

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	23-B	<b>Intake Date</b>	November 9 <sup>th</sup> , 2022
<b>Application Name</b>	Lantana Plaza	<b>Control No.</b>	2003-00099
<b>Acres</b>	9.66 acres	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-44-36-37-001-0000		
<b>Location</b>	NE Corner of Lantana Road & Haverhill Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/ Suburban	Urban/ Suburban	
<b>Use</b>	Office, Retail, and Financial Institution	Car Wash, Convenience Store with Gas and Fuel Sales; Retail, Warehouse	
<b>Zoning</b>	Multiple Use Planned Development	Multiple Use Planned Development	
<b>Future Land Use Designation</b>	Commercial Low (CL)	Commercial High (CH)	
<b>Underlying Future Land Use Designation</b>	Commercial Low with Cross-Hatching	Commercial High with Cross-Hatching	
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.</li> <li>2. The Site shall be cross hatched on the easternmost 50 feet of the site.</li> <li>3. The site shall be cross hatched on the northernmost 200 feet of the site.</li> </ol>	<ol style="list-style-type: none"> <li>2. The Site shall be cross hatched on the easternmost 50 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping, drainage, and/or car wash vacuum stations, including access to Lantana Road.</li> <li>3. The site shall be cross hatched on the northernmost 200 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping and/or drainage.</li> </ol>	
<b>Density Bonus</b>	None	None	
<b>Total Number of Units</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	.50 FAR	.85 FAR

<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	None	None
<b>Maximum Beds (for CLF proposals)</b>	None	None
<b>Population Estimate</b>	None	None
<b>Maximum Square Feet<sup>2,4</sup></b> (non-residential designations)	.50 FAR x 9.66 ac. = 210,394 SF	.85 FAR x 9.66 ac. = 357,671 SF
<b>Proposed or Conditioned Potential<sup>3,4</sup></b>	----	Gas and Fuel Sales, Retail; 2,824 SF with 16 Fuel Positions
<b>Max Trip Generator</b>	Provide the ITE Use Name & the trip generation rate  Shopping Center (>150k) Daily = 37.01 trips / ksf AM = 0.84 trips / ksf PM = 3.4 trips / ksf	Provide the ITE Use Name & the trip generation rate for maximum and proposed potential  Shopping Center (>150k) Daily = 37.01 trips / ksf AM = 0.84 trips / ksf PM = 3.4 trips / ksf
<b>Maximum Trip Generation</b>	Provide the trip generation for the maximum potential  5898 Daily / 134 AM / 542 PM	Provide the trip generation for the maximum potential AND the proposed potential  10,027 Daily / 227 AM / 921 PM (both max and proposed)
<b>Net Daily Trips:</b>	4129 (maximum minus current) 4129 (proposed minus current)	
<b>Net PH Trips:</b>	93 AM, 379 PM (maximum) 93 AM, 379 PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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## Part 2. Applicant Data

### A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

<b>Name</b>	Jeanne Ducharme
<b>Company Name</b>	Cotleur & Hearing
<b>Address</b>	1934 Commerce Lane, Suite 1
<b>City, State, Zip</b>	Jupiter, FL 33458
<b>Phone / Fax Number</b>	561-406-1005
<b>Email Address</b>	jducharme@cotleur-hearing.com

### B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

<b>Name</b>	Jorge Lopez
<b>Company Name</b>	Lantana Parcel, LLC
<b>Address</b>	2100 Hollywood Boulevard
<b>City, State, Zip</b>	Hollywood, FL 33020
<b>Phone / Fax Number</b>	305-282-5371
<b>Email Address</b>	kjoewdrjw@aol.com
<b>Interest</b>	Owner

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	Cleared Vacant lot (Attachment F)
<b>PCN</b>	00-42-44-36-37-001-0000 Legal Description (Attachment A) Survey (Attachment P)
<b>Street Address</b>	To be determined
<b>Frontage</b>	Lantana Road, 289.49 linear feet; Haverhill Road 544.68 linear feet
<b>Legal Access</b>	There is no current legal access; however, the proposed site plan depicts legal access from Haverhill and Lantana Road.
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	The subject site was purchased on March 27, 2019 from Pine Lantana Road Holdings LLC by Lantana Parcel LLC. The cost of acquisition was \$1,600,000 according to the Palm Beach County Property Appraiser's website.  Warranty Deed (Attachment A)
<b>Size purchased</b>	9.66 Acres

### B. Development History

<b>Control Number</b>	2003-00099				
<b>Previous FLUA Amendments</b>	Ordinance # 2004-053, adapted the Future Land Use from Residential Medium, 5 units to the acre (MR-5) to Commercial Low (CL). This ordinance adopted 3 conditions; they are as follows:  1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road. 2. The Site shall be cross hatched on the easternmost 50 feet of the site. 3. The site shall be cross hatched on the northernmost 200 feet of the site.  At this point, we are proposing all conditions of Ordinance # 2004-053 to remain and modify the language.				
<b>Concurrency</b>	None				
<b>Plat, Subdivision</b>	Plat Book 3, page 10				
<b>Zoning Approvals &amp; Requests</b>	A concurrent zoning application for development of the site will be submitted on 12/21/2022.				
<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-2004-2427</b>	PDD-2003-099	Consolidated With R-2009-0011	Class A Conditional use and Site Plan Approval	Site Plan approval and to allow Financial Institution	No longer active, Consolidated With R-2009-0011
<b>R-2004-2426</b>	PDD-2003-099	ACTIVE	Rezoning	Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD)	Retained, No Changes proposed
<b>None</b>	DRO-2006-00629	Not Active	Final Site Plan Approval	Final Site Plan approval for R-2004-242, 89,617 SF	This is no longer active and has been updated with application DRO-2007-0204
<b>None</b>	DRO-2006-00828	Withdrawn	Final Site Plan Approval	Withdrawn Application	Application was withdrawn
<b>None</b>	DRO-2007-0204	Not Active	Final Site Plan Approval	Modify site plan to adjust square footage, 88,697 SF	Site plan is no longer active updated with application ZAR-2009-00308
<b>R-2009-0011</b>	DOA/EAC-2008-01371	ACTIVE	Development Order Amendment	To modify conditions of approval	Revised, Development Order Amendment will be request with the Concurrent zoning amendment
<b>ZR-2009-0002</b>	ZV-2008-01696	ACTIVE	Zoning Variance, Type II	To allow 5' overlap in the Landscape Buffer	Abandon, the variance is no longer needed, the allowance has been codified.
<b>None</b>	ZAR-2009-00308	ACTIVE	Modify Site Plan	Update site Plan to add Zoning Variance ZR-2008-01696 and update square footage	Abandon, Applicant will be doing a concurrent zoning application to modify conditions of approval and abandon all uses along with reconfigure the site plan Zoning application will be submitted on 12/21/2022.

