

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	26-SCA	Intake Date	11/12/25
Application Name	Cobblestone Square	Revised Date	N/A
Acres	1.76 acres Parcel 1 1.81 acres Parcel 2	Control Number	2005-631
		FLUA Page	77
		Text Amend?	No
PCNs	Parcel 1: 00-42-44-25-49-001-0000 Parcel 2: 00-42-44-25-00-000-5380		
Location	Southeast corner of S Military Trail and Maine St.		
BCC District	District 3, Commissioner Flores		
	Current	Proposed	
Tier	Urban/Suburban	N/A	
Use	Vacant	Residential Multifamily	
Zoning	General Commercial (CG)	Urban Infill (UI)	
Future Land Use Designation	Parcel 1: Commercial High, with an underlying High Residential 8 Units per acre (CH/8) Parcel 2: Urban Infill (UI)	Urban Infill (UI)	
Conditions	N/A	N/A	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	Parcel 1: 1.76 FAR x .85 ac. = 65,166 s.f.	No maximum
Maximum Units (for residential)	Parcel 1: 8 du/acre x 1.76 ac. = 14	181 units
Maximum Beds (for CLF proposals)	N/A	N/A

Part 2. Applicant Data

A. Agent Information

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

B. Owner Information (Parcel 1)

Name	Kathy Hutton
Company Name	Modwash, LLC
Address	736 Cherry Street
City, State, Zip	Chattanooga, TN 37402
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

C. Owner Information (Parcel 2)

Name	David J. Page
Company Name	Pacific Land Holdings LLC
Address	5403 West Gray Street
City, State, Zip	Tampa, FL 33609
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

D. Applicant Information

Name	Ricardo Hernandez
Company Name	OAG Investment 8, LLC
Address	10135 SW 75 Place
City, State, Zip	Pinecrest, FL 33156
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Contract Purchaser

Part 3. Site Data

A. Site Data

Built Features	The site has been cleared since 2012, it was previously developed as a single family home.
Street Address	4650 S. Military Trail
Frontage	268' along S. Military Trail, property depth is 268'
Legal Access	Legal access to the site exists from Military Trail. See ULDC Definition.
Contiguous under same ownership	There are no adjacent properties under common ownership.
Acquisition details	The property appraiser details indicate that the property was most recently transacted on 09/05/2024 by Modwash LLC.
Size purchased	The property purchased was solely the subject property and did not include any additional property.

B. Development History

Previous FLUA Amendments	N/A
Concurrency	This site received DRO site plan approval on June 27, 2024 to support a car wash. The DRO result letter has been provided.
Plat, Subdivision	The subject property has been platted at Plat Book 135, Page 196.

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
2007-0080	2006-952	In compliance	Z/COZ	Rezoning from NC and RM to CG	Rezoning to UI is needed to mirror the requested UI FLU.
N/A	PAR-2025-1550	Complete	PAR	PAR request to confirm application process	This was a pre-application request no approvals were granted.

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single family Residential, no subdivision, .55 du/ac	Urban Infill (UI)	Urban Infill (UI)
South	Retail (Pharmacy 12,334 s.f.)	Urban Infill (UI)	Urban Infill (UI)
East	Residential, Fairview In subdivision (adjacent to 3 lots each supporting one dwelling with a density of 4 du/ac)	HR-12	RM
West	General Daycare, Melaleuca Trail Subdivision, 285 children	Urban Infill (UI)	Urban Infill (UI)

Part 5. Public Facilities Information (UI on 1.81 acres and CH/8 on 1.76 acres to UI on 3.57 acres)

A. Traffic Information		
	Current	Proposed (relates to 1.76 acres)
Max Trip Generator	ITE 821 Shopping Plaza with Super Market (1.76 acres x .85 FAR x 43,560 s.f./1acre = 65,166 s.f.)	ITE 220 Multi-family Low-Rise (up to 3 stories (1.76 x 51 du/ac = 90 du)
Maximum Trip Generation	3,756 tpd	607 tpd
Net Daily Trips:	3,756 – 607 = 3,149 tpd decrease	
Net PH Trips:	140 pht (87 In/53 Out) AM, 359 pht (172 In/187 Out) PM (maximum) 36 pht (9In/27 Out) AM, 46 pht (29 In/17 Out) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons and White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route number 3	
Nearest Palm Tran Stop	Bus Stop Number 1069, approximately 174' from the subject property on the east side of Military Trail.	
Nearest Tri Rail Connection	Route 3, Bus Stop Number 1069 which is 174' from the subject property connects the Tri Rail station at Linton Blvd.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County	
Nearest Water & Wastewater Facility, type/size	Potable water 10" water main is located approx.. 80' west of the property along Military Trail. The nearest point of connection for sanitary sewer is 90' to the west of the property along Military Trail.	

D. Drainage Information

The proposed drainage system will consist of inlet structures and exfiltration trenches (or similar underground stormwater collection and storage systems) to address stormwater water quality and storage requirements. The proposed underground storage system will be design to provide a total storage of 0.87 ac-ft.

E. Fire Rescue

Nearest Station	PBC Fire Station 43
Distance to Site	1.5 miles
Response Time	Average response time for 2025 is 6:45
Effect on Resp. Time	Letter states that this amendment will have minimal impact on Fire Rescue.

F. Environmental

Significant habitats or species	The property was previously developed as a single family residence and since demolished. There are no significant habitats or species on the subject property.
Flood Zone*	The subject property is within Flood Zone X.
Wellfield Zone*	There are no wellfield zones within the immediate vicinity of the subject site.

