------|---|---|
| | | | | width along the south and west property line. | |
| R-2018-1717 | Z/CA-2018-00148 | Approved | Class A Conditional Use | To allow a Type 1 Restaurant w/Drive-Thru and a Daycare General. | Abandoned via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1716 | Z/CA-2018-00148 | Approved | Class A Conditional Use | To allow a Type 1 Restaurant w/Drive-Thru and a Daycare General. | Abandoned via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1715 | Z/CA-2018-00148 | Approved | Rezoning | To allow a rezoning from the Residential Transitional (RT) Zoning District to the Commercial General (CG) Zoning District. | Amended via concurrent zoning application submitted on December 18, 2024. |
| R-2018-1714 | PDD/CA-2018-00146 | Adopted w/Conditions | Rezoning | To allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District. | Retained via concurrent zoning application submitted on December 18, 2024. |

Application Request

The Petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of 3.00 acres (Parcel 1) from a Palm Beach County FLU designation of Commercial High with an underlying Low-Residential, 2 units per acre (CH/2) to the High-Residential, 8 units per acre (HR-8) FLU designation. Although Parcel 1 is the only parcel subject to the Future Land Use Amendment, it was discussed during our Pre-Application meeting on September 19th, 2024 with the Palm Beach County Planning Department, that since the acreage of the entire existing Catalina at Lake Worth PUD is being utilized to determine the proposed density, the entire site (30.35 acres) is required to be included in the application request.

Additional Zoning applications will be filed concurrent to this request which include a Rezoning request from Commercial General (CG) to the Planned Unit Development (PUD) Zoning District for Parcel 1 (3.00 acres). The proposed request includes incorporating Parcel 1 into the existing Catalina at Lake Worth PUD (27.35 acres). Additional requests include a Development Order Amendment (DOA) to amend the existing Master Plan, an Abandonment of the Type 1 Restaurant w/Drive-Through and General Daycare and a Class A Conditional Use to allow a Workforce Housing Program Bonus (WHP) and Transfer of Development Rights (TDR) in excess of 2 units per acre.

In addition to the requests above, the Petitioner is requesting modifications to the Conditions of Approval within Ordinance No. 2018-27, as shown below.

1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. ~~Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1, 147 and a maximum peak hour trips of 141.~~

The strike-through portion above is no longer relevant as the 3 acre commercial parcel is subject to a FLUA to a residential FLU and Zoning amendments to abandon the commercial uses.

2. The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit.

No proposed modification at this time. The proposed development plan will include an additional purchase of 10 TDR units, however the Petitioner refers to the Palm Beach County Planning Department on recommended condition modifications or additions.

3. The residential Zoning development order shall require at least 19% of the total residential density as workforce housing units for the southern 27.35 acres subject to the following requirements:
 - a. The property owner shall provide these workforce housing units on site, and between 60-140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 - 100%, >100-120%, and >120-140%); and
 - b. These workforce housing units shall be provided in units that have 2 bedrooms or greater.

The proposed modification is necessary to indicate the above condition refers to the existing residential development and PUD to the south, comprised of approximately 27.35 acres. The original approval was permitted to provide 19% WHP units because the nature of the development allowed for larger units of 2 bedrooms or more, which was unique to the market and to the County. However, the new proposed units will be subject to the standard 25% WHP requirement, as the layout and design of the new building will not accommodate larger size units. The building will be primarily studio, one-bedroom and a few 2-bedroom units.

4. Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road.

No proposed modifications.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Directly north is Lake Worth Road, across the roadway is Lake Worth Commons MUPD, Lake Worth Self-Storage MUPD and Exit 99 LLC MUPD, located in Unincorporated Palm Beach County. The properties have a Commercial Low Office with an underlying Low Residential 2 units per acre (CL-O/2), Commercial Low with an underlying Low Residential 3 units per acre (CL/3) and Commercial High with an underlying Low Residential 2 units per acre (CH/2) FLU designations and are within the Multiple Use Planned Development (MUPD) Zoning District.

South: Fields at Gulfstream Polo PUD, located in Unincorporated Palm Beach County. The residential development directly south of the subject site has a Medium Residential 5 units per acre (MR-5) FLU designation and is within the Planned Unit Development (PUD) Zoning District.

East: Multiple parcels owned by the State of Florida Department of Transportation, located in Unincorporated Palm Beach County. The parcels have a Commercial Low Office (CL-O) and Low Residential 2 units per acre (LR-2) FLU designations and are within the Multiple Use Planned Development (MUPD) and Residential Transitional (RT) Zoning Districts.

West: Fields at Gulfstream Polo PUD, Polo Gardens MUPD and multiple properties, located in Unincorporated Palm Beach County. The properties have a Medium Residential 5 units per acre (MR-5), Multiple Land Use (MLU) and Commercial High with an underlying Low Residential 2 units per acre FLU designations and are within the Multiple Use Planned Development (MUPD) and Planned Unit Development (PUD) Zoning Districts.