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## Part 4. Consistency

**A. Consistency** – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

<p><b>Justification</b> Provide as G.1.</p>	<p>Palm Beach County requires all Future Land Use Atlas Amendment applications to demonstrate consistency with Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. To be considered adequate, the justification must demonstrate consistency with factors 1 and 2.</p> <p><b>1) The proposed use is suitable and appropriate for the subject site; and</b></p> <p>The site is located within the Urban/Suburban Tier and has access to all public facilities and services, as stated herein. The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads.</p> <p>The site has 289.5 feet of frontage on Lantana Road a six (6) lane road with direct access to a dedicated west-bound right turn lane and two (2) dedicated east-bound left turn lanes. This portion of the site is suitable for a “commercial node”, due to the location on a major intersection. The southern portion site is suitable and appropriate for a retail gas and fuel sales, a car wash, and convenience store uses, due to the direct access onto these roads.</p> <p>The site has approximately 1,285 feet of frontage on Haverhill Road a four-lane road and a dedicated north-bound right turn lane into the property.</p> <p>The northern half is suitable for less intense commercial uses, such as limited access self-service storage, medical or professional office. The MUPD zoning would allow light industrial uses such as a warehouse. The proposed use for this configuration of land is warehouse for the storage of raw materials, equipment or products and accessory offices and flex retail space.</p> <p><b>2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</b></p> <p><b>a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</b></p> <p>The site to the west was approved a Future Land Use Map Amendment for Commercial Low (CL) in and approved in 2019 for a Class A Conditional use to allow a retail gas and fuel sales, creating a commercial node at the intersection. The proposed request would reinforce the commercial node at the intersection by allowing a secondary retail gas and fuel sales and a car wash.</p> <p>Commercial High (CH) development continues along the corridor at all the major intersections from east to west; Lantana Road / Congress Ave; Lantana Road / Military Trail (subject intersection) and Lanana Road / Jog Road.</p> <p><b>b. Changes in the access or characteristics of the general area and associated impacts on the subject site;</b></p> <p>Not applicable to this request. The access remains consistent with the existing conditions and voluntary commitments carried over from the 2004 Ordinance. No access is proposed on Nash Trail.</p>
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	<p><b>c. New information or change in circumstances which affect the subject site;</b></p> <p>The Unified Land Development Code (ULDC) was amended to allow warehouse within the MUPD zoning district with a Commercial High future land use designation.</p> <p><b>d. Inappropriateness of the adopted FLU designation; or</b></p> <p>In 2004, Future Land Use Amendment was approved for Commercial Low (CL) and MUPD zoning. The site plan approved retail sales, professional/business office, and a financial institution with a drive-through. The owner of the site in 2009 pulled permits and started construction, however the project was not completed. The Commercial Low (CL) and approved uses are no longer appropriate for the blue-collar demographic of the Greenacres area.</p> <p>The Commercial Low Future land use does not allow warehouse. The Commercial High future land use would a greater mix of uses including the retail gas and fuel sales and car wash at the intersection and warehouse located on the northern portion of the site.</p> <p>The warehouse would serve to benefit the Palm Beach County workforce the blue-collar workforce by adding individual warehouse space for laborers in the trade industry.</p> <p><b>e. Whether the adopted FLU designation was assigned in error.</b></p> <p>Not applicable to this request.</p>
<p><b>Residential Density Increases</b> Provide as G.2.</p>	<p><i>Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:</i></p> <ol style="list-style-type: none"> <li>1) <i>Demonstrate a need for the amendment.</i></li> <li>2) <i>Demonstrate that the current FLUA designation is inappropriate.</i></li> <li>3) <i>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.</i></li> </ol> <p>The proposed request is to amend the subject site from Commercial Low (CL) to Commercial High (CH). The applicant is not requesting an increase in the residential density on the subject site</p>
<p><b>Compatibility</b> Provide as G.3.</p>	<p><b>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</b></p> <p>ADJACENT TO RESIDENTIAL The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the north and east by the way for the existing 200 feet cross-hatch conditions and 50 feet cross-hatch conditions, respectively. The applicant is voluntarily committing to the conditions as stated in the 2004 Ordinance, (ORD 2004-053).</p> <p>ADJACENT TO MAJOR ROADS A commercial node is created due to the nature of an intersection of two (2) Urban Minor Arterial Roads.</p>
<p><b>Comprehensive Plan</b> Provide as G.4.</p>	<p><b>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</b></p> <p>FUTURE LAND USE ELEMENT- 2.2.2 COMMERCIAL</p>

	<p>Policy 2.2.2-b: All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.</p> <p>RESPONSE: The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads (U-MA), in accordance to Map TE 3.1.</p> <p>FUTURE LAND USE ELEMENT- 2.2.4 INDUSTRIAL</p> <p>Policy 2.2.4-b: In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:</p> <ol style="list-style-type: none"> <li>1. Allow certain uses that demonstrate Light Industrial characteristics, limited to Offices of an Industrial Nature (as defined by the Introduction and Administration Element), self-storage, multi-media production, data/information processing, laboratories, and research/development within all four Commercial future land use designations.</li> <li>2. Allow within the Commercial High (CH) future land use designation a broader range of uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, Warehouse, and Flex Space.</li> </ol> <p>RESPONSE: Approval of this Future Land Use Map amendment to Commercial High (CH) would allow the Warehouse use.</p>
<p><b>Florida Statutes</b> Provide as G.5.</p>	<p><b>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.</b></p> <p>We are currently not providing this.</p>

**B. Surrounding Land Uses.** *Indicate the following for each surrounding property:*

- **Uses.** *Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).*
- **FLUA Designations.** *Indicate the future land use designations. No acronyms.*
- **Zoning.** *Indicate the Zoning and petition numbers. No acronyms.*

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Single Family residential	Residential Medium Density- (RS-MD)	Residential Medium (RM-2)
<b>South</b>	Townhouse	Medium Residential 5 (MR-5)	Planned Unit Development (PUD)
<b>East</b>	Type 3 CLF	Industrial (IND)	Agriculture Residential (AR)
<b>West</b>	Vacant	Industrial (IND)	Light Industrial (IL)

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
<p><i>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</i></p>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	<p>Provide the Use Name &amp; the trip generation rate</p> <p>Shopping Center (&gt;150k) Daily = 37.01 trips / ksf AM = 0.84 trips / ksf PM = 3.4 trips / ksf</p>	<p>Provide the Use Name &amp; the trip generation rate for maximum and proposed potential</p> <p>Shopping Center (&gt;150k) Daily = 37.01 trips / ksf AM = 0.84 trips / ksf PM = 3.4 trips / ksf</p>
<b>Maximum Trip Generation</b>	<p>The trip generation for the maximum potential</p> <p>5898 Daily / 134 AM / 542 PM</p>	<p>The trip generation for the maximum potential AND the proposed potential</p> <p>10,027 Daily / 227 AM / 921 PM (both max and proposed)</p>
<b>Net Daily Trips:</b>	<p><u>4129</u> (maximum minus current) <u>4129</u> (proposed minus current)</p>	
<b>Net PH Trips:</b>	<p><u>93</u> AM, <u>379</u> PM (maximum) <u>93</u> AM, <u>379</u> PM (proposed)</p>	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	All significantly impacted links meet LOS standard	All significantly impacted links meet LOS standard
<b>Traffic Consultant</b>	Adam Kerr; Kimley-Horn and Associates	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 63 (Lantana Road- East, West)	
<b>Nearest Palm Tran Stop</b>	Route 63- Bus stop 6802 @.015 Miles Away	