G. Historic Resources

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

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

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	John Prince Memorial Park, 2700 6 th Avenue South	0.00339	433	1.46
Beach	R.G. Kreuzler Memorial Park, 2882 S. Ocean Blvd.	0.00035	433	.15
District	Lake Worth West Park, 4150 Vermont Avenue	0.00138	433	.598

I. Libraries - Residential Only (Including CLF)

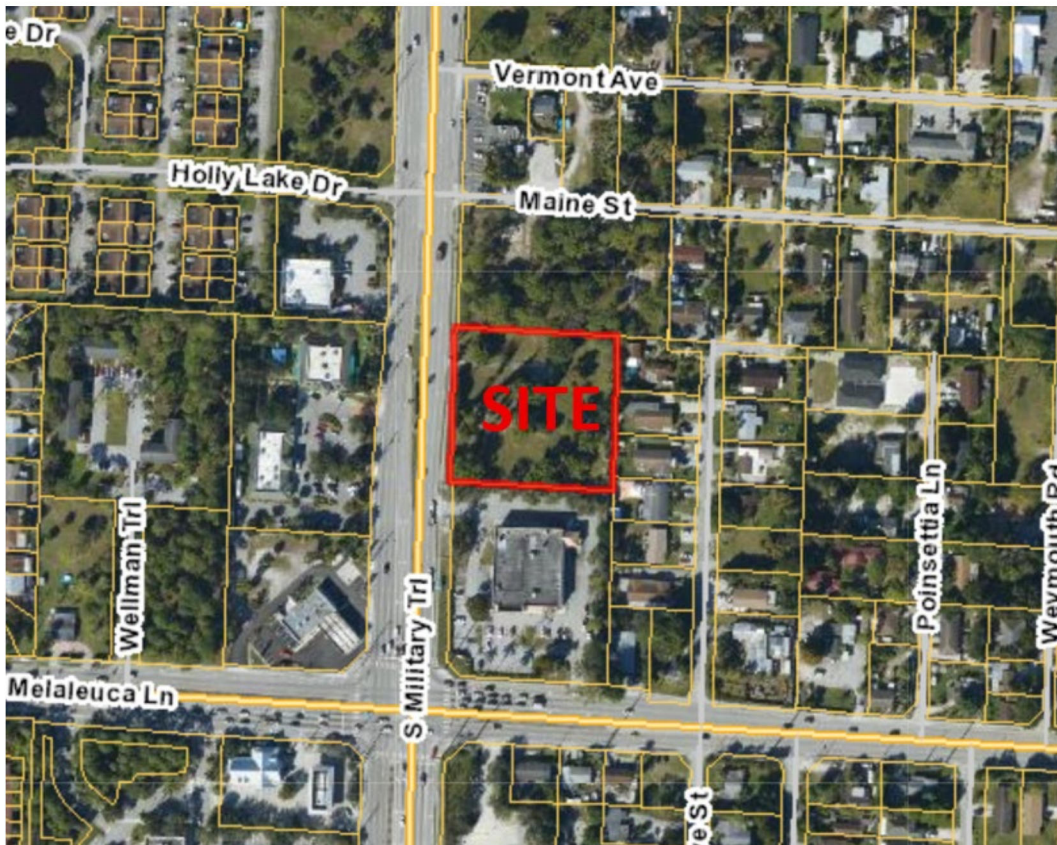
Library Name	Lantana Road Branch		
Address	4020 Lantana Road		
City, State, Zip	Lake Worth, FL 33467		
Distance	2.1 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	433	866 holdings
All staff	0.6 FTE per 1,000 persons	433	.26
Library facilities	0.6 square feet per person	433	260 s.f.

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

	Elementary	Middle	High
Name	Heritage	Tradewinds	John I. Leonard
Address	5100 Melaleuca Ln.	5090 S. Haverhill Rd.	4701 10 th Avenue
City, State, Zip	Greenacres, FL 33463	Greenacres, FL 33463	Greenacres, FL 33463
Distance	.9 miles	1.0 miles	1.5 miles

**Attachment F- Built Feature Inventory & Map Detail
Cobblestone Square
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: November 12, 2025**

Below is an aerial photograph taken in July 2025 with the subject property highlighted in “red”. The subject parcel (PCN:00-42-44-25-49-001-0000) is currently vacant and was previously developed as a single family home as evidenced in the aerial image below. The residential and accessory structures were demolished in 2013.



2012 Aerial Imagery (Source PBC GeoNav)



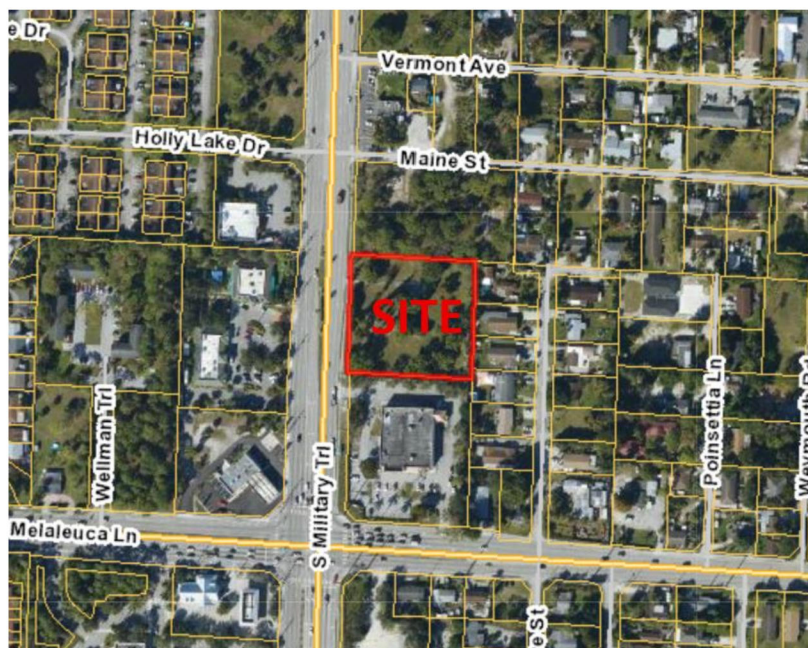
Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Cobblestone Square
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: November 12, 2025
Sufficiency Resubmittal: December 11, 2025
Revised: February 25, 2026

