

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.

A. Amendment Data

Round	<i>20B</i>	Intake Date	11/6/19
Application Name	<i>Burlington Self-Storage of Lake Worth LLC</i>	Concurrent?	<u>Yes</u> or <u>No</u>
Acres	<i>1.29 acres</i>	Text Amend?	Yes or <u>No</u>
PCNs	<i>00-42-44-36-09-013-0030</i>		
Location	<i>West side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.</i>		
	Current	Proposed	
Tier	<i>Urban Suburban Tier</i>	<i>No Change</i>	
Use	<i>Single Family Dwelling</i>	<i>Self-Storage</i>	
Zoning	<i>AR-Agricultural Residential District</i>	<i>MUPD</i>	
Future Land Use Designation	<i>MR5</i>	<i>INDUSTRIAL/MR5</i>	
Underlying Future Land Use Designation	<i>None</i>	<i>None</i>	
Conditions	<i>None</i>	<i>Development of the site under the Industrial future land use designation shall be limited to a self-storage facility.</i>	

B. Development Potential

Provide math for each item as indicated (eg. 5 du/acre x 3 acres = 15 units)

	Current FLU	Proposed FLU
Density/ Intensity:	5 du/ac	.5 du's per acre or 0.85 FAR
Maximum Dwelling Units¹ (residential designations)	5 du/acre x 1.29 ac. = 6.45du	5 du/acre x 1.29 ac. = 6.45du
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	6 max du x 2.39 = 14 people	6 max du x 2.39 = 14 people
Maximum Square Feet^{2,4} (non-residential designations)	Not Applicable	0.85 FAR x 1.29 ac. = 47,763,54

Proposed or Conditioned Potential 3, 4	None	None
Max Trip Generator	Multi Family Low Rise (ITE# 220)	Light Industrial (ITE# 110)
Maximum Trip Generation	44 trips per day	213 trips per day
Net Daily Trips:	169 daily trips	
Net PH Trips:	30(26/4) AM, 27 (4/23) PM (maximum)	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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.

Name	Joni Brinkman
Company Name	Urban Design Kilday Studios
Address	610 Clematis Street, Suite CU02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561-366-1100/561-366-1111
Email Address	jbrinkman@udkstudios.com

B. Applicant Information

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

Name	Christopher M. Capozzoli
Company Name	Burlington Self-Storage of Lake Worth, LLC
Address	114 West Street
City, State, Zip	Wilmington, MA 01887
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	<i>Applicant.</i>

Name	Nancy B. Allain (deceased) and Steve Allain
Company Name	None
Address	5857 Desoto Road
City, State, Zip	Lake Worth, FL 33463
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner -joint tenants with rights of survivorship

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Part 3. Site Data

A. Site Data

Built Features	Please see Application Attachment F for built features. The site is developed with a 1,288 square foot single family dwelling and accessory residential structures.
PCN	00-42-44-36-09-013-0030 Legal Description is in Application Attachment A. Survey is Application Attachment P.
Street Address	5857 DeSoto Road
Frontage	The site has 182.95 feet of existing frontage on DeSoto Road, with an approximate width of 182.95 feet and an estimated depth of 310.96
Legal Access	Legal access is currently provided from DeSoto Road. The subject site will be combined with the previously approved Burlington Self-Storage facility (Control Number 2005-00427) located immediately south of the subject site. Future access to the site will be internal through the existing self-storage site. No additional access is proposed from DeSoto Road.
Contiguous under same ownership	No other contiguous lands are owned by Burlington Self-Storage of Lake Worth, LLC, Steven Allain or Nancy Allain.
Acquisition details	Nancy B. Allain quit claimed the subject property to herself and Steve Allain, as joint tenants with rights of survivorship on April 9, 2014 which was recorded in ORB 26772, page 1199 in the office of the Clerk of Court. Nancy B. Allain is deceased on February 5, 2017 The property was originally purchased for \$14,900 by Paul B. and Nancy Allain via warranty deed in September 9, 1981 which was recorded in ORB 4216 page 840 in the Office of the Clerk of Court. <i>See Application Attachment A</i>
Size purchased	1.29 acres

III. Development History

Previous FLUA Amendments	No previous FLUA Amendments were noted in the Palm Beach County files for the subject site.
Zoning Approvals, Control Number	No previous resolutions were noted in the Palm Beach County files for the subject site.
Concurrency	Applicant will request Concurrency as part of the Zoning petition.
Plat, Subdivision	The subject site is recorded Plat Book 3, page 10, Plat of Section 36, Township 44 South, Range 42 East.

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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.*

Justification Provide as G.1.	See Application Attachment G, Section G1 for Justification and Consistency with the Comprehensive Plan and Florida Statutes prepared by Urban Design Kilday Studios.
Residential Density Increases Provide as G.2.	See Application Attachment G, Section G2 for Justification and Consistency with the Comprehensive Plan and Florida Statutes prepared by Urban Design Kilday Studios.
Compatibility Provide as G.3.	See Application Attachment G, Section G3 for Justification and Consistency with the Comprehensive Plan and Florida Statutes prepared by Urban Design Kilday Studios.
Comprehensive Plan Provide as G.4.	See Application Attachment G, Section G4 for Justification and Consistency with the Comprehensive Plan and Florida Statutes prepared by Urban Design Kilday Studios.
Florida Statutes Provide as G.5.	See Application Attachment G, Section G5 for Justification and Consistency with the Comprehensive Plan and Florida Statutes prepared by Urban Design Kilday Studios.

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

- **Uses.** *Indicate the existing land use, subdivision name, and existing 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
North	Nursery/Single Family Dwelling	MR5-Medium Residential 5	AR-Agricultural Residential
South	Self-Storage under construction	IND-Industrial/MR5-Medium Residential 5	MUPD-Multiple Use Planned Development
East	Single Family Dwelling	LR1-Low Residential 1	RS-Residential Single Family
West	Medical Center/Nursing/Congregate Living Facility	INST-Intuition/MR5-Medium Residential 5	IPF-Institutional & Public Facilities

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Part 5. Public Facilities Information

A. Traffic Information

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.

	Current	Proposed
Max Trip Generator	Multi Family Low Rise (ITE#220)	Light Industrial (ITE#110)
Maximum Trip Generation	44 trips per day	213 trips per day
Net Daily Trips:	169 daily trips	
Net PH Trips:	30 (26/4) AM, 27 (4/23) PM (maximum)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Anna Lai, Simmons & White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	<i>Palm Tran Route 63</i>	
Nearest Palm Tran Stop	<i>Palm Tran Stop 6824 is located .2 miles south of the site at Lantana Road and Wiloughby Farms residential development.</i>	
Nearest Tri Rail Connection	<i>Lake Worth Road</i>	
C. Portable Water & Wastewater Information		
<i>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</i>		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. See Application Attachment I for confirmation of LOS.	
Nearest Water & Wastewater Facility, type/size	<p>The nearest PBC WUD portable water facility is an 8" watermain located west of the subject property. An ongoing project is extending a watermain to the southeast corner of the subject property. Future development will require the extension of this watermain.</p> <p>There is an existing gravity main located approximately 600 feet north of the subject property and the intersection of Nash Trail and DeSoto Road. In addition, a 10" force main is located with Lantana Road right-of-way.</p>	

D. Drainage Information

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available via connection to the DeSoto Road drainage system adjacent to the east property line. Drainage Design is to address the following:

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

See Application Attachment J for the Drainage Statement.

E. Fire Rescue

Nearest Station	PBC Fire Rescue Station #43, 5970 South Military Trail
Distance to Site	Station #43 is located .12 miles north of the intersection and DeSoto Road.
Response Time	The average response time is 6 minutes and 24 seconds.
Effect on Resp. Time	Estimated response time is 4 minutes and 30 seconds. See Application Attachment K. for Fire Rescue confirmation letter.