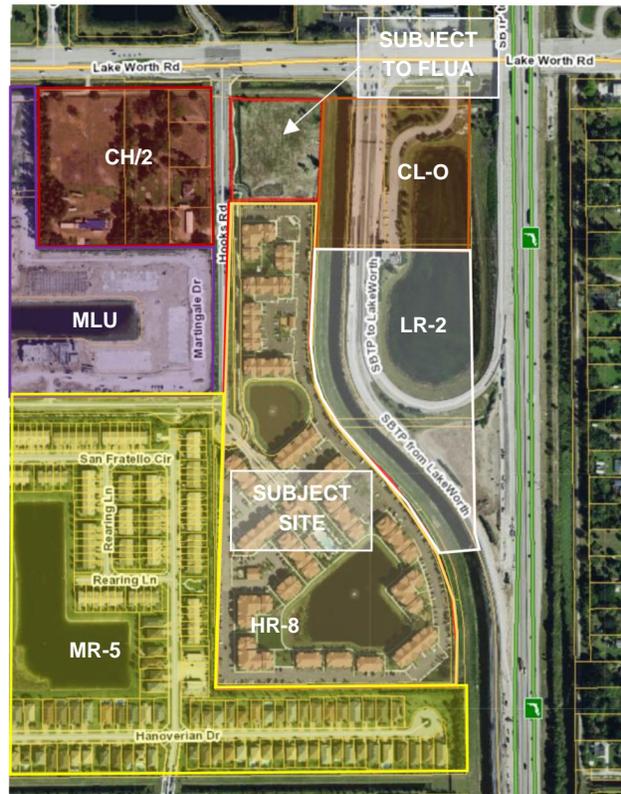


Figure 2: Surrounding FLU Designations

FLUA Form - Part 4, A. Consistency
Comprehensive Plan Amendment Review Standards

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

Section G.1 Justification

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

In 2018, Parcel 1 (3.00 acres) received entitlement approvals for two commercial uses consisting of a Type 1 Restaurant w/Drive-Through and a General Daycare. Although the southern residential portion of the site, Catalina at Lake Worth PUD was developed, the commercial component to the north has remained vacant and undeveloped.

The subject property is located in an area that has evolved over the past decade to become composed of moderate to high intensity and density. Specifically, Lake Worth Road has been experiencing immense development as residents relocate to the new residential communities being constructed along the corridor. Directly west of the subject, a new Mixed-Use development, Polo Gardens MUPD, comprised of 284 multi-family units is under construction. Further south along the west property line and along the southern property line of the Catalina at Lake Worth PUD, is the Fields at Gulfstream Polo PUD comprised of 903 single-family units. In addition and as mentioned in the sections above, a concurrent Rezoning application has been submitted to incorporate the previous commercial parcel (3.00 acres) into the Catalina at Lake Worth PUD which would extend the existing multi-family residential use, creating a cohesive development pattern.

The subject site, located along Lake Worth Road is approximately 1.5 miles east of State Road 7, which over the past 20 years, has evolved into a major corridor, as western communities continue to experience extensive growth. Naturally, the lands near this corridor will continue to develop with more dense residential uses, compared to the equestrian or agricultural uses that previously existed. A large portion of the existing PUD (27.35 acres) has already been constructed and developed with 370 multi-family units. The remaining land (3.00 acres) has existing commercial entitlements listed above, but has remained vacant. At this time, the proposed multi-family units are more appropriate for the site than the previously approved Type 1 Restaurant w/Drive-Through and General Daycare, as there is a significant housing demand in Palm Beach County, and since the initial approval, various commercial developments have been developed in the surrounding area.

Due to ongoing growth in the area, there is a demand for residential development in close proximity to neighboring established services. Palm Beach County, areas specifically near State Road 7 / US 441, have become a major center for large scale medical, residential and commercial uses. Therefore, the proposed High Residential, 8 units per acre (HR-8) Future Land Use designation is suitable and appropriate for the subject site. The overall site consists of approximately 30.35 acres, allowing adequate capacity for an expansion of the existing Multi-Family Residential use. The proposed HR-8 FLU amendment will allow the development, which is consistent with the surrounding residential use make-up of the area.

The proposed development will be requesting to acquire Transfer Development Rights (TDRs) and to participate in the Workforce Housing Bonus Program in order to achieve the additional density. The proposal includes utilizing the

entire acreage (30.35 acres) of the Catalina at Lake Worth PUD which will allow the density increase via the mechanism below.

Approved/Proposed Density Summary:

Total PUD acreage: 30.35 AC

Commercial Parcel: 3.0 AC (Parcel subject to FLUA)

Residential PUD Parcel: 27.35 AC

Total Density: 470 DU

- Approved/Existing Units: 370 (Located on 27.35 Parcel)
- Proposed Units: 100 (To be located on 3.0 AC Parcel)

Permitted By Right: 243 DU*

Total WHP Bonus (68%): 166 DU

- Approved WHP Bonus (48%): 103 DU (Located on 27.88 Parcel)
- Proposed WHP Bonus (20%): 63 DU

Total TDR's: 61 (2 DU / AC)

- Approved/Purchased TDR's: 51 DU (Located on 27.88 Parcel)
- Proposed/Requested TDR's: 10 DU

*Subject to HR-8 FLUA for 3.00 AC Parcel

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;
- Changes in the access or characteristics of the general area and associated impacts on the on the subject site;
- New information or change in circumstances which affect the subject site;
- Inappropriateness of the adopted FLU designation; or
- Whether the adopted FLU designation was assigned in error.