Request

The 1.76-acre subject property (PCN 00-42-44-25-49-001-0000) is located on the east side of South Military Trail, approximately 200' south of Maine Street. Currently, the subject property supports a Future Land Use (FLU) Designation of Commercial High with an underlying 8 dwelling units (CH/8). The subject site currently supports a zoning designation of General Commercial (CG). This parcel will be combined with the adjacent parcel to the north to create an overall unified residential development. The adjacent parcel currently supports a UI FLU and zoning, therefore, this amendment would align the two parcels allowing for the proposed development. The parcel to the north (Parcel 2) has a PCN of 00-42-44-25-00-000-5380 and is 1.81 acres in size. The zoning application will include the two parcels for an overall 3.529 acres to support 181 total dwelling units.

Ricardo Hernandez, Managing Member, OAG Investment 8, LLC, herein referred to as the "Applicant," requests a Small-Scale FLUA from Commercial High with underlying 8 units per acre (CH/8) to Urban Infill (UI).

Currently, the subject property is located in the Urban Redevelopment Area (URAO) and the Revitalization and Redevelopment Overlay (RRIO) Overlay.



Formal Request: Small scale Future Land Use Map Amendment from UI on 1.81 acres and CH/8 on 1.81 acres to UI on 3.57 acres.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Vacant	CH/8	CG
North	Single Family Residential (to be combined with subject site)	UI	UI
South	Retail	UI	UI
East	Residential	HR-12	RM
West	General Daycare	UI	UI

Site History:

- The subject property does not have any planning history. The site underwent a rezoning to General Commercial with a Conditional Overlay Zone in 2007 (Resolution R-2007-0080, Control No. 2005-631). The current DRO approved use includes a Car Wash use as approved under Application 2023-218.

Consistency with County Overlays, Plans, and Studies

The subject site is located within the Urban Redevelopment Area as well as the Revitalization and Redevelopment Infill overlays. The focus of this area is to promote economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The proposed map amendment will seek to bring investment into an area that has not seen the same revitalization as other parts of the County. This map amendment will allow for the combination of two parcels and, therefore, increase the development opportunity on the property. The site exists along South Military Trail which currently supports water/sewer and traffic capacity.

- **Urban Infill Transect:** The UI transect is envisioned to support urban development on the edges of existing neighborhoods proximate to arterial thoroughfares. The UI transect shall require implementation through the ULDC as follows:
 - Interconnected pedestrian-friendly street network and vehicular connectivity.
 - Vehicular and pedestrian connections to adjacent properties and roadways. The subject site provides cross access to the south and access to two rights-of-way, one of which is to be dedicated for Emergency Vehicle and Procedures Uses.
 - Buildings will be located along the frontage of the two rights-of-way to establish an urban streetscape along with sidewalks linking the site to surrounding properties.
 - A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units. The proposed development will be 15% Workforce Housing (up to 120% AMI).
 - Projects within the Urban Infill Transect are exempt from the density restrictions found in Table 2.2.1-g.1. The density is derived based on the UI form based code which prescribes the maximum building height, parking requirements, build-to-lines per Policy 1.2.2-e.

Justification, Consistency & Compatibility:

G.1- Justification: Each proposed FLUA Amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) and the Comprehensive Plan. Future Land Use Element Policy 2.1.F requires that adequate justification for the proposed future land use be provided. Further, the Justification Statement must demonstrate that a change is warranted and demonstrate the following factors:

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

Response: The subject property is located within the Urban/Suburban Tier and has direct frontage along South Military Trail, a designated Major Arterial roadway. The proposed multifamily development is compatible with the surrounding HR-12 FLU and RM zoning designations which primarily support multifamily residential uses. A general daycare exists immediately across the street from the subject site along with a Dollar General, Restaurant, and CVS Pharmacy all immediately adjacent to the subject site. Given its location, the property is well-suited to accommodate an additional use having the following additional attributes;

- The property has access to adequate public facilities without straining existing infrastructure.
 - The surrounding area features a mix of commercial and residential uses along with existing bus service along South Military Trail.
- 2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

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

Response: There have been changes in Future Land Use designations on properties in the immediate area that reflect a gradual shift toward accommodating a broader mix of uses. The property to the immediate north will be combined with the subject parcel and this property supports a UI FLU designation as well as a development order for a residential multifamily development. This development order would be expanded and reimagined to include the subject parcel and create a larger residential development. The corridor is predominately UI so the proposed amendment would be in keeping with the surrounding parcels. The proposed change is consistent with the existing development pattern in the area. It is anticipated that additional small-scale development will continue to occur as the corridor evolves to support a variety of compatible uses in response to market demand.