F. Environmental

Significant habitats or species	There are no significant environmental resources or habitat existing on the subject property. As a result of historical disturbance and current development on the property, vegetation consists of a combination of planted native and exotic species including a dominance of invasive exotic species. Native tree species consist of slash pine, beggar ticks and grapevines. No listed plant or animal species were observed on the property and no jurisdictional wetlands were observed on the property. No significant impacts to natural resources are anticipated to result from this land use amendment. See Application Attachment L. for Environmental Information, prepared by EW Consultants.
Flood Zone*	The site is located in Flood Zone X as reflected on the FEMA Flood Rate Insurance Map Panel 175B of 245 (Palm Beach County)
Wellfield Zone*	The subject site is not located in a wellfield protection zone per attached engineer statement and map included as Application Attachment M.

** 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

There are no historical resources on the subject property. Please see Application Attachment N.

H. Parks and Recreation - Residential Only

Not required based on proposed use

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	John Prince Park 2700 6 th Ave. So. Lake Worth FI 33461	0.00339		
Beach	R. G. Kreusler Memorial Park 2882 S. Ocean Blvd. Palm Beach FI 33480	0.00035		
District	Lantana District "I" 9191 Lantana Road, Lake Worth, FI 33467	0.00138		

I. Libraries - Residential Only

Not required based on proposed use

Library Name	Lantana Road Branch		
Address	4020 Lantana Road		
City, State, Zip	Lake Worth, FI 33462		
Distance	Approximate 1.6 miles from the Lantana Branch to the subject site.		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	N/A	N/A
Periodicals	5 subscriptions per 1,000 persons	N/A	N/A
Info Technology	\$1.00 per person	N/A	N/A
Professional staff	1 FTE per 7,500 persons	N/A	N/A
All other staff	3.35 FTE per professional librarian	N/A	N/A
Library facilities	0.34 sf per person	N/A	N/A

J. Public Schools - Residential Only

Not required based on proposed use

	Elementary	Middle	High
Name	Not required based on proposed use	Not required based on proposed use	Not required based on proposed use
Address	Not required based on proposed use	Not required based on proposed use	Not required based on proposed use
City, State, Zip	Not required based on proposed use	Not required based on proposed use	Not required based on proposed use
Distance	Not required based on proposed use	Not required based on proposed use	Not required based on proposed use

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Part 6. Attachments

-
- 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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ATTACHMENT 'G'
BURLINGTON SELF-STORAGE OF LAKE WORTH
CONSISTENCY WITH THE COMPREHENSIVE
PLAN & FLORIDA STATUTES
SMALL SCALE FLUA
NOVEMBER 6, 2019



REQUEST

Urban Planning and Design
Landscape Architecture
Communication Graphics

On behalf of the property owners Nancy B. Allain deceased, and Steve Allain, and the applicant, Burlington Self-Storage of Lake Worth, LLC, Urban Design Kilday Studios (UDKS) has prepared and hereby respectfully submits this application for a Small-Scale Future Land Use Atlas (FLUA) Amendment for the 1.29+ acre parcel, consisting of one (1) property control number, PCN 00-42-44-36-09-013-0030, and herein referred to as the subject property. The subject property is located in the unincorporated area of Palm Beach County (PBC), situated in the Urban/Suburban (U/S) Tier and is within PBC's Urban Service Area. The subject property is generally located on the west side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.

The site currently has a FLUA designation of MR5-Medium Residential and a Zoning designation of AR-Agricultural Residential District. It is located within the Treasure Coast Regional Planning Council, Greenacres, Atlantis and PBC Charrette Report area. The applicant is requesting to amend the land use designation to allow the IND-Industrial land use designation with an underlying MR5-Medium Residential 5 (existing), with a proposed condition to limit the site to a self-storage facility. The site will be combined with the previously approved Burlington Self-storage facility that is located immediately south of the subject site. The use of the additional land area will be for storage of recreational vehicles and stormwater management. The applicant will be filing the required Development Order Amendment to combine both sites.

PROJECT HISTORY

The subject property does not have any history of land entitlements. The site is currently developed with a single-family dwelling (and accessory structures) which was built prior to 1963 according to the Property Appraisers web site.

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West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

G.1 JUSTIFICATION

The Applicant is requesting to amend the FLUA designation of the subject property to allow for the IND-Industrial land use designation with an underlying MR5-Medium Residential 5 designation (existing). Per Policy 2.1-f of the FLUA of the PBC Plan, an applicant must provide adequate justification for the proposed future land use. The proposed land use designation is suitable and appropriate for the subject property. The site will be combined with the previously approved Burlington Self-storage facility that is located immediately south of the subject site and designated with the Industrial land Use Designation. That property was subject of a similar land use change request in 2018 (Ordinance No. 2018-004). The site will be accessed internally through the Burlington Self-Storage property, which is currently under construction. No additional access is proposed off of DeSoto Road. The additional land area will be used for storage of recreational vehicles. No buildings will be proposed on the additional land area.

The proposed use is suitable and appropriate for the Subject Property.

Applicant's Response:

Objective 1.2 of the Comprehensive Plan Future Land Use Element (“FLUE”) states: “this tier [Urban/Suburban] is expected to accommodate the bulk of the population and its need for...goods and services...” Several of the Agriculture Residential (AR) properties in this area have been rezoned and converted into planned residential communities. With this population increase, there is a need for additional services to support these new residents. Unfortunately, the Home Owners’ Associations (“HOA”) in a majority of these planned residential communities do not allow accessory buildings, storage sheds, or allow storage of Recreational Vehicles (“RVs”) and/or boats on individual properties. When residents need to store additional items on their property, they must find self-storage facilities to accommodate their growing needs. This is a great opportunity to provide an expansion to the much-needed use of self-service storage to an area that already has a significant amount of existing residential development. Self-service storage is a low traffic generator and fits in well with the Institutional uses presently existing immediately to the west (Treatment Center of the Palm Beaches) and to the east along the north side of Lantana Rd. (Beginnings Preschool & Sinai Missionary Baptist Church). This amendment will provide a good transition from these Institutional uses to the west and along Lantana Rd. to the east, to the medium density residential to the north along De Soto Rd. Furthermore, this amendment is not piecemealed as there are clearly defined boundaries of the built Institutional use to the west, and De Soto Rd. to the east and it is an expansion of IND land use previously deemed appropriate for the area.

Policy 2.2.4-a of the Comprehensive Plan FLUE states: “The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.” This is an appropriate

location for Industrial future land use category adjacent to existing Industrial land use previously deemed appropriate for the area.

Policy 2.2.4-c.3 further defines the allowable uses in Industrial Designations and specifically lists Institutional and Public Facilities as “permitted by the ULDC”. Therefore, the adjacent use of Institutional is deemed compatible with uses in an Industrial Designation via the implementation of buffering, setbacks, etc., as provided for in the Unified Land Development Code, the implementing document for the Plan. The self-service use proposed is considered a Light Industrial Use, which is further defined by **Policy 2.2.4-d**, as uses “not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted.” Therefore, the light industrial use of self-service storage fits well within the area it is being proposed. Furthermore, the proposed future land use amendment is consistent with **Policy 3.5-d**, as shown by the Traffic Analysis provided by Simmons & White, Inc. Therefore, amending the subject property’s future land use designation to Industrial is consistent with the Comprehensive Plan, as well as consistent with the surrounding properties.

There is a basis for the proposed FLUA change for the Subject Property based upon one or more of the following:

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

Applicant’s Response:

The basis for the proposed amendment is based upon changed circumstances. The Changed Circumstance are that the recently approved Burlington Self Storage (Control Number 2005-00427) Future Land Use change in 2018 (Ordinance 2018-004) and Rezoning with a Conditional Overlay Zone and Class A Conditional Use for single use over 100,000 square feet in Industrial FLU in 2018 (SV/Z/CA 2017-01024; R-2018-0196 , R-2018-0197, ZR 2018-002 results in a prior determination that the use is appropriate for the area. The approved site plan shows 151,3379 square foot of self-storage (952 bays) and 7,875 square foot (16 spaces) of outdoor vehicle storage on the 4.55-acre site located immediately south of the subject site. The applicant wishes to add the subject parcel to the Burlington Self Storage site to provide additional outdoor vehicle storage, as it recently became available for development.