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

According to the 2020 US Census, Palm Beach County is the third largest county in the state, with a 13% growth since 2010. However, this data does not accommodate for the influx of residents that the state and county have experienced during the Covid-19 pandemic and currently. A report from the state's Office of Economic and Demographic Research, revealed that between July 2020 and July 2024, the state gained more than approximately 800,000 new residents. In addition, multiple reports utilizing internal metrics and U.S. Census Bureau data, discovered that Florida is the top three most popular place to move in the past four years. The pandemic led to an increase of in-migration to southeast Florida, particularly to Palm Beach County which has

further increased the housing demand. Due to relative affordability and attractive quality of life, the County was a magnet for households from high-cost-of-living markets. As the County's population continues to grow, the housing demand has drastically risen, causing a need for residential development. Additionally, the acceptance of remote-work means that this high-quality in-migration is likely to continue for the foreseeable future.

This social and economic change that could not have been foreseen prior to 2020, has changed the demand of the area and the approved commercial uses for the 3.00 acre parcel which are no longer the highest and best use for the land. Based on the market analysis, a multi-family residential use will ensure success of the project.

Over the past ten years, inclusive of Covid job losses, Palm Beach County added nearly 125,000 jobs, growing at an annualized pace of 2.2% and employment more than double the US growth of 1.0% per year. Palm Beach County rebounded significantly in 2021, growing 5.0%, more than the national recovery of 2.8%

Over the next five years, Palm Beach County is projected to add more than 15,000 jobs per year, growing 2.3% per annum (vs. 1.4% in the U.S.). Apartment occupancy rose between 2016 and 2021, from 93% to 95%, in both the County and CMA for Apartments. Rents rose at a record pace in 2021, with the median rent in the CMA rising from \$1,767 to \$2,087, an 18% increase.

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

The site is subject to a previous approval to allow a Type 1 Restaurant w/Drive-Through and Daycare. However, there is no longer a demand for the approved uses, due to ongoing economic and population migration shifts that have occurred since the original approval in 2018. Multiple Type 1 Restaurants are now located just ¼ mile west of the subject site, located within the Polo Legacy MXPD development. New daycares are also no longer in demand for the area. The developer of the Ternion MUPD located less than ¼ mile west of the site, on the northeast corner of Blanchette Trl. and Lake Worth Rd. also recognized the change in demand for daycares and abandoned the use in 2021. Due to this new information and changes within the surrounding market conditions, the Multi-Family Residential use is the most appropriate long-term use of the land.

Section G.2 Residential Density Increases

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

- Demonstrate a need for the amendment.
- Demonstrate that the current FLUA designation is inappropriate.

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

Demonstrate a need for the amendment.

As mentioned, the previous ordinance approving the current FLU designation limits the development of the property to either commercial uses or a Low-Residential, 2 units per acre use. This limitation in itself, urges a FLUA as the approved uses of a Type 1 Restaurant w/Drive-Through and General Daycare are no longer the most efficient or logical use of the property. Palm Beach County has experienced an influx of new residents since the pandemic in April 2020. As the population grows, as so does the housing market, the demand for rental housing including workforce housing has catapulted. As mentioned above and below, the proposed plan will purchase Transfer of Development Rights (TDRs) and participate in the Workforce Housing Bonus Program which will provide these housing opportunities on-site.

Demonstrate that the current FLUA designation is inappropriate.

The current FLUA designation is inappropriate due to commercial uses that were approved in 2018 are no longer consistent with the current market demand. Although the current FLU has an underlying Low-Residential, 2 units per acre FLU which would allow residential units, the low density would not be appropriate or cohesive along Lake Worth Rd. and directly adjacent to two medium to high density residential projects to the west and south. The proposed FLUA will create consistency within the Catalina at Lake Worth PUD which has a High-Residential, 8 units per acre.

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

The proposed development will be utilizing the Transfer of Development Rights and Workforce Housing Programs. The Applicant is waiting to receive the WHP Determination Letter from PBC Planning Department.

[Section G.3 Compatibility](#)

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

The proposed HR-8 FLU designation is compatible with the surrounding uses, which consists of commercial, single-family and multi-family residential. The neighboring large-scale developments are composed of residential uses. The subject site which is vacant and surrounded by development, is also located in an area composed of moderate to high intensity and density.



December 9, 2024

Schnars Engineering Corporation
947 Clint Moore Road
Boca Raton, Fl. 33487

Attn: Jeffrey Schnars, P.E.

RE: Wellington Vista Phase 2
4050 Hooks Rd
Service Availability Letter

Dear Jeff,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water, wastewater and reclaim water provider for the referenced properties. This property was originally slated for commercial with a low water and sanitary sewer demand. The project is now requesting service availability for a 5-story 100 unit multifamily building on the roughly 3 acre site. 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 multifamily building however a lift station and offsite water and sewer extensions may be required. Reclaimed water is not available at this time.

There is an 8" watermain and a 4" sanitary sewer force main located within Hooks Road adjacent to the subject property.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, 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 give me a call at (561)493-6116.