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

Response: The subject site is the only parcel within the corridor which does not support a UI FLU designation which places this parcel as inconsistent with the corridor development pattern. The access will be improved as this site will be combined with the one to the north providing access on Maine Street as well as South Military Trail. The access via South Military Trail will only be used by Emergency Vehicles and for Emergency Procedures.

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

Response: The subject site along with the site to the immediate north will be utilized to create one unified development. The two sites are owned by separate entities and have historically been entitled as stand-alone projects. This change in circumstance has allowed both properties to come together under a unified development which will provide for additional land and site

configuration to allow for a more comprehensive development to fill the unbuilt frontage in an urban form site layout.

- *Inappropriateness of the adopted FLU designation; or*

Response: The subject property opted out of the corridor-wide FLU and zoning change to UI which makes the property an outlier along both the east and west sides of the Military Trail URA corridor. The current FLU designation is inappropriate based on the surrounding FLU designations and the County's URA GOP's relating to the corridor. Additionally, the subject property can't be combined with the parcel to the north without amending the existing FLU designation to match the UI designation.

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

Response: No errors are associated with the subject site. The adopted FLU designation was assigned through the original adoption of the County's Comprehensive Plan and when the County initiated a corridor-wide amendment the subject parcel opted out. That said, the previous owners of the property opted not to allow the County to amend the FLU.

Note: This amendment will not include a Text change.

G.2- Residential Density Increases:

The proposed FLU Amendment is a change to a FLU designation which allows for residential development, the UI designation does not define a maximum density. The current FLU designation allows for 8 units per acre as a base density.

G.3 - Compatibility with Surrounding and Adjacent Uses:

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition". With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments in the recent years.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other.

Several factors lead to the conclusion that the proposed FLU designation will be compatible with neighboring uses.

- Primary access via Maine Street (once combined with north parcel), along with cross access to the adjacent commercial property to the south. The site will also have access via South Military Trail solely for Emergency vehicles and procedures.
- The proposed FLU designation will bring the subject site into compliance with the balance of the sites along the corridor and allow for a development encouraged by the URA to assemble smaller parcels to create a development which can make a positive impact from a transportation, economic investment, and housing opportunities perspective. The residential development will complement the surrounding residential to the east as well as help the businesses to succeed within the corridor.

The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Military Trail corridor.

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

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

Response: *Approval of this proposed FLU amendment will allow for the development of a cohesive residential development within the corridor in which the URA was created to foster.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

Response: *The URA was created along the Military Trail corridor to promote opportunities for increased densities, urban form design, and housing options for the central part of the County. This proposed amendment will allow this parcel to be combined with the property to the north to create double the housing units and a seamless streetscape along South Military Trail. Services are abundant along this corridor thus complementing the proposed residential project.*

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: *The subject site is located within the Urban/Suburban Tier, where Palm Beach County directs the provision of services to support a more intensive and diverse development pattern. The URA’s inception was predicated on the fact that this portion of the County is where density and intensity could be increased based on the availability of services. This amendment aligns with the County’s goal of providing cost effective services while sustaining the planned character of the Tier.*

Policy 1.2.2-i: The County shall seek and encourage affordable and workforce housing opportunities in the URA.

Response: *The proposed amendment will set the groundwork for a 181-unit, 15% Workforce Housing (up to 120% AMI) housing project on an assemblage of two parcels.*

G.5 Florida Statutes:

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter. Data and analysis discussing environmental and historical resources impacts are presented in Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter. No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or

plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The proposed amendment does not promote radial, strip, isolated, or ribbon development. The subject site is located along South Military Trail and is part of an already developed mixed use corridor. The proposed use is consistent with the surrounding development pattern and does not represent an inefficient or disconnected expansion of urban 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.
 - **Response:** *The subject site is already developed and does not contain wetlands, or environmentally sensitive areas. The proposed FLUA amendment will not result in adverse impacts to any natural resources and remains consistent with the goals of the Comprehensive Plan to protect and conserve significant natural systems.*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed addition of a multifamily residential development will not negatively impact public facilities and services.*
- 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.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will fit in with the existing land use pattern.*
- Fails to encourage a functional mix of uses.
 - **Response:** *The addition of a multifamily residential development supports a functional mix of uses consistent with the evolving development pattern along the Military Road corridor, complementing the mix of commercial uses to the surrounding the parcel.*
- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed FLU amendment does not result in poor accessibility among related land uses. The addition of a residential development enhances*

internal compatibility and accessibility by supporting the existing commercial and service businesses within the surrounding community.

- Results in the loss of significant amounts of functional open space
 - **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.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. As required by the ULDC, any native plant material will be addressed during the zoning approval process. There is some native vegetation that will be reviewed and preserved as feasible.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*
- 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.
 - **Response:** *The proposed development provides for the URA required streetscape with expansive sidewalks and pedestrian amenities. It enhances connectivity and access by multiple modes of transportation, including vehicular, pedestrian, and bus transportation immediately to the south of the site.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *This FLUA amendment supports a balanced land use pattern by responding the need for workforce housing opportunities which also supports the businesses and services within the community.*

Conclusion:

The proposed Future Land Use Atlas (FLUA) amendment from CH/8 to Urban Infill (UI) is both appropriate and consistent with the surrounding development pattern, existing infrastructure, and the intent of the Comprehensive Plan. The proposed request is consistent with the neighboring properties along the South Military Trail road frontage as prescribed by the URA overlay and County's Comprehensive Plan. Approval of this amendment will allow for continued, responsible growth that respects the character of the area while responding to current land use needs.