Previously, the Treatment Center of the Palm Beaches located immediately west of Burlington Self Storage was approved by the Board of County Commissioners (“BCC”) on June 17, 2016 pursuant to (Control 1988-00039), Future Land Use change in 2014 (Ordinance 2014-009) and Rezoning and Site Plan in 2016 (ZR-2016-0023; R-2016-0552; 0553 and 0554). The Treatment Center of the Palm Beaches is a drug and alcohol treatment center for both teens and adults. The approved site plan shows 107,159 square-foot and 320 beds in two (2) buildings with Building B being three (3) stories tall.

Additional recent Future Land Use amendments within a ¼ mile of the subject property have changed conditions to the area further justifying the need to evaluate the existing medium residential MR-5 designation. In all these cases, medium density residential land use (MR-5) was converted to commercial or industrial.

- **Abel Lawnmower (LGA 2015-010)** – This amendment on the north side of Lantana Road, just west of Haverhill Road. On August 22, 2016, the Palm Beach County Board of County Commissioners (“PBCBCC”) approved this land use change for 16.58 acres from MR-5 & Commercial Low with underlying 5 units/acre (CL/5) to CL/IND (Ordinance 2016- 038). It should be noted that staff recommended approval of this application with conditions.
- **Caliber Collision (SCA 2019-012)** – This small-scale future land use is the most recent amendment in the area and was for property located on the west side of Haverhill Road, approximately .08 miles north of Lantana Road. On June 27, 2019, the PBCBCC approved this land use change for 4.65 acres from CL/ MR-5 to CL/IND (Ordinance 2019-025). It should be noted that staff recommended approval of this amendment with seven (7) conditions.
- **Raceway Market (LGA 2013-001)** – This small-scale future land use change was for a property located at the northwest corner of Lantana Road and Haverhill Road. On April 25, 2013, the PBCBCC approved this land use change for 1.78 acres from MR-5 to CL (Ordinance 2013-008). The zoning approval (Control No. 2012-00253) was recently postponed from the October 24, 2019 Board of County Commission agenda to the December agenda for an item proposed to increase the number of pumps from 5 to 6 (12 fueling positions) and the building from 2,822 SF to 5,411 SF. The site plan under consideration was redesigned such that the use is permitted to operate 24 hours per day and the necessity for a variance for that code requirement is no longer required.
- **Lantana/Haverhill Commercial (SCA 2004-00003)** – This small-scale future land use change was for a 9.83-acre property located at the northeast corner of Lantana Road and Haverhill Road. On November 18, 2004, the PBCBCC approved this land use change from MR-5 to CL with conditions.

All the above amendments have further changed the residential nature of this area of Palm Beach County. With the potential increase in development potential of the RaceTrac, with possibility of hours of operation 24-7, and the future development of the Lantana/Haverhill Commercial, a commercial node will be created with non-residential land use designations radiating out from the intersection, including the development of the approved self-storage facility currently under construction to the south of the property. There are numerous residential developments within a 2-mile radius of the subject property, thus the need to convert some of the remaining MR-5 properties to service these residents.

The Applicant has determined that it is the appropriate time to change the future land use designation to IND/5, and to develop the property consistent with the surrounding Institutional and non-residential uses. This FLU Amendment request will be consistent with the recent Future Land Use designation changes on properties to the west (west and east sides of Haverhill Rd. north of Lantana Rd.).

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

Applicant's Response: The proposed amendment to the IND-Industrial land use designation with an underlying MR5-Medium Residential 5 on the subject property is based on changes in the characteristics of the general area as reviewed previously in this statement. The site is located within a suburban corridor in an area with a mix of non-residential and residential future land designations and uses with an established commercial node at the intersection of Lantana and Haverhill Roads. Since the 1989 Plan was adopted, future land use designations for five properties located to the immediate west of the subject site have been amended from residential to commercial, industrial, and institutional. Also, the approval of the Burlington Self-Storage allowed industrial uses limited to the use of the site to a self-storage facility on the property located south of this request. The applicant intends on combining the subject site with the Burlington Self-Storage for use of outdoor vehicle storage. There is a need for additional services to support the development in the area. Unfortunately, the Home Owners' Associations ("HOA") in a majority of these planned residential communities do not allow accessory buildings, storage sheds, or allow storage of Recreational Vehicles ("RVs") and/or boats on individual properties. When residents need to store additional items on their property, they find self-service storage facilities to accommodate their growing needs. This is a great opportunity to provide additional much-needed use of self-service storage to an area that already has a significant amount of existing residential development. Self-service storage is a low traffic generator and fits in well with the Institutional uses presently existing immediately to the west (Treatment Center of the Palm Beaches) and to the east along the north side of Lantana Rd. The site will be combined with and solely accessed internally through the Burlington Self -Storage currently under construction. No additional access is proposed off of DeSoto Road and the existing access to the site from DeSoto Road will not be utilized. The additional land area will be used for storage of recreational vehicles and boats. No structures other than screening walls will be proposed on the additional land area.

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

Applicant's Response: A change in circumstance exist in that the subject property has now become available on the market and provides for an opportunity to expand the availability in the area for RV and recreation vehicle storage. The site will be combined with the previously approved Burlington Self-Storage facility that is located immediately south of the subject site. The applicant will be filing the required Development Order Amendment to combine both sites and to allow for vehicle storage including recreational vehicles and boats storage.

Corresponding FLUA designation.

Applicant's Response:

According to Table 2.2. 1-j.1, Residential Future Land Use – Zoning Consistency, the current AR zoning is inconsistent with the subject property's future land use designation of MR5. Further, the subject property is not ideal for medium residential development due to its land size and access. The fact that the property is only 1.29 acres restricts the ability to develop as a Planned Unit Development (PUD) as the minimum lot size for a PUD is 5 acres. Additionally, the property would only yield 6 dwelling units based on the standard and maximum density allowed in the MR5 future land use. The proposed amendment to amend the FLUA of the subject property to add an Industrial land use designation will meet the need for additional services to support the development in the area. The previous approval of the Burlington Self-Storage allowed industrial uses limited to the use of the site to a self-storage facility. The subject site will be combined with Burlington Self-Storage and be limited to outdoor vehicle storage. Amending the subject properties future land use designation is consistent with the Comprehensive Plan, As well as consistent with the surrounding properties.

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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.*

Applicant's Response: No Residential density increase is proposed under this application. Therefore, this section does not apply to the request.

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G.3 COMPATIBILITY WITH SURROUNDING USES

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. **FLUE Policy 2.1-f states that** “the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity”. And **FLUE Policy 2.2.1-b states that** “Areas designated for Residential Use shall be protected from encroachment of incompatible future land uses. Non-Residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objections and Policies of the Plan.” The proposed amendment is compatible with the adjacent and surrounding properties specifically because the proposed self-storage use is a low trip generator, low impact and will be a good neighbor to the surrounding residential and non-residential uses. Additionally, the ULDC will required appropriate buffers, setbacks, etc., to mitigate any impact on the remaining residential uses on the road, and no additional access points are proposed.