<b>Nearest Tri Rail Connection</b>	Palm Tran Route 70, Boynton Beach Station
<b>C. Potable Water &amp; Wastewater Information</b>	
The letter has been requested from Palm Beach County Water Utilities and will be provided when received.	
<b>Potable Water &amp; Wastewater Providers</b>	The potable water for the project will be provided by Palm Beach County Water Utilities Department. The proposed potable water system for the project will connect to the existing 16-inch water main on Lantana Road and loop through the property before connecting to the existing 8" water main on Nash Trail. The existing water main will provide the required fire flow and potable water service for the project. Wastewater service for the project will be provided by Palm Beach County Water Utilities Department from the existing 8-inch gravity sewer line located on Nash Trail adjacent to the property.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The letter has been requested from Palm Beach County Water Utilities and will be provided when received (Attachment I)
<b>D. Drainage Information</b>	
Summarize Drainage Statement here and refer to Application (Attachment J) which must provide:	
<ol style="list-style-type: none"> <li>1. On site retention of the 3 Year 1 hour rainfall events, first inch of run off, or 2-1/2 times the percentage of impervious surface area whichever is greater within the proposed exfiltration areas.</li> <li>2. Site containment of the runoff up to the 25 Year 3 Day rainfall event within perimeter berms as required. Parking lot elevations are set above the 5 Year 24 Hour storm computed elevation</li> <li>3. Minimum Building floor elevations above the 100 Year three-day storm calculated stage, FEMA Flood stage elevation for the area plus 1 foot, or 18 inches above the adjacent road crown elevation whichever is greater.</li> <li>4. Overflow discharge to the Haverhill and Nash Trail storm Drainage network to the West and North of the project per maximum allowable design standard discharge in accordance with South Florida Water Management District and Lake Worth Drainage District criteria.</li> </ol> <p>Drainage permits will be required from LWDD, Palm Beach County Engineering and SFWMD.</p>	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Palm Beach County Fire Rescue Station #43 located at 5970 S. Military Trail
<b>Distance to Site</b>	The subject property is approximately 1 mile from the station
<b>Response Time</b>	The estimated response time to the subject property is 4 minutes and 30 seconds
<b>Effect on Resp. Time</b>	Changing the land use of this property will have minimal impact on Fire Rescue (Attachment K)
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	<u>Existing Vegetation</u> The subject site is cleared and most of the pervious area is sod with only two (2) trees along Lantana Road. The existing vegetation onsite is one (1) pine and one

	<p>(1) gumbo limbo. There are no invasive trees and/or exotic plant material located on site.</p> <p><u>Upland Habitat</u> The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The pine and gumbo limbo seem to have been planted by the owner. No environmentally sensitive land was found on the subject site.</p> <p><u>Wetlands</u> No wetlands were found on the subject site.</p> <p><u>Fauna</u> No significant fauna is of note.</p> <p><u>Flood Zone</u> The site is located within Flood Zone X.</p> <p><u>Wellfield Protection Zone</u> The site is located not within a Wellfield Protection Zone (Attachment M).</p> <p><u>Historical Resources</u> According to the letter dated October 13, 2022, from the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)</p> <p><u>Soils</u>: Bassinger, Fine Sand; Myakka, Fine Sand (Attachment L)</p>
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<b>Flood Zone*</b>	<u>Flood Zone</u> : The site is located within Flood Zone X
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<b>Wellfield Zone*</b>	<u>Wellfield Protection Zone</u> : The site is not located within a Wellfield protection zone (Attachment M).
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*\* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.*

**G. Historic Resources**

A Historical and Archaeological Review Letter dated October 13, 2022, by Christian Davenport, MA, RPA, the County Archeologist has been provided as (Attachment N). The following is a summary of the letter:

1. No historic or architecturally significant structures are located on or within 500 feet of the subject property.
2. No archaeological resources are located on or within 500 feet of the subject property.

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

The proposed FLUA is for Commercial Development- This section does not apply.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		

<b>District</b>		0.00138		
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**I. Libraries - Residential Only (Including CLF)**

The proposed FLUA is for Commercial Development- This section does not apply.

<b>Library Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>	<i>Indicate the distance from the site to the nearest library.</i>		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person		
<b>All staff</b>	0.6 FTE per 1,000 persons		
<b>Library facilities</b>	0.6 square feet per person		

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

The proposed FLUA is for Commercial Development- This section does not apply.

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Distance</b>			



# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters**
- J. **Drainage Statement**
- K. **Fire Rescue Letter**
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word)

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>


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PCN: 00-42-44-36-37-001-0000  
Acerage: 9.65 Acres  
Address: N/A  
Existing Zoning: Multiple Use Planned Development (MUPD)  
Existing FLU: Commercial Low (CL)  
Existing Land Use: Vacant Land  
Existing Square Footage: N/A

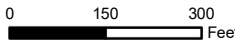


**LEGEND**

 SUBJECT SITE



1 inch equals 300 feet



Map Document:  
(F:\Projects Active\19-0614 Lantana Rd & Haverhill Rd)  
Maps and Graphics\ArcMap\_Projects)  
AS 09/08/2022 -- 2:00:00 PM

**Attachment F**  
**Built Features Map**  
**Lantana Plaza**  
**Palm Beach County, FL**



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
561.747.6336 · 561.747.1377



## Lantana Plaza

### *Small Scale FLU Map Amendment*

#### **ATTACHMENT F**

#### Built Feature Statement

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### **INTRODUCTION**

9.66 Acre property located at the NE corner of Haverhill Road and Lantana Road. The property is adjacent to a Congregate Living Facility (CLF) within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers record under the following property control number: 00-42-44-36-37-001-0000

### **GENERAL DESCRIPTION**

The subject site is described as “vacant” and is cleared of most vegetation. The remaining vegetation on site is one (1) pine and one (1) gumbo limbo. The previous subject area is sod and the exception of the two (2) trees stated above. Currently, there are no drive aisles or access from the site to any road.

### **SUBJECT SITE**

PCN:	00-42-44-36-37-001-0000
Site Acreage:	9.66 AC
Address:	TBD
Existing Zoning:	Multiple Use Planned Development (MUPD)
Existing FLU:	Commercial Low
Existing Land Use:	Vacant

## Lantana Plaza

*Small Scale FLU Map Amendment*

### **CONSISTENCY**

#### Justification, Compatibility and Comprehensive Plan (G.1, G.3 and G.4)

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#### **REQUEST**

On behalf of the applicant Lantana Parcel, LLC, we are requesting a Small-Scale Comprehensive Plan Amendment for the 9.628-acre property located at the north-east corner of Lantana Road and Haverhill Road. The subject site is identified by Palm Beach County Property Appraisers record under with the property control number: 00-42-44-36-37-001-0000.

The current Future Land Use designation for the site is Commercial Low (CL). The applicant is requesting to modify the Future Land Use designation on the Palm Beach County Atlas map to Commercial High (CH). The zoning district is MUPD, a Planned Development zoning district. The proposed request does not require a concurrent zoning map amendment.