Sincerely,

Jackie Michels, P.E.
Project Manager

Water Utilities Department

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6008
www.pbcwater.com



**Palm Beach County
Board of County
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Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

PROJECT: Wellington Vista Phase 2 (Schnars Engineering Project No. 24162)
ENGINEER: Schnars Engineering Corporation
DATE: November 07, 2024

DRAINAGE STATEMENT

Project Introduction & Location

Wellington Vista Phase 2 ("Project") is a proposed 5-story, 100 unit residential apartment building on the southeast corner of Lake Worth Road and Hooks Road in Unincorporated Palm Beach County, Florida totaling 3.00 acres. The Property Control Number for the Project is 00-42-43-27-05-028-0021. The surface water management system falls within the South Florida Water Management District (SFWMD) C-16 Drainage Basin and is under the jurisdiction of SFWMD, Lake Worth Drainage District (LWDD), and Palm Beach County.

The Project was cleared and filled to approximately 18.2' NAVD in compliance with SFWMD ERP Permit No. 50-101937-P. All existing wetlands and other surface waters were also addressed by Permit No. 50-101937-P. The LWDD L-14 Canal Right-of-Way (R/W) north of the property sheet flows its surface water runoff from the top of bank to a swale just north of the Project. Similarly, the LWDD E-2W Canal R/W east of the property also sheet flows its runoff to a swale just east of the Project. Both swales outside the property lines are more than 1.5' lower than the existing site elevation. The property to the south, Catalina at Lake Worth, has a permanent perimeter berm keeping its runoff contained within its independent stormwater management (SWM) system. The Hooks Road private road tract is west of the Project, separated by a permanent berm that will remain. The storm drainage from Hooks Road is connected to Catalina at Lake Worth's SWM system and will remain.

There is a temporary retention pond used to capture runoff from the Project's southwest driveway connecting to Hooks Road. This retention pond will be filled and the driveway's runoff will be captured by the Project's SWM system.

A subsurface tank storage system ("Subsurface Tanks") will be installed under portions of the proposed parking lot pavement, and will provide sufficient water quality and attenuation storage.

Stormwater Treatment

In accordance with SFWMD criteria, stormwater water quality wet detention shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This detention volume will be provided in the Subsurface Tanks and will be allowed to bleed-down at a rate of one-half inch per day through a proposed control structure discharging to the LWDD L-14 Canal. The site is not located in an Impaired or an Outstanding Waters Drainage Basin so it will not be required to provide 150% of its required wet detention volume.

Stormwater Attenuation

The subject site will discharge into the adjacent LWDD L-14 Canal through a proposed control structure limiting flow to the C-14 Drainage Basin minimum discharge of 62.60 CSM at the 25 year – 3 day ("25Y3D") storm event. Adequate storm water retention shall be provided in the proposed on-site Subsurface Tanks to protect the finished floor elevations which will be above the calculated 100 year – 3 day ("100Y3D"), zero discharge storm event, 18 inches above the crown of the adjacent road or FEMA elevation plus 1', whichever is higher. The calculated 25Y3D routed storm event will be below the perimeter berm elevation. The crown of the onsite roads / parking areas will be designed above the 5 year – 1 day ("5Y1D") routed storm event elevation.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the Subsurface Tanks. The on-site drainage system will be designed for a 3 year storm event.

Drainage Summary

FEMA Information: FIRMette Panel 12099C0760F, effective date 2017, Flood Zone "X", Area of Minimal Flood Hazard

Project design elevations are as follows:

Currently Proposed Project Design Elevations

| | |
|---------------------------------|---|
| Finished Floor: | 20.40' NAVD |
| Perimeter Berm: | 19.50' NAVD |
| Minimum Road/Parking Highpoint: | 18.30' NAVD (min.) |
| Control Water Elevation: | 14.50' NAVD |
| FEMA Flood Info: | FIRMette Panel 12099C0760F, effective date 2017 Flood Zone "X", Area of Minimal Flood Hazard |

SCHNARS ENGINEERING CORPORATION

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.

This item has been digitally signed and sealed by Jeffrey T. Schnars, PE, on 11/08/2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jeffrey T. Schnars, P.E.
President, For the Firm
Florida Reg. No. 46697
Civil Engineer

Print Date: 11/8/2024



November 12, 2024

Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

Insite Studio
Planning & Landscape Architecture
Attention: Camille Swanson
3601 PGA Blvd. Suite 220
Palm Beach Gardens, FL 33410

Re: PCN 00-42-43-27-05-028-0021

Dear Camille Swanson:

Per your request for response time information to the subject property located at the southeast corner of Hooks Rd. & Lake Worth Rd. This property is served currently by Palm Beach County Fire-Rescue Station #32, which is located at 4022 Charleston St. The maximum distance traveled to subject property is approximately 1.50 miles from the station. The estimated response time to the subject property is 5 minutes 30 seconds. For fiscal year 2023, the average response time (call received to on scene) for this stations zone is 6:59.

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,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

"An Equal Opportunity
Affirmative Action Employer"



**Natural Feature Inventory & Map
Wellington Vista Phase II (LGA 2025-006)
December 6, 2024**

INTRODUCTION

The project site is a vacant 3 acre parcel of commercial land located at the south-east corner of Lake Worth Road and Hooks Road, Lake Worth, Palm Beach County (PCN: 00-42-43-27-05-028-0021). The intent of this assessment is to provide a brief summary of the current site conditions with regards to potential natural resources including wetlands, uplands, listed species that may potentially inhabit this project site.