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

Below is a description of the uses on the adjacent properties:

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential/Plant Nursery	MR-5	AR
South	Self-Storage (Burlington Self Storage)	IND/MR5	IL
East	Single Family Residential	LR1	RS
West	Institutional – Medical Center & Nursing or Convalescent Center (The Treatment Center of the Palm Beach)	INST/5	IPF

- **North:** The property immediately north of the Subject Property is a 2.6416+/- acre parcel

with a FLUA designation of MR-5 and a Zoning designation of Agricultural Residential (AR). The site includes a single-family dwelling and the property Appraisers records reflect an AG Classification. The property appraisers' aeriels reflect what appears to be a plant nursery on the site and signage on site supports this assumption. No previous zoning approvals were noted in the Palm Beach County records.

• **South:** The property immediately south of the Subject Property is under construction with a Self-Storage facility known as Burlington Self-Storage. A small-scale land use designation from the MR-5 to the Industrial with an underlying 5 units per acre -IND/5 was in 2014 per Ordinance 2014-009 (Application SCA 2018-001/Control No. 2005-00427). The development of the site under the Industrial future land use designation was limited to a self-storage facility. The Board of County Commissioners granted approval on February 22, 2018 pursuant to Application SV/Z/CA 2017-0124 to allow a rezoning to the Industrial zoning designation, a Class A conditional use and a Subdivision Variance for access to allow a Single Use over 100,000 square feet in the Industrial FLU (Resolution R-2018-0196, R-2018-0197 & ZR 2018-002). The FDRO approved site plan reflects a 151,337 SF (952 bay) self-storage facility with 7,875 square foot (16 spaces) outdoor vehicle storage. The applicant intends on combining the subject property with this site to provide additional outdoor vehicle storage. The previous approval of the Burlington Self-Storage allowed industrial uses limited to the use of the site to a self-storage facility. The subject site will be combined with Burlington Self-Storage and be limited to outdoor vehicle storage as well.

• **West:** The property immediately west of the subject site is zoned IPF and designated with the Institution/MR5 land use designation. The site is home to the Treatment Center of the Palm Beaches, a drug and alcohol treatment center for both teens and adults. The future land use designation from MR-5 to INSTUTIONAL with underlying MR-5 was approved by the Board of County Commissioners in 2014 per Ordinance 2014-009. Additionally, the Board of County Commissioners approved a Rezoning to Planned Unit Development and a Type 3 Congregate living facility per ZR-2016-0023; R-2016-0552; 0553 and 0554. The approved site plan shows 107,159 square-feet and 320 beds in two (2) buildings with Building B being three (3) stories tall.

• **East:** The 1.39 acres site located immediately to the west of the subject site includes a 1,820 square foot single family dwelling which was initially constructed in 1962 per the property appraiser records. The site is zoned RS-Residential Single Family and designated with the LR-2 Low Residential 2 land use designation. A rezoning from AG-Agricultural District to RS-Residential Single-Family District was granted by the Board of County Commissioners on March 1, 1977 per Resolution R-1977-232.

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G.4 CONSISTENCY WITH COMPREHENSIVE PLAN

The following summary details the requested FLUA amendment compliance with the County's Comprehensive Plan.

Consistency with the Comprehensive Plan – General FLUE Policy 2.1-f: *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources;*
2. *The availability of facilities and services;*
3. *The adjacent and surrounding development;*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1*

Applicant's Response:

The subject property is located within the Urban/Suburban Tier with 182.95 of frontage along DeSoto Road. However, the applicant intends to *combine the subject property with the Burlington Self-Storage facility which is located immediately to the south, and request a Development Order Amendment to allow similar industrial uses which will be limited to outdoor vehicle storage. The Burlington Self-Storage has over 287 feet of frontage along Lantana Rd., an Urban Minor Arterial roadway as identified by Map TE 3.1, Functional Classification of Roads. Access will be limited through the previously approved Burlington Self-Storage and no additional access is proposed on DeSoto Road.*

According to Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, the current AR zoning is inconsistent with the subject property's Future Land Use designation of MR-5. The subject property is not ideal for residential development due to its size, location adjacent to the Treatment Center of the Palm Beaches. The fact that the property is only 1.29 acres restricts the ability to develop as a Planned Unit Development ("PUD") as the minimum lot size for a PUD is 5 acres. Additionally, the property would only yield 6 dwelling units based on the standard and maximum density allowed in the MR-5 future land use. Additional properties would have to be combined to justify a feasible residential planned community with all the necessary buffers, civic requirements, roadways and recreational amenities. Therefore, it is appropriate to amend the subject property's Future Land Use from MR-5 to IND/5 to allow the development of self-service storage consistent with the previous approval for the Burlington Self-Storage.

The land use plan amendment application and supporting documentation supports the premise that the use will have no negative impact on the natural environment, there exists available facilities and services to support the development, is compatible with the surrounding uses, provides for a balance of land uses in the area and does not create urban sprawl. The proposed expansion of the previously granted Industrial Land Use Designation on the property to the south, and the proposed condition continuing to limit the use to a low impact self-storage facility is not inconsistent with the TCRPC Study Report. Finally, the municipalities within a mile will be notified and have an opportunity to participate in the review process in accordance with the Intergovernmental Coordination Element of the Plan.

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

Applicant’s Response: Several of the Agriculture Residential (AR) properties in this area have been rezoned and converted into planned residential communities. With this population increase, there is a need for additional services to support these new residents. Unfortunately, the Home Owners’ Associations (“HOA”) in a majority of these planned residential communities do not allow accessory buildings, storage sheds, or allow storage of Recreational Vehicles and boats on individual properties. When residents need to store additional items on their property, they find self-service storage facilities to accommodate their growing needs. As referenced previously in this statement, the Burlington Self-Storage received approval for a Self-storage including outdoor vehicles storage. The applicant intends to combine the subject property with the Burlington Self-Storage facility and request a Development Order Amendment which will be limited to self-storage for recreation vehicles. This is a great opportunity to provide a much-needed use of self-service storage to an area that already has a significant amount of existing residential development. Self-service storage is a low traffic generator and fits in well with the mix of non-residential and residential uses in the immediate area. The proposed FLU is appropriate and suitable for the subject site.

County Directions - Policy 2.1-g: *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of PBC, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographic area.*

Direction 5. Neighborhood Integrity. *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

Applicant's Response: Along the Lantana Corridor in the immediate area there are varying residential densities and a mix of non-residential future land use designations near the subject site. West of the subject site, at the intersection of Haverhill and Lantana Road, commercial, industrial, and Institutional future land use designations have been adopted on various properties through recent amendments. Major residential development is north and south of Lantana Road, allowing the subject site to provide services to nearby communities without infringing on their lifestyles. An Industrial future land use designation, with a limitation to combine with the existing self-storage facility would not violate the County Directions.

Piecemeal Development - Policy 2.1-h: *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Applicant's Response: The Comprehensive Plan's Introduction and Administration Element defines piecemeal development in part as "a situation where land, under single ownership or significant legal or equitable interest by a person (as defined in Section 380.0651[4] F.S. and Rule 73C-40.0275 F.A.C.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole." The proposed FLUA Amendment is consistent with this policy as there are no adjacent sites under common ownership. Therefore, the land use amendment will not create a residual parcel or encourage piecemeal development.

Residual Parcel – FLUE Policy 2.1-i: *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for interconnectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Applicant's Response: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as "a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties." The applicant intends on combining the subject property with the Burlington Self-Storage which is located to the south, and requesting industrial uses which will be limited to outdoor vehicle storage. As there are no other properties under related ownership, the proposed amendment would not result in a residual parcel and is therefore consistent with this policy.

Consistency with Urban/Suburban Tier Requirements for the Specific FLU: Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *“Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.”*

Industrial: FLUE Policy 2.2.4-a: *The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.*

Applicant’s Response: This policy promotes the placement of industrial future land uses at appropriate locations to satisfy the need for industrial space and provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County’s economic development directives. The proposed amendment will allow the expansion of the industrial land use in an area already deemed appropriate for this industrial use. The proposed amendment for the industrial future land use designation on this site does not violate this policy.