#### **ABOUT THE APPLICANT**

Lantana Parcel, LLC is a private company focused on the development of properties in and around South Florida. The company's goal is to construct projects benefiting the blue-collar workforce, manual laborers and fundamentally support the trade industry.

#### **SUBJECT SITE**

The subject site is vacant with exception of retention pond along the northern portion of the site.

#### **HISTORY**

The site is within the Palm Beach County Greenacres and Atlantis Study area. According to the Treasure Coast Regional Planning Council report in February of 2005. This area and intersection were identified as a "commercial node".

In 2004, the Planning Commission approved Ordinance (ORD 2004-053) for Retail Sales, Professional Office and a Financial Institution with a Drive-Through, totaling 57,833 square feet.

The site plan was approved with cross hatching and conditions of approval along the north and east property lines.

**ORDINANCE 2004-053**, this parcel is subject to the following conditions:

1. ~~Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.~~
2. ~~The site shall be cross-hatched on the easternmost 50 feet of the site.~~

The Site shall be cross hatched on the easternmost 50 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping, drainage, and/or car wash vacuum stations, including access to Lantana Road.

3. ~~The site shall be cross-hatched on the northernmost 200 feet of the site.~~

The site shall be cross hatched on the northernmost 200 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping and/or drainage.

The subject petition respects these conditions of approval and has worked with staff as well to update these conditions accordingly and modify the previous zoning approval Resolution, R-2004-2426.

#### **RESOLUTION, R-2004-2426**

##### PLANNING CONDITIONS 1-3

1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.
2. ~~The easternmost fifty (50) feet of the property shall be cross-hatched, which will limit that portion of the property to landscaping, drainage, or at grade parking. Vehicular storage, and/or storage of any kind is prohibited (with the exception of drainage and water retention, which is permitted on site).~~

The Site shall be cross hatched on the easternmost 50 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping, drainage, and/or car wash vacuum stations, including access to Lantana Road.

3. ~~The northernmost 200 feet of the property shall be cross-hatched, which will limit that portion of the property to landscaping, drainage, or at grade parking. Vehicular storage, and/or storage of any kind is prohibited (with the exception of drainage and water retention, which is permitted on site).~~

The site shall be cross hatched on the northernmost 200 feet of the site. The cross hatched area shall be limited to parking, water retention, landscaping and/or drainage.

### **JUSTIFICATION (G.1)**

*Palm Beach County requires all Future Land Use Atlas Amendment applications to demonstrate consistency with Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. 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; and**

RESPONSE: The site is located within the Urban/Suburban Tier and has access to all public facilities and services, as stated herein. The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads.

The site has 289.5 feet of frontage on **Lantana Road** a six (6) lane road with direct access to a dedicated west-bound right turn lane and two (2) dedicated east-bound left turn lanes. This portion of the site is suitable for a “commercial node”, due to the location on a major intersection. The southern portion site is suitable and appropriate for a retail gas and fuel sales, a car wash, and convenience store uses, due to the direct access onto these roads.

The site has approximately 1,285 feet of frontage on **Haverhill Road** a four-lane road and a dedicated north-bound right turn lane into the property.

The northern half is suitable for less intense commercial uses, such as limited access self-service storage, medical or professional office. The MUPD zoning would allow light industrial uses such as a warehouse. The proposed use for this configuration of land is warehouse for the storage of raw materials, equipment or products and accessory offices and flex retail space.

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

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

RESPONSE: The site to the west was approved a Future Land Use Map Amendment for Commercial Low (CL) in and approved in 2019 for a Class A Conditional use to allow a retail gas and fuel sales, creating a commercial node at the intersection. The proposed request would reinforce the commercial node at the intersection by allowing a secondary retail gas and fuel sales and a car wash.

Commercial High (CH) development continues along the corridor at all the major intersections from east to west; Lantana Road / Congress Ave; Lantana Road / Military Trail (subject intersection) and Lanana Road / Jog Road.

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

RESPONSE: Not applicable to this request. The access remains consistent with the existing conditions and voluntary commitments carried over from the 2004 Ordinance. No access is proposed on Nash Trail.

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

RESPONSE: The Unified Land Development Code (ULDC) was amended to allow warehouse within the MUPD zoning district with a Commercial High future land use designation.

**d. Inappropriateness of the adopted FLU designation; or**

RESPONSE: In 2004, Future Land Use Amendment was approved for Commercial Low (CL) and MUPD zoning. The site plan approved retail sales, professional/business office, and a financial institution with a drive-through. The owner of the site in 2009 pulled permits and started construction, however the project was not completed. The Commercial Low (CL) and approved uses are no longer appropriate for the blue-collar demographic of the Greenacres area.

The Commercial Low Future land use does not allow warehouse. The Commercial High future land use would a greater mix of uses including the retail gas and fuel sales and car wash at the intersection and warehouse located on the northern portion of the site.

The warehouse would serve to benefit the Palm Beach County workforce the blue-collar workforce by adding individual warehouse space for laborers in the trade industry.

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

RESPONSE: Not applicable to this request.

**COMPATIBILITY (G.3)**

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

ADJACENT LANDS	BUFFER	USES	FLU	ZONING
North	200 feet Cross Hatching	Single Family Residential (Greenacres)	Medium Density Residential	RM-2

South	Lantana Road	Multifamily Residential	Medium Density (MR-5)	PUD
East	50 feet Cross Hatching	Nursing or Convalescent Center / Medical Center	Institutional (INST/5)	IPF
West	Haverhill Road	Retail Gas & Fuel Sales / Vacant	CL/IND	CC/IL

**ADJACENT TO RESIDENTIAL**

The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the north and east by the way for the existing 200 feet cross-hatch conditions and 50 feet cross-hatch conditions, respectively. The applicant is voluntarily committing to the conditions as stated in the 2004 Ordinance, (ORD 2004-053).

**ADJACENT TO MAJOR ROADS**

A commercial node is created due to the nature of an intersection of two (2) Urban Minor Arterial Roads.

**COMPREHENSIVE PLAN (G.4)**

*The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).*

**FUTURE LAND USE ELEMENT- 2.2.2 COMMERCIAL**

**Policy 2.2.2-b:** *All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.*

RESPONSE: The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads (U-MA), in accordance to Map TE 3.1.

**FUTURE LAND USE ELEMENT- 2.2.4 INDUSTRIAL**

**Policy 2.2.4-b:** *In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:*

1. *Allow certain uses that demonstrate Light Industrial characteristics, limited to Offices of an Industrial Nature (as defined by the Introduction and Administration Element), self-storage, multi-media production, data/information processing, laboratories, and research/development within all four Commercial future land use designations.*



2. *Allow within the Commercial High (CH) future land use designation a broader range of uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, **Warehouse**, and Flex Space.*

RESPONSE: Approval this Future Land Use Map amendment to Commercial High (CH) would allow the Warehouse use.

## Lantana Plaza

*Small Scale FLU Map Amendment*

### Consistency

Residential Density Increases  
(Attachment G.2)

---

Per Future Land Use Element Policy 2.4-b, a written analysis is required 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.

**RESPONSE:** The proposed request is to amend the subject site from Commercial Low (CL) to Commercial High (CH). The applicant is not requesting an increase in the residential density on the subject site.