**Water Utilities Department
Engineering**

P. O. Box 16097
West Palm Beach, FL 33416-6097

(561) 493-6000

Fax: (561) 493-6113

www.pbcwater.com

**Palm Beach County
Board of County
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Maria G. Marino, Mayor

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Joel G. Flores

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Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

*"An Equal Opportunity
Affirmative Action Employer"*

November 6, 2025

Keshavarz and Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401

Re: Service Availability
5321 Maine St, Lake Worth Beach, FL 33461
PCN 00-42-44-25-00-000-5380
4650 S Military Trail, Lake Worth, FL 33463
PCN 00-42-44-25-000-00-5970

PBCWUD No. TBD

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced properties, PBCWUD currently has the capacity for the proposed development.

The nearest point of connection to potable water is a 10-inch water main located approximately 80-ft west of the referenced properties along South Military Trail and an 8-inch water main, 25-ft north of the referenced properties, along Main Street. The potable water main must be looped within the property to ensure adequate water demand and fire flow requirements can be met.

The nearest point of connection to sanitary sewer is an 8-inch force main located approximately 90-ft west of the referenced property along South Military Trail. Connection to the existing force main will require the construction of a new lift station and the extension of the force main offsite. The existing force main pipe will need to be analyzed to confirm that it has the capacity to accept additional flows from the referenced property.

The applicant will be responsible for field-verifying the location, size, and material of the existing infrastructure. Additionally, the applicant must confirm the existing mains located within the subject property include utility easements. If no utility easement exists, then the applicant will be required to provide utility easements in accordance with PBCWUD standards.

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

If you have any questions, please do not hesitate to contact me at (561)493-6120 or at Hmelendez@pbcwater.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'H Melendez', with a stylized flourish at the end.

Henry Melendez, P.E.
Senior Professional Engineer



Letter for
Concurrency Reservation

To: Zoning Division
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department

Date: October 24, 2025 Control # 00295

Re: PZ&B Application #: N/A
Project Name – Lake Worth West Apartments

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	114.03
Wastewater	114.03
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-44-25-49-001-0000, 00-42-44-25-00-000-5380

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: 24-Oct-25



**Lake Worth West Apartments
Drainage Statement
October 30, 2025**

Location:

The 3.53-acre project site is located in unincorporated Palm Beach County; Section 25, Township 44 South, Range 42 East. The project site is located at 5321 Maine St. and 4650 S Military Trail, Lake Worth, FL.

The project is located in the C-16 Basin of the South Florida Water Management District (SFWMD) and within the Lake Worth Drainage District (LWDD) and Palm Beach County (PBC) jurisdictions.

FEMA Flood Data:

The project site is located within Zone X (Area of Minimal Flood Hazard) in accordance with the Flood Insurance Rate Map, flood map 12099C0776F, effective date October 5th, 2017.

Existing Conditions:

The two parcels were previously single-family residential home sites. At this time the parcels only have approximately 0.05 acres of impervious area for paved driveways that led to residential homes that have been removed. The remaining acres consist of grass and a variety of native and non-native vegetation. Elevations vary from roughly 15.2 to 17.6 with the majority of the site elevations being between roughly 15.5 and 16.5. All existing and proposed elevations shall be on the North American Vertical Datum of 1988 (NAVD 88).

The only drainage structures directly adjacent to the site are located along the north property line in Maine St. and at the northwest corner of the site on Military Trail. Based on roadway plans provided by Palm Beach County Engineering, the inlet at the northwest corner of the site on Military Trail connects to a control structure in the median of Military Trail. This control structure contains an operable weir with a 6 inch by 6 inch inverted triangular bleeder at elevation 14.34 NGVD 29 (12.81 NAVD 88) and a weir crest elevation of 17.57 NGVD 29 (16.04 NAVD 88). The drainage system in Military Trail south of this control structure or upstream in the system consists of approximately 600 LF of exfiltration trench. The drainage system north of this control structure has a direct connection to the Lake Worth Drainage District (LWDD) L-13 Canal.

According to roadway plans for Maine St. obtained from the SFWMD e-permitting website, the drainage system in Maine St. does not connect to the drainage system in Military Trail. The inlets on Maine St. are connected to a drainage system that flows to the east through a network of exfiltration trenches and has an outfall into the L-13 Canal to the north of Maine Street. The drainage system was designed and permitted by the P.B.C Engineering Services Department.

There is a control structure roughly 200 feet east of our project that contains a baffle plate with a crest elevation of 13.85 NGVD 29 (12.32 NAVD 88).

The results of two percolation tests performed by Langan Engineering in 2019 for the site yielded hydraulic conductivity numbers 2.4×10^{-4} CFS/SF-FT-HD and 6.8×10^{-4} CFS/SF-FT-HD.

Groundwater elevation was estimated based on near by previously approved SFWMD permits; specifically, the Dollar General store (Application #170515-1) and the Maine Street and Vermont Ave Street Improvements project (Application 011017-7) both less than 200 feet away from the site. Based on those approved permits, the groundwater elevation is estimated to be at approximately 10.5 NAVD 88.

Proposed Improvements:

The proposed project consists of one five-story residential building, asphalt parking, and open space areas for landscaping. A preliminary site plan prepared by SD Collaborative shows the proposed layout of these features and states the proposed building will contain 181 units and the parking lot will contain 234 parking spaces.

The proposed drainage system will consist of inlet structures and exfiltration trenches (or similar underground stormwater collection and storage systems) to address stormwater water quality and storage requirements. The proposed underground storage system will be design to provide a total storage of 0.87 ac-ft.