Consistency with County Overlays, Plans, and Studies

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

Applicant’s Response: The subject site is not located within any overlay. It is within the TCRPC Charrette Report Study Area, but not inconsistent with same or the prior approval for the property to the south for use as a self-storage facility.

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

Applicant’s Response:

The subject property is within the Palm Beach County/Greenacres/Atlantis Study area. The Treasure Coast Regional Planning Council held a Charrette and produced a report regarding the study area in February 2005. Although the report did not specifically identify a plan for the subject property, it did show more intense development commercial-like development with buildings close to Lantana Rd. and a potential slip-street design along the corridor. Single-family lots were shown to the north of the subject property in the various

graphics from the report. The proposed amendment does not conflict with any of the directives in the charrette report, and to date, nothing from this report has ever been implemented.

Facilities and Services – FLUE Policy 2.1-a: *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Applicant’s Response: The proposed amendment would change the future land use designation from Medium Residential, 5 units per acre, to Industrial/MR5. For the purposes of the public facilities analysis, the maximum floor area ratio (.85) at a trip generation of light industrial was applied for a maximum of 47,763.54 square feet. However, the applicant intends on seeking development approvals to combine the subject site with the previously approved Burlington Self-storage facility, located immediately south of the subject site for use as outdoor vehicle storage. The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment. The amendment does not exceed natural or manmade constraints and no adverse comments were received.

Long Range Traffic - Policy 3.5-d: *The County shall not approve a change to the Future Land Use Atlas which:*

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon cumulative traffic comprised of the following parts a), b), c) and d...

Applicant’s Response: The Traffic Division reviewed this amendment and determined that the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan at the maximum potential density. The proposed change will have no significant impact for the long range and Test 2 analyses. The Traffic Study included with this request was prepared by Simmons & White, 2581 Metrocentre Blvd West, Suite 3, West Palm Beach, FL 33407.

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G.5 CONSISTENCY WITH FLORIDA STATUTES

The following summary details the requested FLUA amendment compliance with Florida Statutes.

Florida Statutes, Section 163.3177 – 6.a. Requires that a local government's future land use plan element be based on a number of factors, including population projections, the character of undeveloped land, availability of public services and other planning objectives.

Applicants Response: The subject property creates an opportunity for infill development within the PBC's U/S Tier. The proposed land use designation is suitable and appropriate for subject property. In the immediate area there are varying residential densities and a mix of non-residential future land use designations near the subject site. West of the subject site, at the intersection of Haverhill and Lantana Road, commercial, industrial, and Institutional future land use designations have been adopted on various properties through recent amendments. Major residential development is north and south of Lantana Road, allowing the subject site to provide services to nearby communities without infringing on their lifestyles. The site will be combined with the previously approved Burlington Self-storage facility that is located immediately south of the subject site and designated with the Industrial land Use Designation and conditioned to the self-storage use. The site will be accessed internally through the Burlington Self Storage which is currently under construction. No additional access is proposed off of DeSoto Road. The additional land area will be used for storage of recreational vehicles and boats. This type of development in this location will allow the user to take advantage of existing infrastructure and PBC services, while maximizing an underutilized piece of land.

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

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

Applicant's Response: The Applicant is requesting to amend the current FLUA designation of the subject property to allow the IND-Industrial land use designation with an underlying MR5-Medium Residential 5 (existing). The site will be combined with the previously approved Burlington Self-storage facility that is located immediately south of the subject site. The applicant will be filing the required Development Order Amendment to combine both sites and to allow for vehicle storage including recreational vehicles and boats storage. The overall land area remains below 10 acres in size and would not be considered a substantial land area within the County.

By allowing the proposed Industrial to be developed on the subject property, PBC is promoting development of an infill parcel to provide a much-needed use of self-service storage to an area that already has a significant amount of existing residential development. Self-service storage is a low traffic generator and fits in well with the mix of non-residential and residential uses in the immediate area.

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

Applicant's Response: The subject property is within the U/S Tier surrounded by non-rural lands. The subject property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities. As such, it is not located in a rural area and meets the goals of infill development in an area suitable for same.

- **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

Applicant's Response: The proposed development is not isolated in nature as existing development exists to the immediate south, east, and west within the U/S Tier and could be considered infill development.

- **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

Applicant's Response: There are no significant environmental resources or habitats existing on the subject property. As a result of historical disturbance and current development on the property, vegetation consists of a combination of planted native and exotic species including a dominance of invasive exotic species. Native tree species consist of only slash pine. No listed plant or animal species were observed on the property and no jurisdictional wetlands were observed on the property. No significant impacts to natural resources are anticipated to result from this land use amendment. See Application Attachment L. for Environmental Information.

- **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.**

Applicant's Response: The subject property is located within the U/S Tier and in recent history, not been used for agriculture activities. There does appear to be a nursery to the north, which will not be impacted via the required buffers and setbacks required in the zoning approval process. Neither is it located within any zoning district

or overlay which would mandate a continued use of agriculture. As such, the proposed FLUA Amendment does not fail to adequately protect said activities.

- **Fails to maximize use of existing public facilities and services.**

Applicant's Response: The subject property is located with access to the necessary public facilities and services. The applicant intends to combine the subject site with the previously approved Burlington Self-storage facility that is located immediately south of the subject site. The applicant will be filing a future Development Order Amendment to rezone and combine both sites to allow for outdoor vehicle storage. The combination of the parcels will maximize the use of the existing public facilities and promote compact, smart growth, while offering a self-storage facility for residents and business located in the immediate area. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **Fails to maximize use of future public facilities and services.**

Applicant's Response: The request to re-designate the subject site from the MR-5 land use designation to the IND land use designation will maximize the use of future public facilities and services as the subject property is located so as to concentrate the use of the facilities within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.**

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

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

Applicant's Response: Allowing limited Industrial development on the subject property is consistent with the style of development in the U/S Tier, as well as adjacent areas. The subject property is located within PBC's U/S Tier and is not adjacent to rural uses. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

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

Applicant's Response: This amendment will allow for what could be considered infill development as U/S styles of development have occurred and/or been approved in the surrounding area.

- **Fails to encourage a functional mix of uses.**

Applicant's Response: As previously discussed the property located to the south was approved for a self-storage facility for Burlington Self-Storage. The applicant intends to combine the subject site with the previously approved Burlington Self-storage facility. The applicant will be filing a future Development Order Amendment to rezone and combine both sites to allow for outdoor vehicle storage. The combination of the parcels will offer a self-storage facility for residents and business located in the immediate area and the creation of jobs encouraging a functional mix of uses. There exist a mix of uses in the immediate area including residential, institutional and commercial.

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

Applicant's Response: As previously discussed the property located to the south was approved for a self-storage facility for Burlington Self-Storage. The applicant intends to combine the subject site with the previously approved Burlington Self-storage facility. Pedestrian and vehicular access will continue to be provided solely through the combined site to Lantana Road and DeSoto Road.

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

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

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

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

Applicant's Response: This amendment does not fail to protect and conserve natural resources as it is the intent of the owner to protect onsite natural resources or potentially mitigate as permitted by code as part of the zoning application.

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

Applicant's Response: The requested amendment maximizes the use of future public facilities and services existing and within an area. No facilities would be required to be installed in rural or sparsely populated areas. Therefore, the proposal discourages the proliferation of Urban Sprawl.

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

Applicant's Response: As previously discussed the property located to the south was approved for a self-storage facility for Burlington Self-Storage. The applicant intends to combine the subject site with the previously approved Burlington Self-storage facility. Pedestrian and vehicular connections will be provided through the combined site to connect to the existing sidewalks along Lantana Road.