Name of Project  
Request  
Date



2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Ph: (954) 986-9899 • Fax: (954) 986-6655  
e-mail: gary@ggbeng.com

November 13, 2022

Ms. Jeanne Ducharme

Land Use Planner

Cotleur and Hearing

Landscape Architects • Land Planners • Transportation

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458

Subject: Lantana and Haverhill Development Parcel

GGB Engineering project Number 19-0123

Dear Ms. Ducharme:

Please be advised that we have requested a utility available service letter from PBC Utilities Division which has yet to be responded to. Based upon the utility service maps received from PBCU water service is available from a 16" water main located on Lantana Road as well as an existing 8" water main located within Haverhill Road. Sanitary sewer services is available from a gravity sewer service located on Nash Trail at the North end of the project.

If you have any questions or concerns, please feel free to contact my office.

Sincerely yours:

A handwritten signature in black ink, appearing to read 'Gary G. Bloom', is written over a horizontal line.

Gary G. Bloom PE

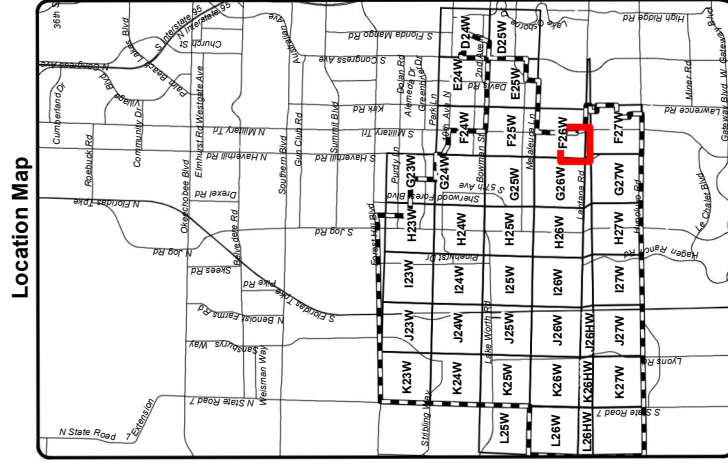
President

GGB Engineering, Inc.

# P.B.C.W.U.D. Wastewater Collection Map Map Grid: F26SWS

**Legend**

As-Built No.	Standard Mainline Our Agency
Manner No.	Standard Mainline Private
A.R.V. No.	Vacuum Mainline Our Agency
Cleanout Our Agency	Reduce Our Agency
Air Release Private	Pump Station Our Agency
Air Release Our Agency	Vacuum Station Our Agency
Backflow Control Our Agency	Level Live Private
Single Check Private	Level Live Our Agency
Single Check Private	Force Main Our Agency
Valve Our Agency	Force Main Private
Valve Private	Vacuum Main Private
Valve Private	Vacuum Main Our Agency
Valve Private	Not PRC/WDSA
Valve Private	Display Grid