METHODOLOGY

This review is based on previous site visits from 2018 through 2024, aerial (2024) photographic interpretation (Google Earth ®), and previous environmental permitting history. Ecotone Services, Inc. (ESI) biologist performed numerous site visits over the last several years with regards to wetland delineation, agency (USACE, SFWMD, PBC ERM) site visits, listed species surveys, tree inventories, and other assessments as required during the historical permitting processes.

SITE CONDITIONS

The current site conditions of this 3 acre commercial project site is comprised of open, vacant land with a few scattered palms (cabbage palm, royal palm) that were preserved in place onsite according to a previous tree removal permit issued by Palm Beach County Environmental Resources Management Department.

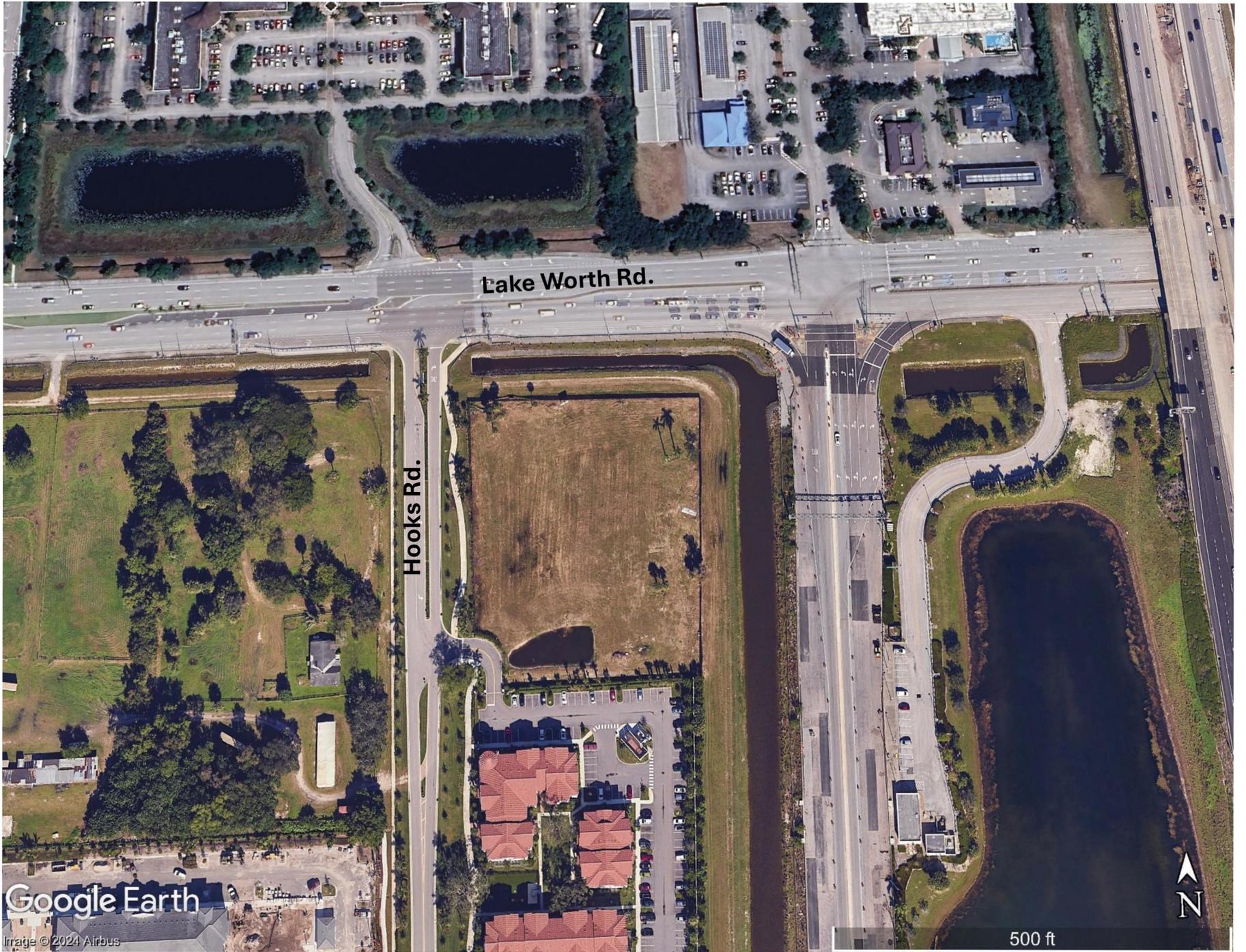
U. S. Army Corps of Engineers (SAJ-2018-01004) and South Florida Water Management District (50-101937-P) each issued an agency permit for any existing wetlands or surface waters for the overall project site including the 3 acre commercial property (assessment area). No wetlands or surface waters currently exist on this 3 acre project site as approved by both agencies.

No listed species or their habitat exist on this project site and as approved by federal, state, and local regulatory agencies.

CONCLUSION

The 3 acre commercial project site has previously attained all required federal, state, and local agency environmental permits and approvals. The current site conditions are completely void of any wetlands, upland habitat, or listed species. A few native, protected palms remain on the project site. Any removal or relocation will require approval by PBC ERM.





Lake Worth Rd.

Hooks Rd.