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

Applicant's Response: The proposed amendment would create a balance of land uses as it establishes additional services to support the residential and non-residential development in the immediate area. More specifically, the Home Owners' Associations ("HOA") in a majority of these planned residential communities do not allow accessory buildings, storage sheds, or allow storage of Recreational Vehicles and boats on individual properties. When residents need to store additional items on their property, they find self-service storage facilities to accommodate their growing needs. As referenced previously in this statement, the Burlington Self-Storage received approval for a Self-storage facility including outdoor vehicles storage. The applicant intends to combine the subject property with the Burlington Self-Storage facility and request a Development Order Amendment to allow similar industrial uses which will be limited to outdoor vehicle storage. This is a great opportunity to provide a much-needed use of self-service storage to an area that already has a significant amount of existing residential development. Self-service storage is a low traffic generator and fits in well with the mix of non-residential and residential uses in the immediate area.

In conclusion, the requested FLUA Amendment will allow the IND-Industrial land use designation with an underlying MR5-Medium Residential 5. The site will be combined with the previously approved Burlington Self-storage facility that is located immediately north of the subject site. The applicant will be filing the required Development Order Amendment to combine both sites and to allow for vehicle storage including recreational vehicles and boats storage and will also be conditioned to the use of self-storage. The request is justified and consistent with the Plan and State of Florida laws and is compatible with surrounding uses.



Attachment I

October 22, 2019

**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

Urban Design Kilday Studios
610 Clematis Street Suite CU02
West Palm Beach, Fl. 33401

RE: Burlington Self Storage
PCN 00-42-44-36-09-013-0030
Approximately .12 miles north of the intersection of Lantana Road
and DeSoto Road
Service Availability Letter

Dear Ms. Polson,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current land use designation of MR5 (Medium Residential 5) and the proposed land use IND (Industrial).

The nearest potable watermain is an 8" watermain located west of the subject property. An ongoing project is extending a watermain to the southeast corner of the subject property. Future development of this site will require the extension of this watermain. There is an existing gravity main located approximately 600 feet north of the subject property at the intersection of Nash Trail and DeSoto Road. In addition, a 10" forcemain is located within Lantana Road right of way. Reclaimed water is not available at this location.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Plan Review Manager

"An Equal Opportunity
Affirmative Action Employer"



October 23, 2019

Job No. 17-045H

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Burlington Self Storage
1.29 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the west side of Desoto Road north of Lantana Road in Palm Beach County and contains approximately 1.29 acres. The Property Control Number (PCN) for the subject parcel is 00-42-44-36-09-013-0030. The property is currently designated as Medium Residential, 5 dwellings units per acre (MR-5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 1.29 acre parcel's designation to Industrial on the Palm Beach County Comprehensive Plan.

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available via connection to the DeSoto Road drainage system adjacent to the east property line. Drainage Design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

SITE DRAINAGE (CONTINUED)

5. Allowable discharge to be in accordance with South Florida Water Management District Basin criteria.
6. Due consideration to water quality.





October 23, 2019

Job No. 17-045H

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

Burlington Self Storage
1.29 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the west side of Desoto Road north of Lantana Road in Palm Beach County and contains approximately 1.29 acres. The Property Control Number (PCN) for the subject parcel is 00-42-44-36-09-013-0030. The property is currently designated as Medium Residential, 5 dwellings units per acre (MR-5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 1.29 acre parcel's designation to Industrial on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zone X as shown on the FEMA Flood Rate Insurance Map Panel 175B of 245 (Palm Beach County).



Bryan G. Kelley, P.E.
FL Reg. No. 74006

sa: x:/docs/trafficanddrainage/lupafps.17045H



Attachment K

Fire Rescue

Chief Reginald K. Duren
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



Palm Beach County Board of County Commissioners

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

October 15, 2019

Urban Design Kilday Studios
Attention: Jan Polson
610 Clematis Street
Suite CU02
West Palm Beach, FL 33401

Re: Burlington Self Storage

Dear Jan Polson:

Per your request for response time information to the subject property located on the west side of DeSoto Road and approximately .12 miles north of the intersection of Lantana Road and DeSoto Road. This property is served currently by Palm Beach County Fire-Rescue station #43, which is located at 5970 S. Military Trail. The 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 2018, the average response time (call received to on scene) for this stations zone is 6:24.

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

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

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

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Affirmative Action Employer"

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



**FUTURE LAND USE AMMENDMENT
ENVIRONMENTAL ASSESSMENT
BURLINGTON SELF STORAGE**

Prepared for:

Burlington Self Storage of Lake Worth LLC.

Prepared by:

EW Consultants, Inc.

November 2019

INTRODUCTION

The subject property is located west of Military trail and adjacent to De Soto Road, east of Haverhill Road, and north of Lantana Road in Palm Beach County, Florida (Figure 1). The property is located in Section 36, Township 44 south, and Range 42 east and is approximately 1.3 acres in size (Figures 2 and 3). The subject property parcel was reviewed on November 1, 2019 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed by walking a series of pedestrian transects across the site.

SITE CONDITIONS

Chronological review of historical aerial imagery from c.1964 indicates that the property was partially developed with at least two buildings and pavement present at that time. The land had been cleared of vegetation with few to no canopy trees apparent in the imagery. Properties to the north, east and south had also been cleared or developed, property to the west appear to be unaltered and slightly altered. Imagery through c.1986 depicts growth of vegetation on the perimeter of the property but no further development. Properties adjacent to the north and across DeSoto road to the east appear to be nurseries and single-family homes by that time. The next available imagery is dated c.1995 and shows the property in a manner that is consistent with the current site conditions. No evidence of jurisdictional wetland conditions or listed species were observed on the parcel.

VEGETATIVE COMMUNITIES

As described above, the site is currently developed with a single-family residence and contains landscape plantings, scattered native pine trees and some overgrowth of exotic and nuisance species. No native habitat was observed on the property. The site is mapped as Single Family Residential (#110) and Brazilian Pepper (#422) according to the *Florida Land Use Cover and Forms Classification System* (see figure 4). Although the majority of the site is developed as residential and contains an occupied dwelling and storage buildings, landscape trees, grasses, and other vegetation are present adjacent to the home, along the perimeter and within the site. Native species include slash pine, beggar ticks, and grapevines. Non-native or nuisance species include Brazilian pepper, carrotwood, Malabar plum, earleaf acacia, areca palms, air potato, Caesar weed, melaleuca, sword ferns, passion vine, woman's tongue, bahia grass, and St. Augustine grass.

SIGNIFICANT HABITAT / LISTED SPECIES

No significant habitat occurs on the property. No listed plant or animal species, signs of listed species, or listed species habitat was observed on the property. Listed species would not be expected to utilize the site because of the lack of suitable habitat, past disturbances, human activity, and surrounding development.

SOILS

Soils were mapped according to the Soil Survey of Palm Beach County published by U.S. Department of Agriculture Soil Conservation Service (1979). The soils map is attached. The mapped soils found on the property are described below. However, it should be noted that the mapped soils may not accurately represent current soil conditions on the property due to prior land use and earthwork that may have occurred on the property.

Myakka Fine Sand, 0 to 2 percent slopes (21): Myakka sand is described as a nearly level, poorly drained, deep, sandy soil that has a dark-colored layer above a depth of 30 inches that is weakly cemented with organic material. Historically, this soil was in broad flatwood areas. The water table is generally within 10 inches of the surface for two to four months in most years, and within a depth of 10 to 40 inches for six months or more. Typical natural vegetation included slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), fetterbush (*Lyonia lucida*), and many grasses.

SURFACE WATERS AND WETLANDS

There were no wetlands or surface waters observed on the property. No wetlands or surface waters are shown on the National Wetlands Inventory (NWI) mapping for the property.

FLOOD ZONE INFORMATION

According to Palm Beach County's Information Systems Services, the subject property is located within flood zone X. Flood zone X represents areas outside of the 500-year flood plain with less than 0.2% probability of annual flooding.

WELLFIELD PROTECTION ZONE

The subject property is not located within or adjacent to a wellfield protection zone.