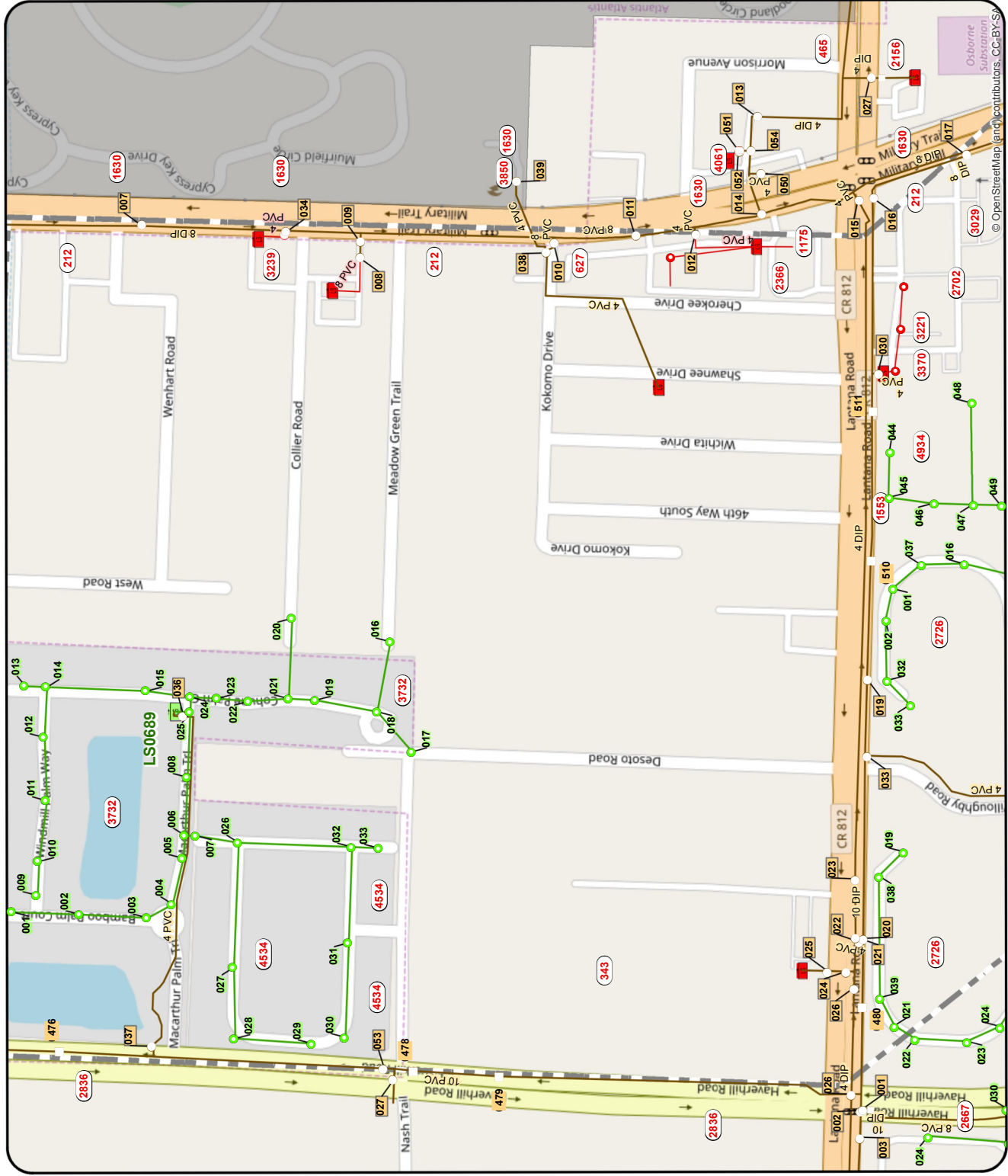


**Range Township Section: 424436**

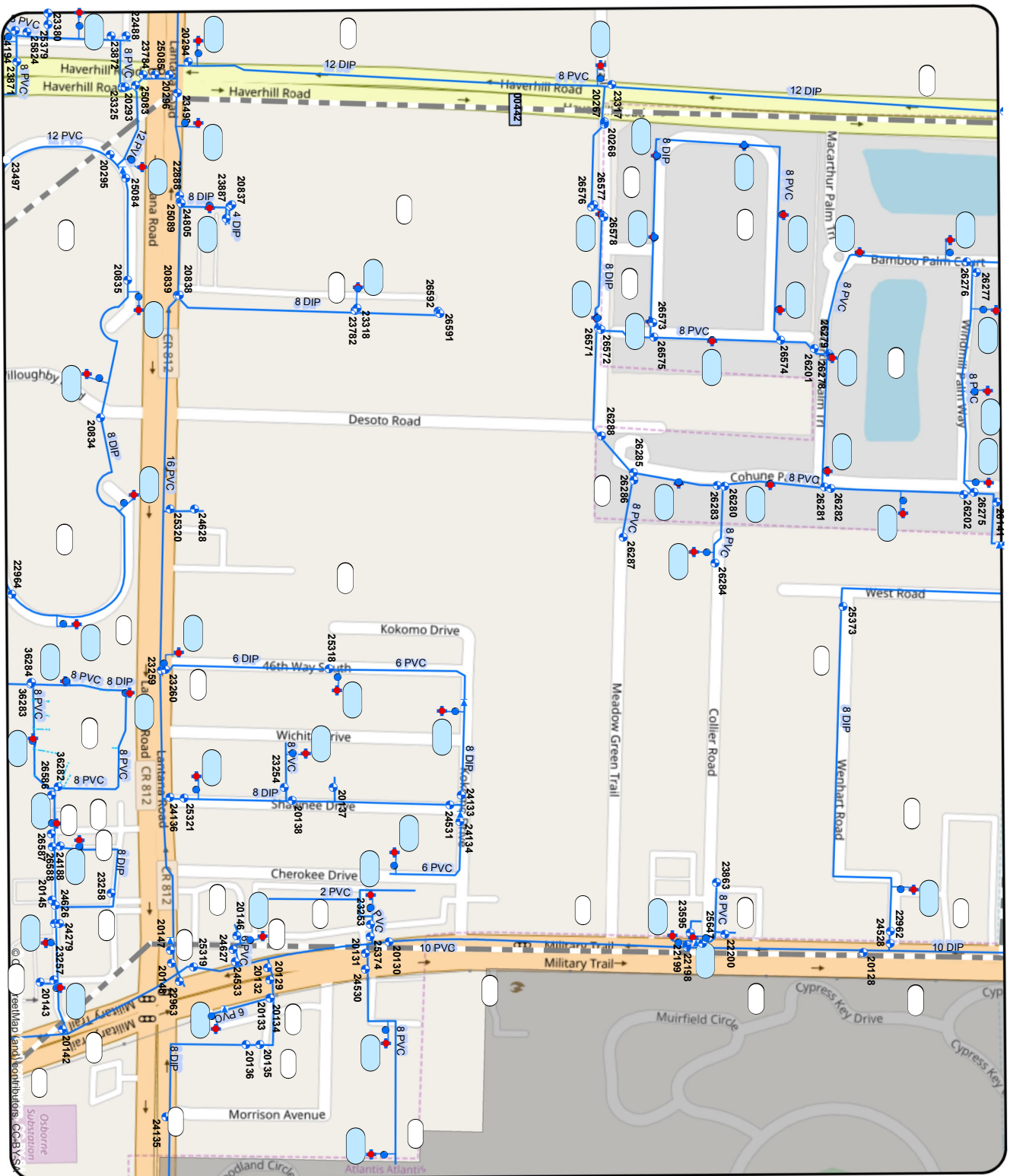
NOTE: This item is exempt from public disclosure under Florida Statutes, Chapter 119. This information may be used for planning purposes only and is not intended to be used for any other purpose without the consent of Palm Beach County. This map is not to be used as a legal document.

P.B.C.W.U.D.  
9100 Powerline Blvd.  
Palm Beach, FL 33416  
Phone: (561) 495-6000  
Fax: (561) 495-6000  
Map Created: May 11, 2012

1 inch = 300 feet  
Date Printed: 5/17/2018

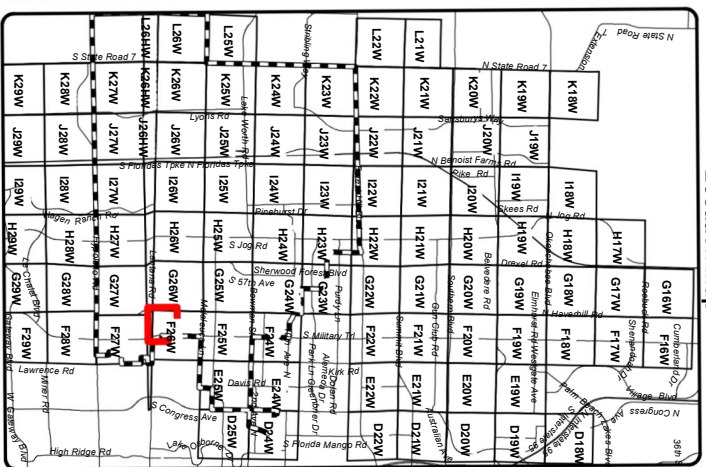


# P.B.C.W.U.D. Water Distribution Map Map Grid: F26SW



### Legend

	Hydrant No.		Water Main Our Agency
	Valve No.		Hydrant Line Private
	A/E/V No.		Service Line Our Agency
	Hwy Valve Our Agency		Service Line Private
	Hwy Valve Private		Fire Line Our Agency
	Hwy Valve Private		Fire Line Private
	Hydrant Our Agency		Double Check Our Agency
	Hydrant Private		Double Check Private
	Reducer Our Agency		RPZ Our Agency
	Reducer Private		RPZ Private
			Simple Check Our Agency
			Simple Check Private
	Pump Station Our Agency		Not PBCWUSA
			Display Grid



**Range Township Section: 424436**

NOTE: This map is derived from GIS data distributed through Florida Statewide, Chapter 119, The Information on Florida's Water Resources Act. It is not intended to be used for engineering or other purposes. The Florida Department of Natural Resources is not responsible for any errors or omissions on this map. The Florida Department of Natural Resources is not responsible for any errors or omissions on this map. The Florida Department of Natural Resources is not responsible for any errors or omissions on this map.

Scale: 1 inch = 300 feet

Date Printed: 5/24/2018

## **Drainage Statement**

November 2, 2022

Subject: Lantana Place Parcel A Building Project located at 4965 Lantana Road pursuant to the Plat thereof, recorded in Plat Book 111, Pages 134 and 135 of the Public Records of Palm Beach County containing 9.66 acres more or less.

### **Site Data and Introduction**

The 9.66 Acre site has been platted and is planned for re-development into a Murphy Oil Parcel of 1.16 Acres, a Car Wash parcel of 1.12 Acres and an industrial warehouse parcel of 7.35 Acres. The site contains an existing pond that will be utilized for water management purposes after water quality treatment within on-site exfiltration trench systems to store the first inch of runoff or 2-1/2 inches over the impervious areas whichever is greater. The existing 9.66 Acre parcel is presently undeveloped with vegetative cover and sporadic trees in addition to the existing pond at the rear of the site near Nash Road. The parcel had been a prior brownfield site that has been cleared. Access to the site will be off Lantana and Haverhill roads.