Google Earth

Image © 2024 Airbus

500 ft



December 6, 2024

Planning Division
Palm Beach County
2300 Jog Road
West Palm Beach, FL 33411

Re: Wellfield Zone Statement
Wellington Vista Phase II

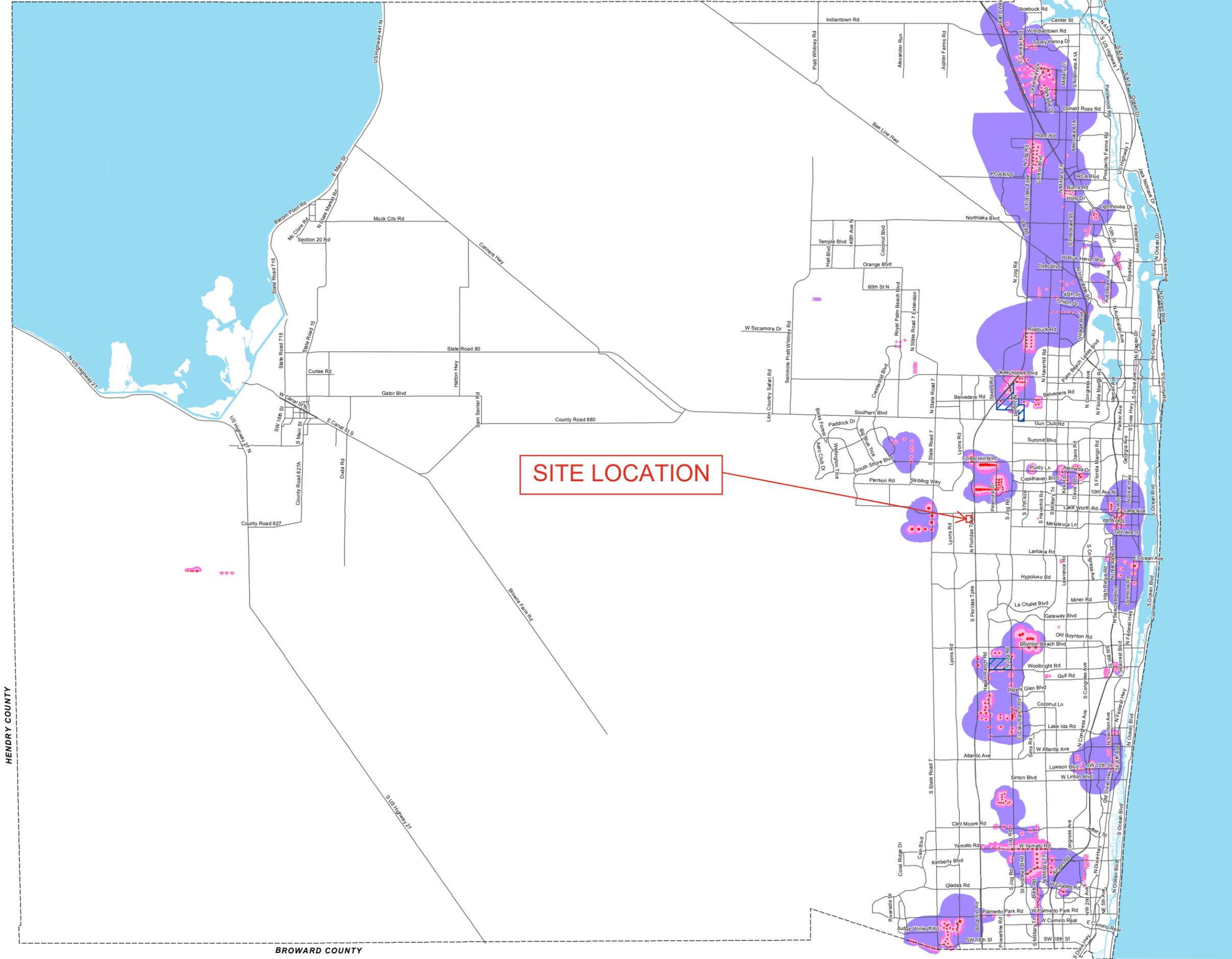
The project in its entirety, comprised of 30.35 acres, is not located within a Wellfield Protection Zone.

If you have any questions or concerns, please call us at 561.249.0940.

Thank you,

Insite Studio, Inc.

MARTIN COUNTY



SITE LOCATION

MAP LU 4.1

GENERALIZED WELLFIELD MAP

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

SOURCES:
PBC Dept. of Environmental Resources Management

Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.

Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES



Effective Date: 6/12/2015
Filename: N:\Map Series\IXDs\Adopted
Contact: PBC Planning Dept.