SUMMARY

There are no significant environmental resources or habitat existing on this property. As a result of historical disturbance and current development on the property, vegetation consists of a combination of planted native and exotic species including a dominance of invasive exotic species. Native tree species consist of only slash pine. No listed plant or animal species were observed on the property and no jurisdictional wetlands were observed on the property. No significant impacts to natural resources are anticipated to result from this land use amendment.

ATTACHMENTS

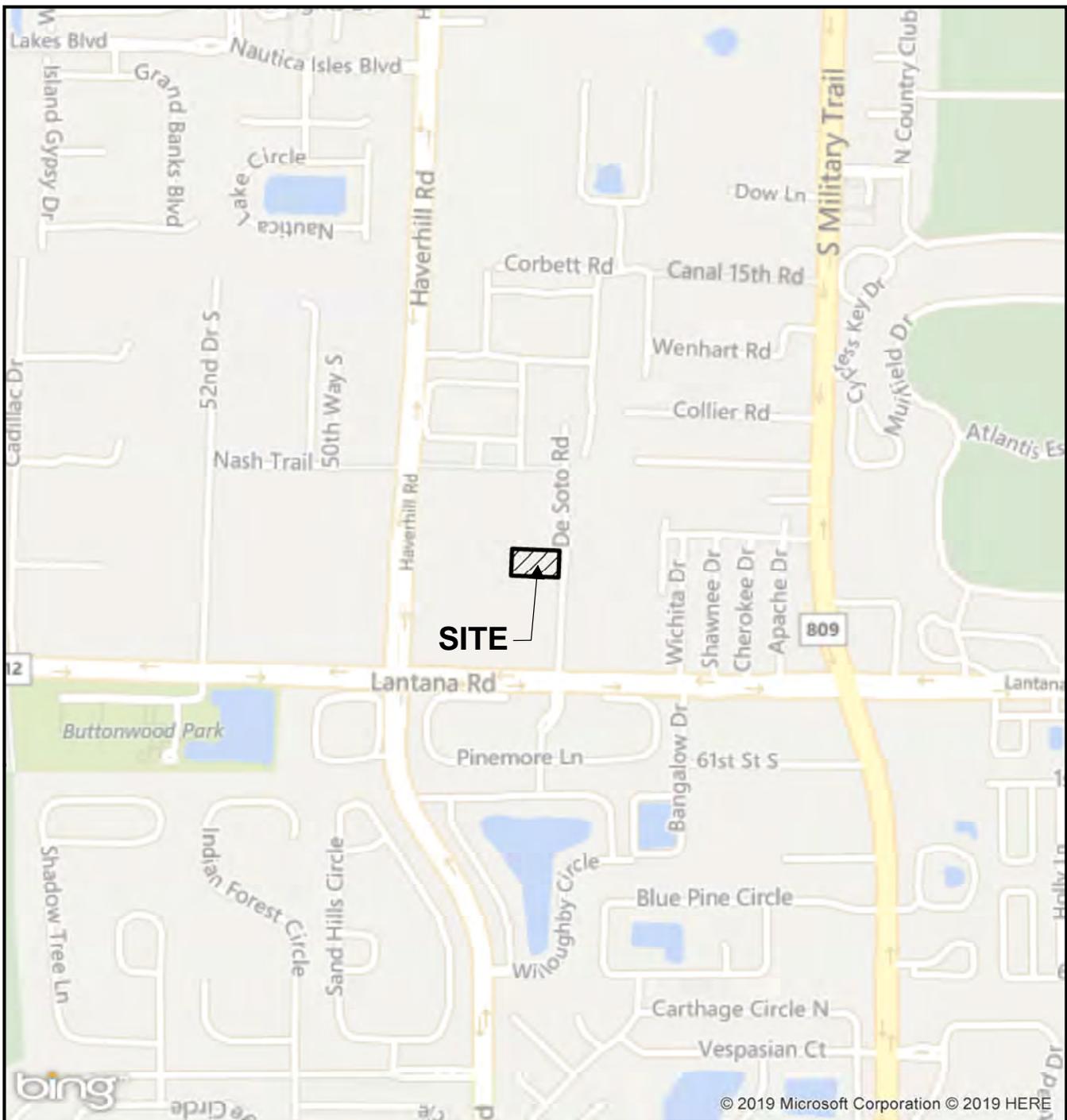
Figure 1. Location Map

Figure 2. Quad Map

Figure 3. Aerial Photo

Figure 4. FLUCFCS Map

Palm Beach County Soils Report



LEGEND

 - SITE (1.3+/- AC)

0 1,000 Feet



**BURLINGTON SELF STORAGE
LOCATION MAP**

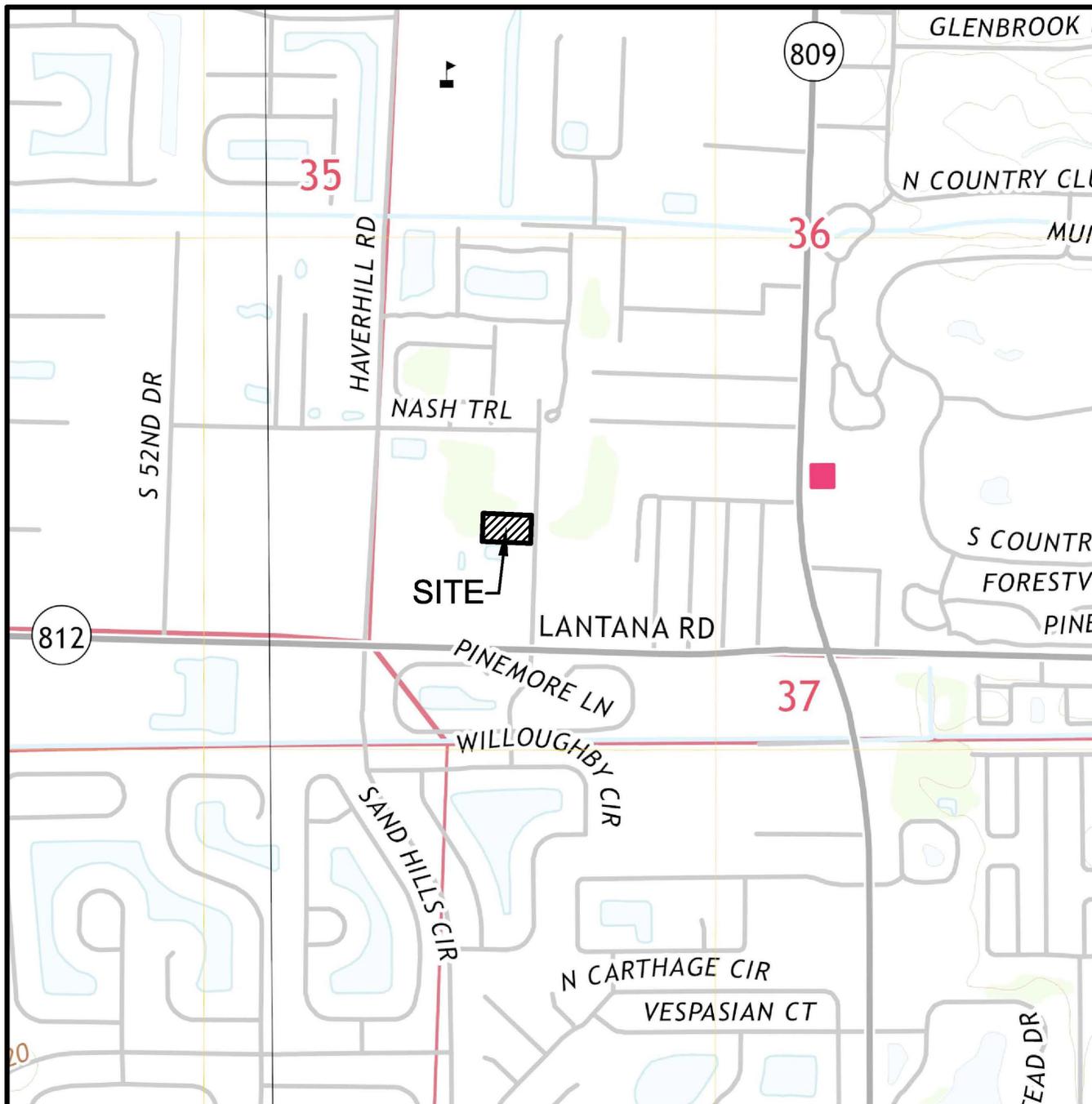


EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

NOV 2019

FIGURE

1



USGS QUAD MAP "LAKE WORTH, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LAKE WORTH, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°35'27.38" LONGITUDE -80°07'13.28"