The outfall for this system is proposed to connect to an inlet structure in Maine St. near the proposed north driveway connection to the site.

Preliminary Proposed Land Use

Land Use	Acres	% of Total Basin
Pervious Area	0.72	21%
Impervious Area	2.04	61%
Building	0.60	18%
Total*	3.36	100%

*Total Area does NOT include the required 20' dedication on Maine St. to PBC.

Preliminary stormwater calculations indicate the following stages and flood protection criteria.

Preliminary Stormwater Quantity Calculations & Design Criteria

Storm Event	Design Criteria	Rainfall	Peak Stage NAVD	Preliminary Design Stage NAVD	PBC Req. NAVD
100 Yr – 3 Day	Min. Finish Floor Elevation	16.0"	16.88'	17.50'	> 17.0'
25 Yr – 3 Day	Min. Berm Elevation	13.0"	16.01'	16.01'	< 16.1'
3 Yr – 1 Day	Min. Parking Lot Elevation	5.75"	14.35'	15.00'	< 14.45'

The proposed project will be designed in accordance with the criteria outlined below:

PBC Land Development Division Design Manual

100 Year – 3 Day: *Minimum finish floor elevation at least 18” above the lowest adjacent road crown.*

25 Year – 3 Day: *“Peak on-site storage elevation with runoff produced by 25-yr, 3-day rainfall, not the exceed lower of site perimeter berm elevation or (For Thoroughfare-plan streets) pavement elevation at outside edge of highest through lanes for thoroughfare-plan street.” Does this apply if we are not connecting to the drainage system? I think we should treat it as if it does for now.*

3 Year – 1 Day: *“The onsite peak elevation due to a 3-year 24-hour storm shall be no higher than the design hydraulic grade line elevation of the roadway system for the same storm, at the point of connection. Where design information is not available from the Department of Engineering and Public Works Roadway Division for a particular reach of storm sewer at the point of connection, the design hydraulic grade line shall be assumed to be 1-foot below the inlet elevation of the inlet structure immediately upstream from the point of connection.”*

In addition to the water quantity requirements listed above, a pre-development versus post-development nutrient loading analysis was conducted for total nitrogen (TN) and total phosphorus (TP) to demonstrate that the proposed project will not degrade water quality per SFWMD design requirements. Based on Florida Department of Environmental Protection Map and Assessment Lists the site is under the following conditions.

- Waters Not Attaining Standards (“Impaired Waters”) – N/A
- Outstanding Florida Waters (OFW) – Does NOT Discharge to an OFW
- Best Management Action Plans – None Available

As a result, the project must meet pre vs post, net improvement, by providing at least 0.68 ac-ft of water quality based on the preliminary design assumptions for the site. Below is a summary table for the nutrient removal.

Preliminary Nutrient Removal

Nutrient	Required %	Provided %
TN	92%	94%
TP	94%	94%



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ASSOCIATES,
email=yamai@keshavarz.com
Date: 2025.10.30 15:19:11 -
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Yamai X. Yi, P.E.
Florida License No. 88522
Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401
C.A. No. 4897



KESHAVARZ
— & ASSOCIATES —
CIVIL ENGINEERING | SURVEYING | CONSULTING

FLOOD PLAIN STATEMENT

Lake Worth West Apartments Palm Beach County

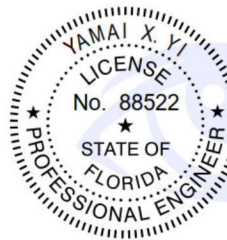
Location:

The 3.53-acre project site is located in unincorporated Palm Beach County; Section 25, Township 44 South, Range 42 East. The project site is located at 5321 Maine St. and 4650 S Military Trail, Lake Worth, FL.

The Property Control Number (PCN) for the property is 00-44-42-25-00-000-5380 and 00-44-42-25-49-001-0000.

FEMA Flood Data:

The project site is located within Zone X (Area of Minimal Flood Hazard) in accordance with the Flood Insurance Rate Map, flood map 12099C0776F, effective date October 5th, 2017.



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DN: cn=Yamai X Yi, c=US,
o=KESHAVARZ AND
ASSOCIATES,
email=yamai@keshavarz.com
Date: 2025.10.30 14:57:12 -
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Yamai X. Yi, P.E.
Florida License No. 88522
Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401
C.A. No. 4897



Fire Rescue

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



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel G. Flores
Marci Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

November 17, 2025

Schmidt Nichols
Attention: Jordan Sperling
1551 N Flagler Drive Ste 102
West Palm Beach, FL 33401

Re: Cobblestone Square

Dear Jordan Sperling:

Per your request for response time information to the subject property located on the east side of Military Trail just south of Maine Street. This property is served currently by Palm Beach County Fire-Rescue Station #43, which is located at 5970 S. Military Trail. The maximum distance traveled to subject property is approximately 1.50 miles from the station. The estimated response time to the subject property is 5 minutes 30 seconds. For fiscal year 2025, the average response time (call received to on scene) for this stations zone is 6:45.