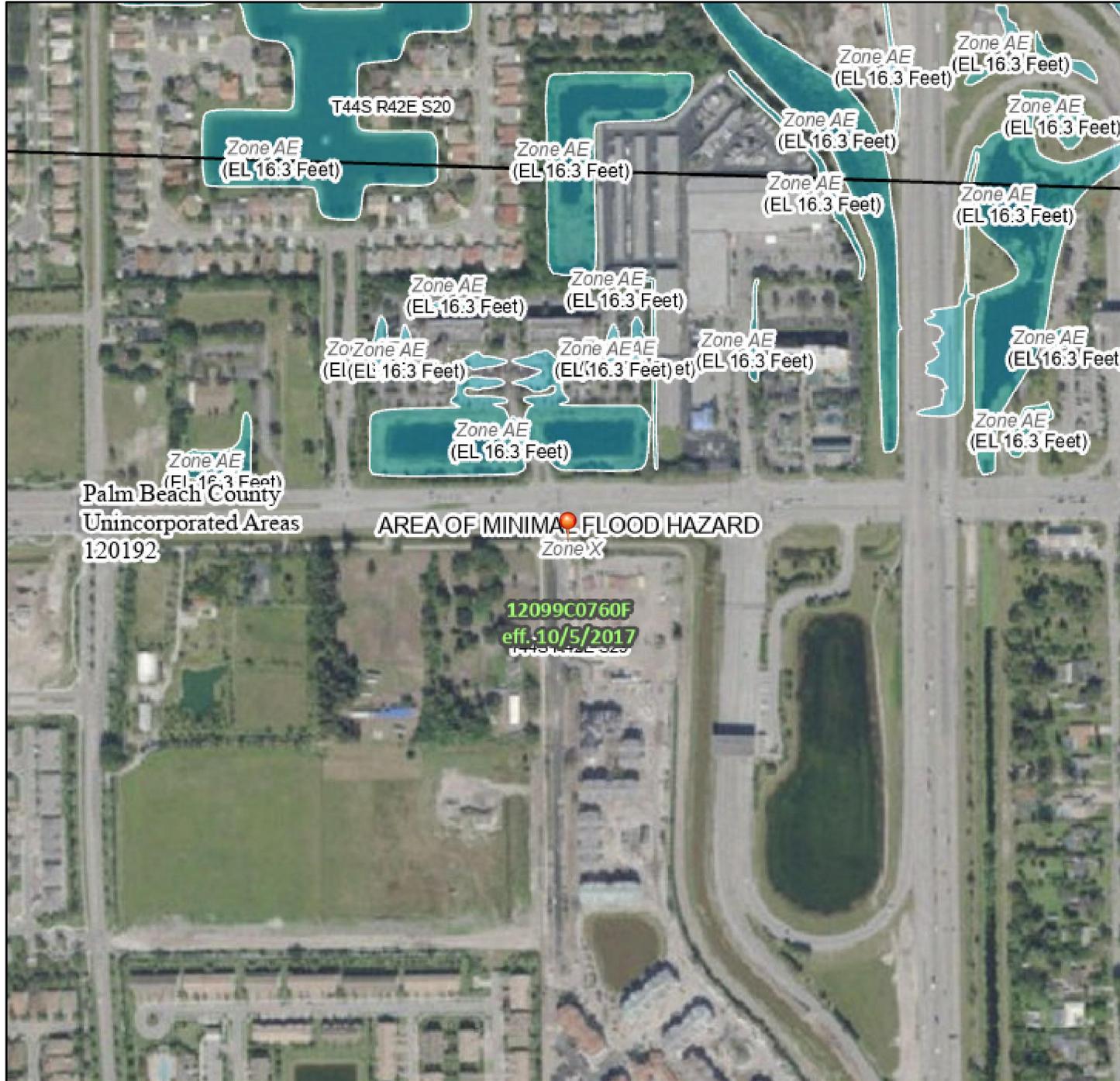
HENDRY COUNTY

BROWARD COUNTY

National Flood Hazard Layer FIRMMette



80°10'56"W 26°37'18"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|---|--|
| <p>SPECIAL FLOOD HAZARD AREAS</p> | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| <p>OTHER AREAS OF FLOOD HAZARD</p> | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| <p>GENERAL STRUCTURES</p> | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| <p>MAP PANELS</p> | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/5/2024 at 10:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