LEGEND

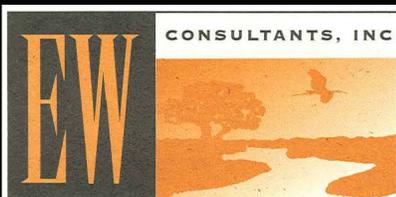
 - SITE: 1.3± AC



BURLINGTON SELF STORAGE

QUAD

Burlington Self Storage.dwg QUAD



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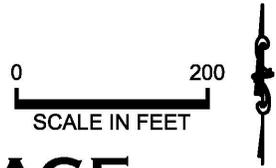
NOV 2019

FIGURE

2



FDOT AERIAL DATED 2019



BURLINGTON SELF STORAGE

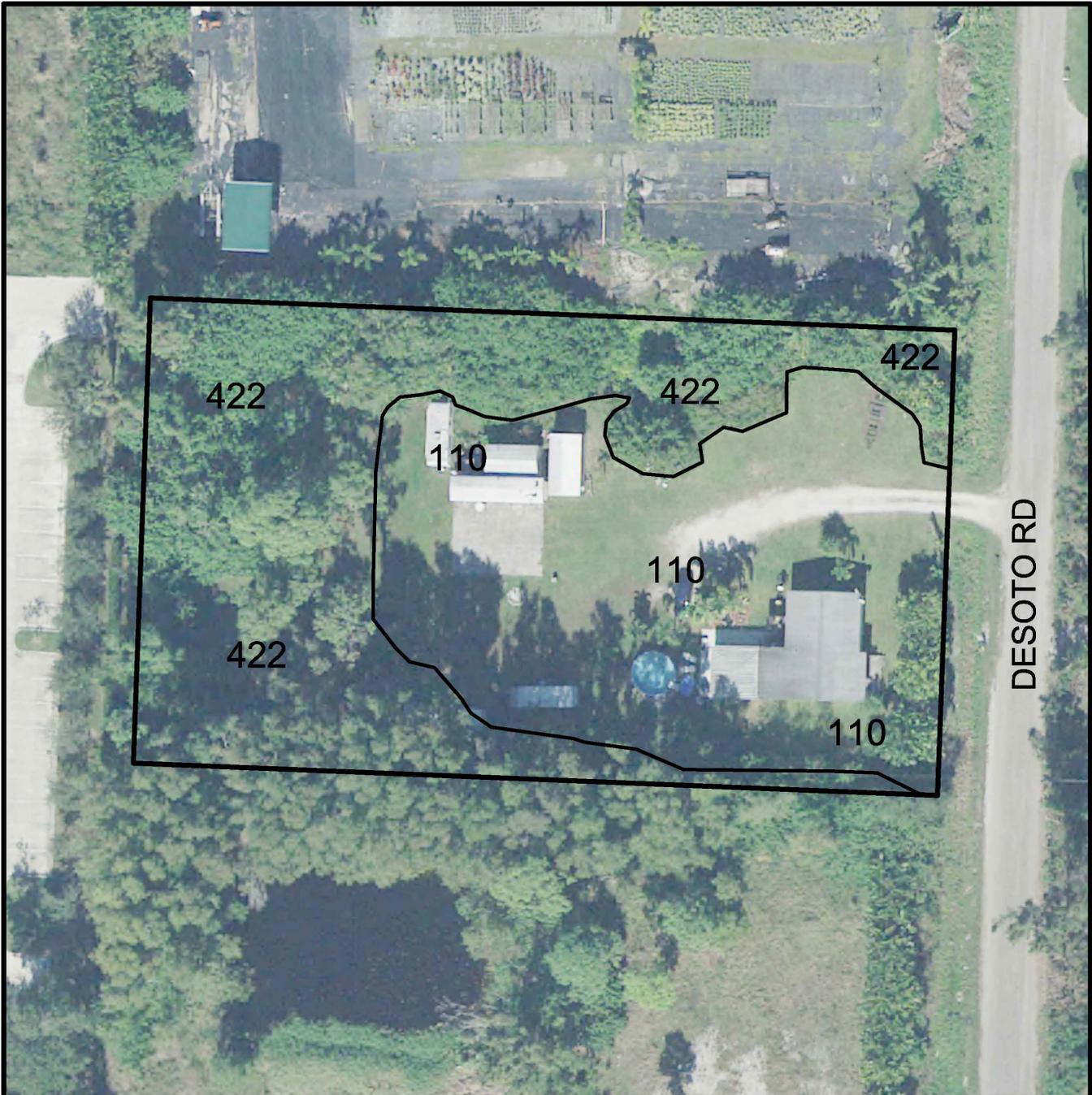
AERIAL

Burlington Self Storage.dwg AERIAL



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NOV 2019
FIGURE
3



FDOT AERIAL DATED 2019

LEGEND

110 - RESIDENTIAL, LOW DENSITY (0.6± AC)

422 - BRAZILIAN PEPPER (0.7± AC)

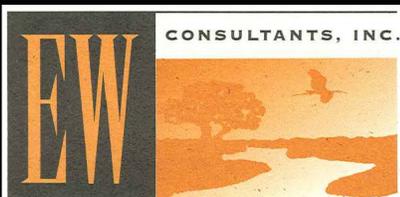
TOTAL SITE (1.3± AC)



BURLINGTON SELF STORAGE

FLUCFCS

Burlington Self Storage.dwg FLUCFCS



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NOV 2019

FIGURE

4

Soil Map—Palm Beach County Area, Florida
(Burlington Self Storage)



Map Scale: 1:720 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 15, Sep 17, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Myakka fine sand, 0 to 2 percent slopes	1.3	100.0%
Totals for Area of Interest		1.3	100.0%



October 23, 2019
Job No. 17-045H

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

Burlington Self Storage
1.29 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the west side of Desoto Road north of Lantana Road in Palm Beach County and contains approximately 1.29 acres. The Property Control Number (PCN) for the subject parcel is 00-42-44-36-09-013-0030. The property is currently designated as Medium Residential, 5 dwellings units per acre (MR-5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 1.29 acre parcel's designation to Industrial on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

The above referenced project is not located within any Wellfield Protection Zone as shown on the attached Exhibit from "Wellfield Protection Zones of Influence in Palm Beach County, Florida," adopted June 12, 2015.



Bryan G. Kellen P.E.
FL Reg. No. 74006

sa: x:/docs/trafficedrainage/lupawellfield.17045H



SUBJECT PROPERTY



ATTACHMENT M-WELLFIELD ZONE MAP
 PREPARED ON November 6, 2019
AERIAL MAP OBTAINED FROM PALM BEACH COUNTY COUNTYWIDE GIS

NOT TO SCALE



NORTH



**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

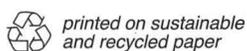
**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

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November 4, 2019

Jan Polson
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for; Burlington Self
Storage, PCN: 00-42-44-36-09-013-0030.**

Dear Ms. Polson,

This correspondence is in reply 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 historic or architecturally significant resources on or within 500 feet of the above referenced property.

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

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

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

Sincerely,

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

cc: Patricia Behn, Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, PBC Planning Division