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

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

Sincerely,

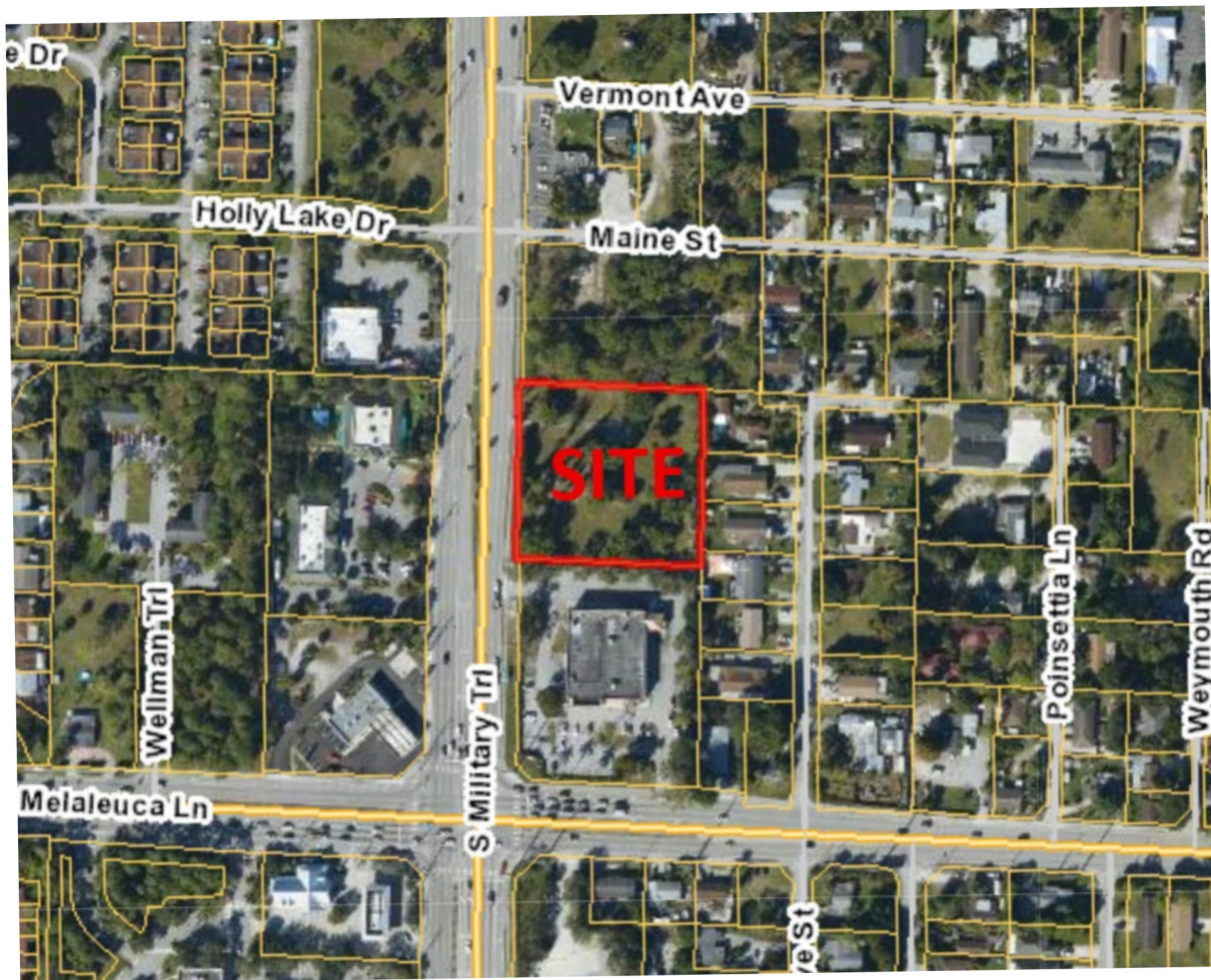
A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

Attachment L - Significant Habitats or Species Detail
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Cobblestone Square
Original Submittal: November 11, 2025

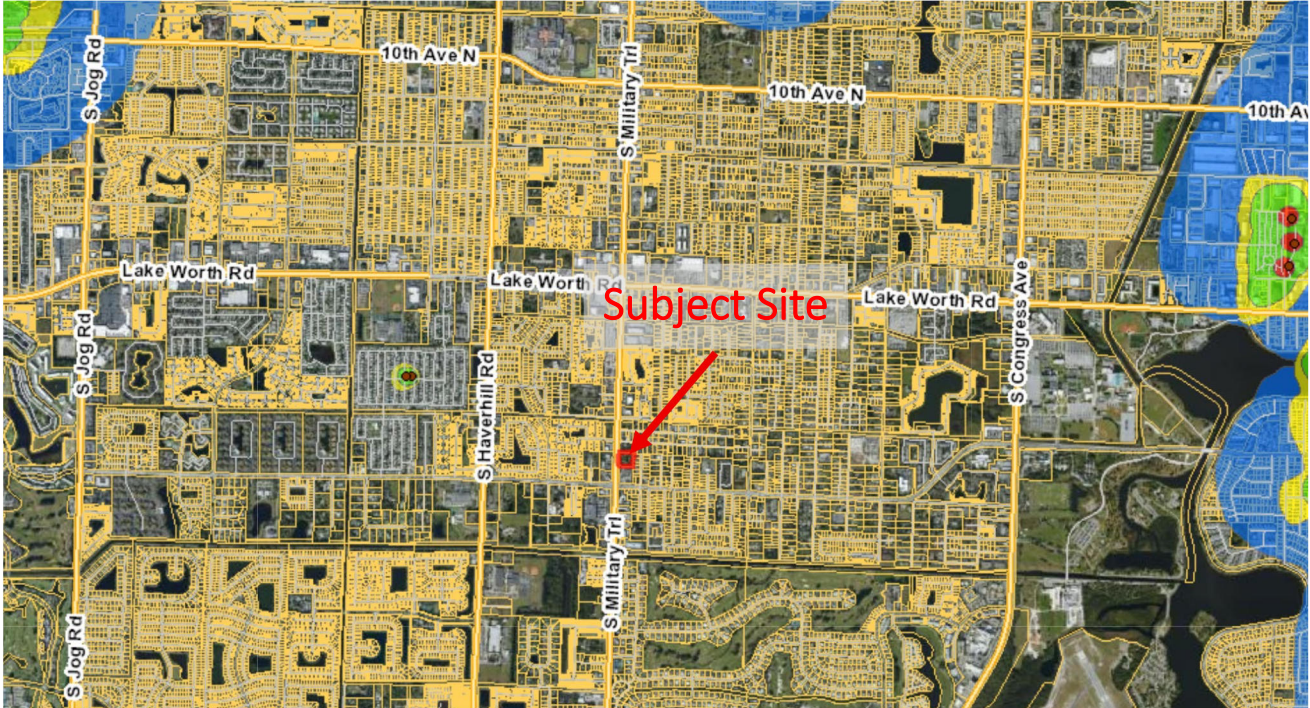
Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. There are native trees and palms scattered throughout the project site. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended. The site was previously developed as a single family homestead with several structures.