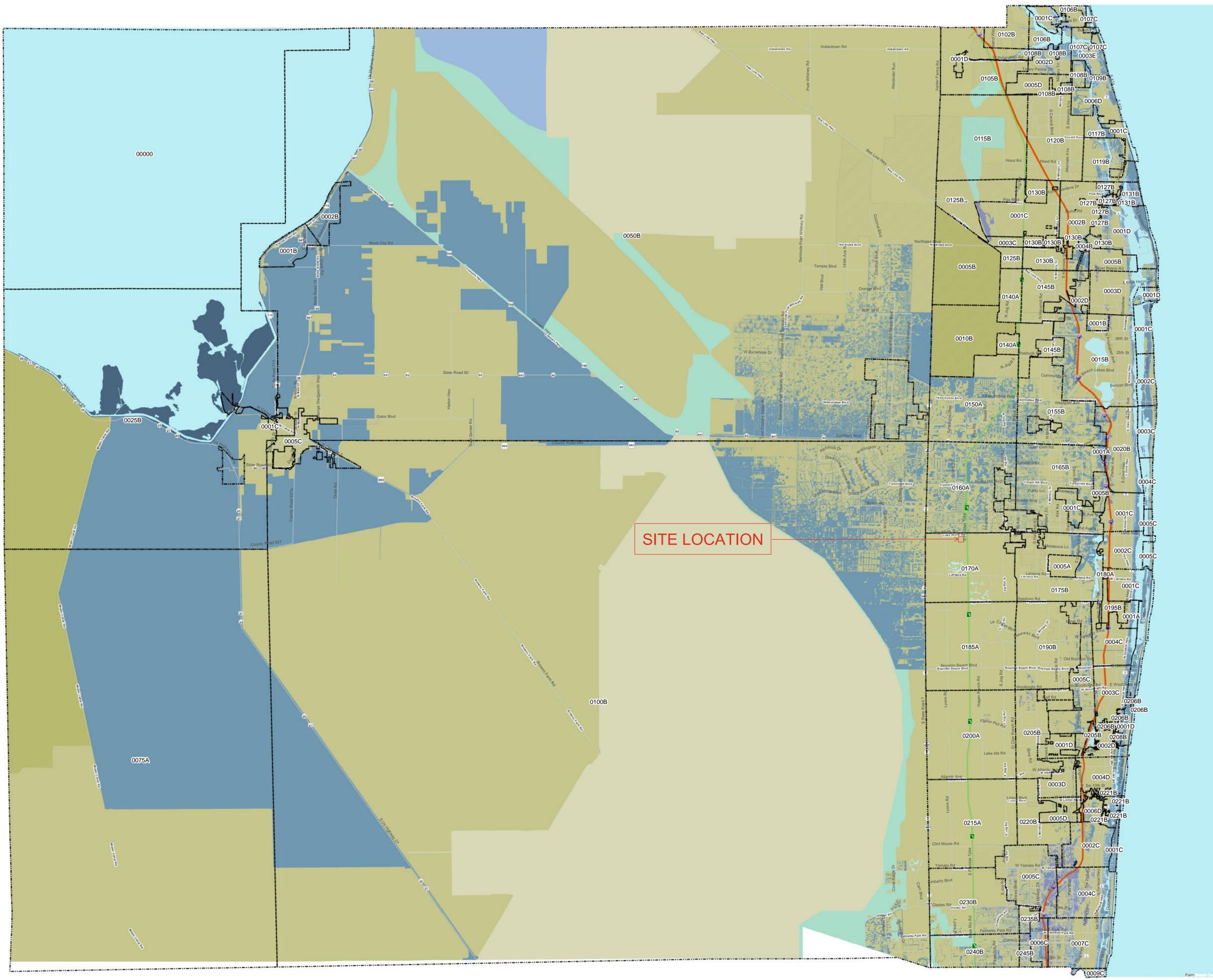


1:6,000

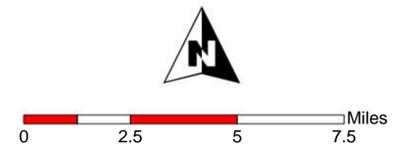
80°10'19"W 26°36'45"N

Basemap Imagery Source: USGS National Map 2023

PALM BEACH COUNTY FEMA Flood Zones



- A
- AE
- AH
- AO
- D
- VE
- X
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD



Planning, Zoning and Building Department

2300 N. Jog Road
West Palm Beach, FL 33411
(561) 233-5000

pzbmap@pbcgov.org
<http://discover.pbcgov.org/pzb/>

Printed on: Dec 03, 2021

Printed by ISS/GIS Service Bureau



**Department of Planning,
Zoning & Building**

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 Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



November 8, 2024

Camille Swanson
Insite Studio, Inc.
8144 Okeechobee Blvd., Suite A
West Palm Beach, Florida 33411

**RE: Historical and Archaeological Resource Review for the project
named: 4050 Hooks Road, under PCN: 00-42-43-27-05-028-0021.**

Dear Ms. Swanson:

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.

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, to knowingly disturb human remains in the State of Florida is a felony.

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 I, PBC Planning Division



**THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL**

**KRISTIN K. GARRISON, AICP
DIRECTOR**

**MICHAEL J. BURKE
SUPERINTENDENT**

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

**JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER**

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALM BEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

| | | | | |
|---|---|--|------------------------------------|---|
| Application | Submittal Date | 11/06/2024 | | |
| | SCAD No. | 24220601F/FLU; 24220601Z/Rezoning; 24220601D/D. O. | | |
| | FLU /Rezoning/D.O. No. | Not Provided – Unincorporated Palm Beach County | | |
| | PCN No. / Address | 00-42-43-27-05-028-0021 / 4050 Hooks Road | | |
| | Development Name | Wellington Vista Phase II | | |
| | Owner / Agent Name | Lake Worth Road Commercial LLC / Brian Terry | | |
| | SAC No. | 216A | | |
| | Proposed FLU/Rezoning Proposed D. O. | Maximum 24 Residential Units 100 Mid-Rise Apt/Condo Units | | |
| Impact Review | | Discovery Key Elementary School | Woodlands Middle School | Dr. Joaquin Garcia High School |
| | New Students Generated | 3 | 2 | 2 |
| | Capacity Available | -149 | -11 | -2 |
| | Utilization Percentage | 113% | 101% | 100% |
| School District Staff's Recommendation | <p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$45,080.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p> | | | |
| Validation Period | <p>1) This determination is valid from 12/04/2024 to 12/03/2025 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 12/03/2025 or this determination will expire automatically on 12/03/2025.</p> | | | |
| Notice | <p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p> | | | |

Joyce Cai

December 4, 2024

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Kathleen Chang, Senior Planner, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County