### **Drainage Statement with Legal Positive Outfall**

The proposed Lantana Place (formerly Plaza) Building project will contain all rainfall runoff from its impervious surfaces and roof areas within an on-site drainage exfiltration, collection and conveyance system for water quality and an existing water pond at the rear of the site for water management treatment. Overflow discharges will be directed to the Haverhill or Nash Trail storm drainage networks via an overflow weir and outfall pipe. The site as shown will meet SFWMD and LWDD basin requirements.

### **Outline of stormwater management system and required drainage permits**

The drainage system for the 9.66 Acre Lantana Place (Plaza) project will be designed for the following:

1. On site retention of the 3 Year 1 hour rainfall events, first inch of run off, or 2-1/2 times the percentage of impervious surface area whichever is greater within the proposed exfiltration areas.
2. Site containment of the runoff up to the 25 Year 3 Day rainfall event within perimeter berms as required. Parking lot elevations are set above the 5 Year 24 Hour storm computed elevation.

November 2, 2022

Page 2

Subject: Lantana Place Parcel A Building Project located at 4965 Lantana Road pursuant to the Plat thereof, recorded in Plat Book 111, Pages 134 and 135 of the Public Records of Palm Beach County containing 9.66 acres more or less.

3. Minimum Building floor elevations above the 100 Year three-day storm calculated stage, FEMA Flood stage elevation for the area plus 1 foot, or 18 inches above the adjacent road crown elevation whichever is greater.
4. Overflow discharge to the Haverhill and Nash Trail storm Drainage network to the West and North of the project per maximum allowable design standard discharge in accordance with South Florida Water Management District and Lake Worth Drainage District criteria.

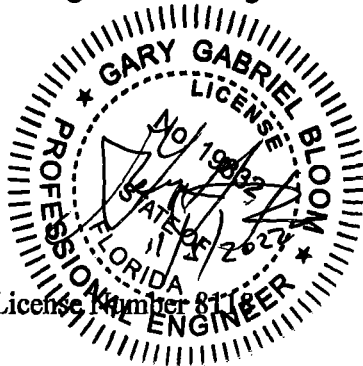
Drainage permits will be required from LWDD, Palm Beach County Engineering and SFWMD.

If there are any questions pertaining to this drainage statement, please contact the undersigned.

Sincerely yours:



Gary G. Bloom PE  
President  
GGB Engineering, Inc.  
Certificate of Authorization License Number 8116







**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

October 17, 2022

Cotleur & Hearing  
Attention: Jeanne Ducharme  
1934 Commerce Lane  
Suite 1  
Jupiter, FL 33458

Re: Lantana Plaza

Dear Jeanne Ducharme:

Per your request for response time information to the subject property identified by PCN #00424436370010000. This property is served currently by PBC Fire-Rescue station #43, which is located at 5970 S. Military Trail. The maximum distance traveled to subject property is approximately 1 mile from the station. The estimated response time to the subject property is 4 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 6:37.

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

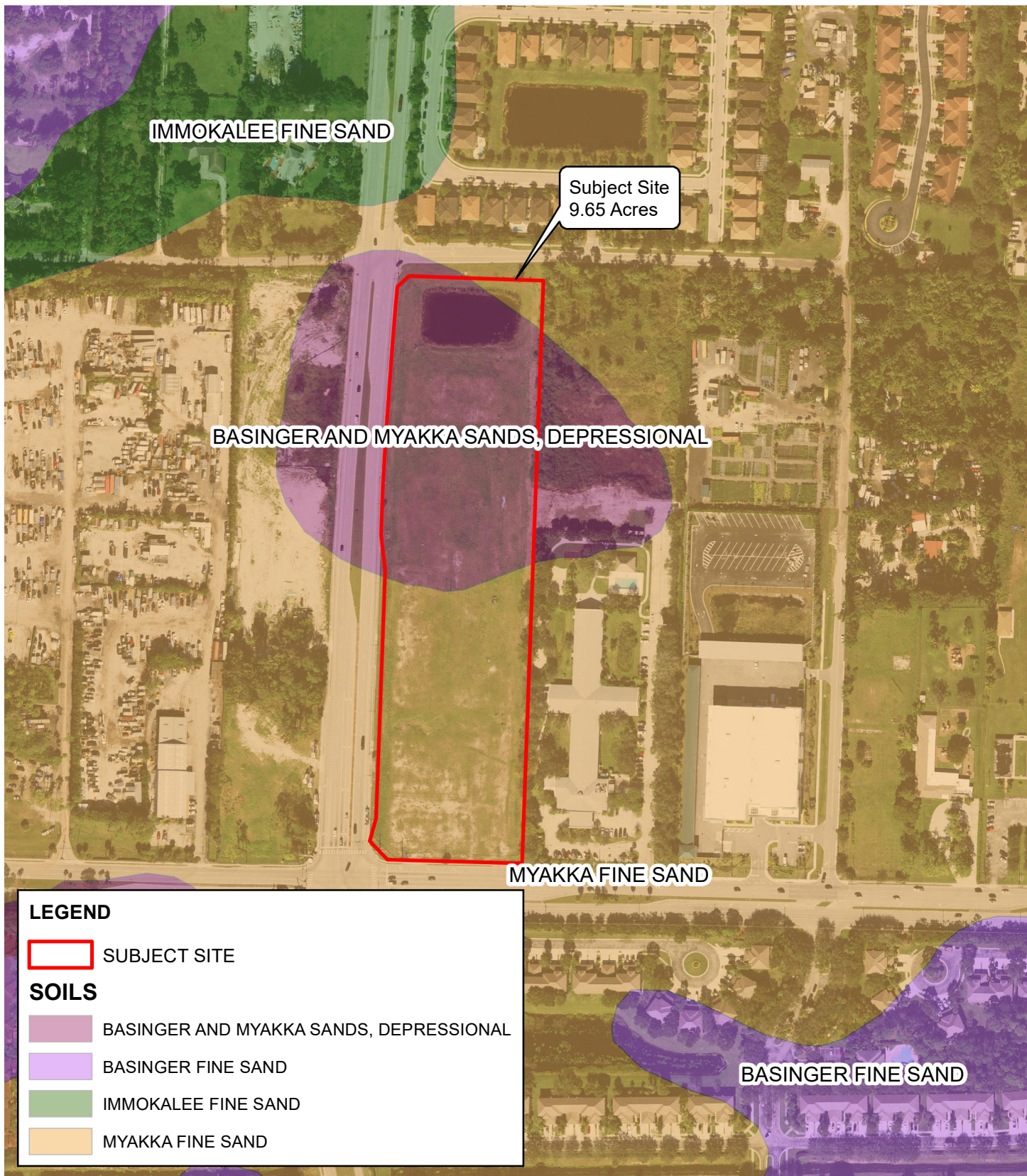
If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

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

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue





**LEGEND**

 SUBJECT SITE

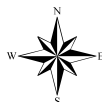
**SOILS**

 BASINGER AND MYAKKA SANDS, DEPRESSIONAL

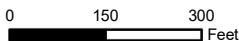
 BASINGER FINE SAND

 IMMOKALEE FINE SAND

 MYAKKA FINE SAND



1 inch equals 300 feet



Map Document:  
 (F:\Projects Active\19-0614 Lantana Rd & Haverhill Rd)  
 Maps and Graphics\ArcMap\_Projects)  
 AS 09/08/2022 -- 2:00:00 PM

**Attachment L**  
**Natural Feature Map**  
**Lantana Plaza**  
**Palm Beach County, FL**



**Cotleur & Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
 561.747.6336 · 561.747.1377

## Lantana Plaza

### *Small Scale FLU Map Amendment*

#### ATTACHMENT L

#### Significant Habitats or Species Statement

---

### INTRODUCTION

The 9.66-acre property is generally located on the Northeast corner of Lantana and Haverhill Road. The parcel is adjacent to the Recovery Village at Baptist Health, within unincorporated Palm Beach County. The subject site is identified in the Palm Beach County Property Appraisers records under the following property control number: 00-42-44-36-37-001-0000.