**Attachment M - Wellfield Zone Map
Bulk Candy Store
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: November 12, 2025**

As shown in the aerial below, the subject property is not within any Wellfield Protection Zones.



Wellfield Protection Zones

- 1
- 2
- 3
- 4





**Planning, Zoning
& Building Department**

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

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

www.pbc.gov/pzb

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

November 18, 2025

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

**RE: Historical and Archaeological Resource Review for the project
named: Cobblestone Square, under PCN: 00-42-44-25-00-000-5380,
00-42-44-25-49-001-0000.**

Dear Mr. Sperling:

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

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

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

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

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

Sincerely,

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

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

"An Equal Opportunity Employer"



School Capacity Availability Determination (SCAD) Application

At least 30 days prior to seeking approval from county/local government, scan and email a completed application to joyce.cai@palmbeachschools.org and arielle.harrell@palmbeachschools.org.

A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

Select type(s) of application:

- Future Land Use Atlas (FLUA) Amendment Rezoning Development Order (D.O.) or Amendment to D.O. No Impact

Application Review Fee(s):

- For each type of application - \$200.00 for 20 units & more or \$100 for under 20 units.
- The SCAD review fee is non-refundable and shall be paid online through the District's SchoolCashOnline at <https://palmbeach.schoolcashonline.com/>

PART I. PROJECT INFORMATION

Project Name Cobblestone Square		Municipality Palm Beach County	
Property Control Number(s) 00-42-44-25-49-001-0000; 00-42-44-25-00-000-5380			SAC #(s)
Property Address 4650 South Military Trail		City West Palm Beach	Zip Code 33417
General Location East side of South Military Trail, approximately 200' south of Maine Street			Property Acreage 1.76

Complete the following table(s). Refer to the Sufficiency Checklist and provide all the required documents.

For more info, go to <https://www.palmbeachschools.org/Page/785>

For Future Land Use Atlas (FLUA) Amendment

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Vacant	Proposed use of land	MF
Current FLUA designation	CH/8	Proposed FLUA designation	UI
Maximum # of units permitted	14	Maximum # of units permitted	181

For Rezoning

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land		Proposed use of land	
Current zoning designation		Proposed zoning designation	
Maximum # of units permitted		Maximum # of units permitted	

For Development Order (D.O.) or Amendment to D.O.

PROJECT INFORMATION		UNIT TYPE	NUMBER OF UNITS
Total # of units proposed		Single-Family	
		Multi-Family	
# of stories for each building		Apartments (3 stories or less)	
		Mid-Rise Apt/Condo (4 - 8 stories)	
Are there previous approval(s)*		High-Rise Apt/Condo (9 stories or more)	
Will the project be phased?***		Mobile Home Park	

* If applicable, please attach previous approval letter(s).

** An executed Restrictive Covenant is required for age restricted communities.

*** If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

Owner / Agent Information

Owner's Name Karen Hutton, CEO, Modwash, LLC		Owner's Email khutton@hutton.build		Owner's Phone # 561.686.6118	
Agent's Name Josh Nichols, LEED AP		Agent's Email jnichols@snlandplan.com		Agent's Phone # 561.684.6141	
Mailing Address 1551 N Flagler Drive, Suite 102			City West Palm Beach		State FL Zip Code 33407

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.



Owner or Owner's Agent (Signature)

February 25, 2026

Date



THE SCHOOL DISTRICT OF PALM BEACH COUNTY
 Planning and Intergovernmental Relations
School Capacity Availability Determination (SCAD)
 Application *continued*

Project Name Cobblestone Square	Owner's Name Karen Hutton, CEO, Modwash, LLC	Agent's Name Josh Nichols, LEED AP
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PART II. LOCAL GOVERNMENT REVIEW

Date Application Filed	Petition # - FLUA	Petition # - Rezoning	Petition # - D.O.	Petition # - No Impact
Reviewed By (Print Name)		Reviewed By Email		

_____ *Government Representative Signature*

_____ *Government Representative Title*

_____ *Date*

PART III. SCHOOL DISTRICT REVIEW

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued
FLUA				
Rezoning				
D.O.				
No Impact				

Additional Information

SCAD Fees Paid

Amount Paid \$ _____ Date Paid _____ SchoolCashOnline Receipt # _____

Notes

The School District of Palm Beach County
 Planning and Intergovernmental Relations
 3661 Interstate Park Rd North, Suite 200
 Riviera Beach, FL 33404

joyce.cai@palmbeachschools.org
 561-882-1941