#### Existing Vegetation

The subject site is cleared and most of the pervious area is sod with only two (2) trees along Lantana Road. The existing vegetation onsite is one (1) pine and one (1) gumbo limbo. There are no invasive trees and/or exotic plant material located on site.

#### Upland Habitat

The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The pine and gumbo limbo seem to have been planted by the owner. No environmentally sensitive land was found on the subject site.

#### Wetlands

No wetlands were found on the subject site.

#### Fauna

No significant fauna is of note.

#### Flood Zone

The site is located within Flood Zone X.

#### Wellfield Protection Zone

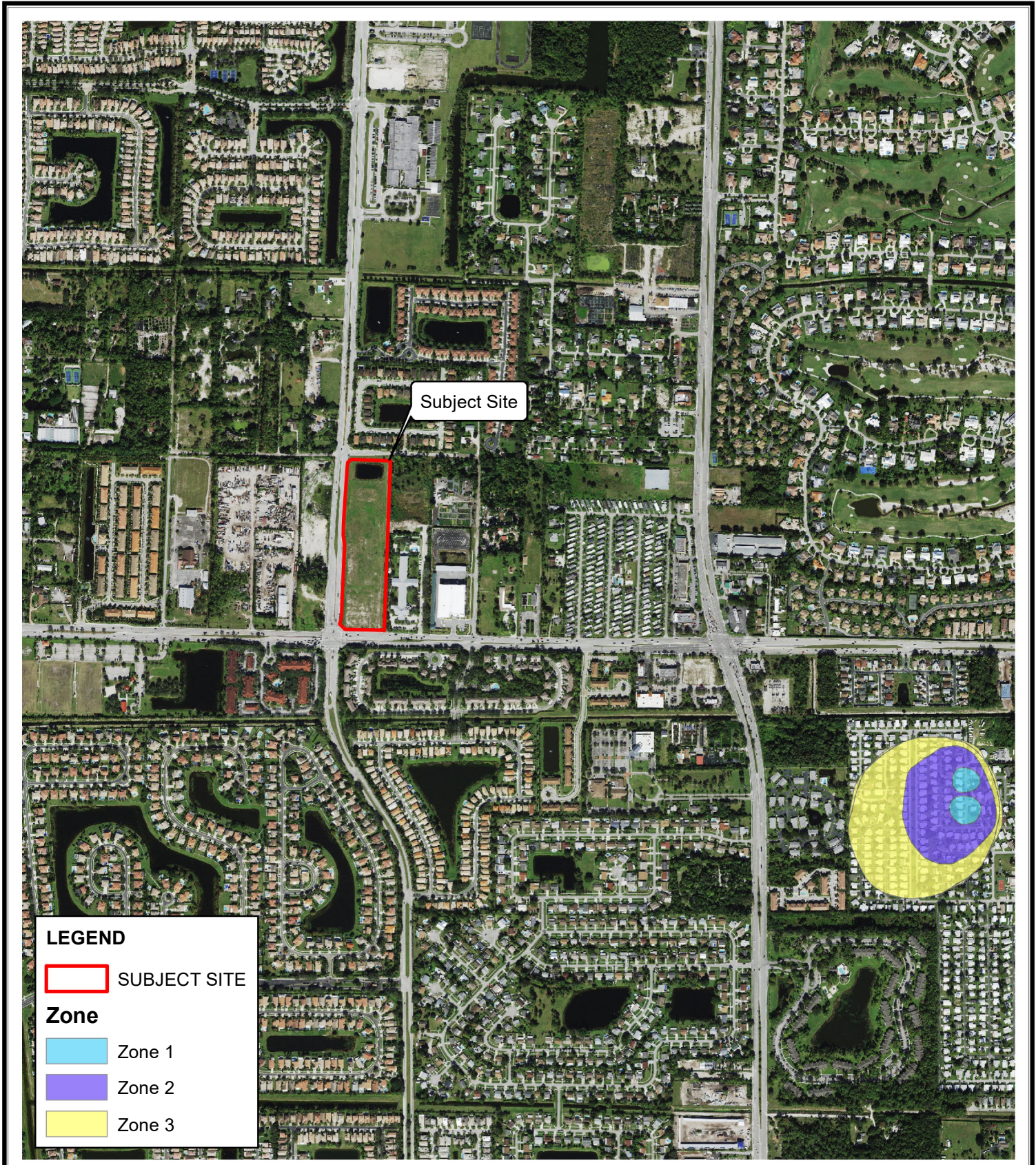
The site is located not within a Wellfield Protection Zone (Attachment M).

#### Historical Resources


According to the letter dated October 13, 2022, from the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

Soils: Bassinger, Fine Sand; Myakka, Fine Sand (Attachment L)





**LEGEND**

 SUBJECT SITE

**Zone**

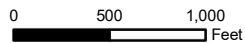
 Zone 1

 Zone 2

 Zone 3



1 inch equals 1,000 feet



Map Document:  
 (F:\Projects Active\19-0614 Lantana Rd & Haverhill Rd\  
 Maps and Graphics\ArcMap\_Projects)  
 AS 09/08/2022 -- 3:00:00 PM

**Attachment M**  
**Wellfield Protection Map**  
**Lantana Plaza**  
**Palm Beach County, FL**



**Cotleur &  
 Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
 561.747.6336 · 561.747.1377



## **Lantana Plaza**

*Small Scale FLU Map Amendment*

### **ATTACHMENT M**

Wellfield Statement

---

On behalf of the applicant Lantana Parcel, LLC, we are requesting a Small-Scale Comprehensive Plan Amendment for the 9.66-acre property located at the north-east corner of Lantana Road and Haverhill Road. The subject site is identified by Palm Beach County Property Appraisers record under with the property control number: 00-42-44-36-37-001-0000.

The above referenced project is not located within the Wellfield protection zone (Attachment M).



**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](http://www.pbcgov.com/pzb)



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Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

October 13, 2022

Jeanne Ducharme  
Coteleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for project named:  
Lantana Plaza, PCN: 00-42-44-36-37-001-0000.**

Dear Ms. Ducharme:

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's 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 new 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 new archaeological resources located on or within 500 feet of the above referenced property.

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

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

Sincerely,

Christian Davenport MA, RPA  
Palm Beach County Archaeologist

cc: Kevin Fischer, AICP, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division  
Nydia I. Ponton-Nigaglioni, PhD, RPA, PBC County Archaeologist