

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** Z/CA-2014-01129  
**Application Name:** Hedrick Property  
**Control No.:** 2005-00347  
**Applicant:** Dale Hedrick  
 Hedrick 33, LLC - Cathleen T Burk  
**Owners:** Dale Hedrick  
**Agent:** Land Design South, Inc. - Brian Terry  
**Telephone No.:** (561) 478-8501  
**Project Manager:** Joyce Lawrence, Site Planner II

**TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-family (RS ) Zoning District. **TITLE:** a Class A Conditional Use **REQUEST:** to allow Zero Lot Line homes.

**APPLICATION SUMMARY:** Proposed is an Official Zoning Map amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District; and a Class A Conditional Use to allow the development of 33 Zero Lot Line (ZLL) homes on a 9.24-acre parcel of land.

The site is currently vacant; however, the property is heavily vegetated with a mixture of native and exotic trees. The Preliminary Site Plan indicates the layout of 33 lots including 1 work force unit, a 1.04-acre Lake Tract Area, and 0.19-acre Recreation Area. One access point to the site is provided from Jog Road (1).

**SITE DATA:**

Location:	East side of Jog Road, between Belvedere Road and Southern Boulevard.
Property Control Number(s)	00-42-43-27-05-005-0370
Existing Land Use Designation:	Medium Residential (MR-5)
Proposed Land Use Designation:	No proposed change
Existing Zoning District:	Agriculture Residential District (AR)
Proposed Zoning District:	Residential Single-family (RS)
Acreage:	9.24 acres
Tier:	Urban Suburban
Overlay District:	PBIA Approach Path Overlay; Turnpike Aquifer Overlay
Neighborhood Plan:	Jog Corridor Study; Haverhill Neighborhood Plan
CCRT Area:	N/A
Municipalities within 1 Mile	Town of Haverhill
Future Annexation Area	Town of Haverhill and the City of West Palm Beach

**RECOMMENDATION:** Staff recommends approval of the requests subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C-1; and 14 Conditions of Approval as indicated in Exhibit C-2.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had 3 written responses in opposition from the public with concerns regarding traffic, safety, decrease in property value, congestion, and a request to not change the Zoning District.

**PROJECT HISTORY:**

On July 6, 2005, an application: Z/CA-2005-00982, was submitted to allow an Official Zoning Map Amendment to rezone the site from the AR Zoning District to the RS Zoning District, and a Class A Conditional Use to allow a Place of Worship and a General Day Care use. However, on March 8,

2006 this application was withdrawn for failure to address certification issues within the six month time frame.

## **SURROUNDING LAND USES:**

### **NORTH:**

FLU Designation: Medium Residential (MR-5)

Zoning District: Residential Planned Unit Development District (PUD)

Supporting: Zero Lot Line, Townhouses (Independence PUD fka Taheri PUD, Control No. 1996-00031)

### **SOUTH:**

FLU Designation: Medium Residential (MR-5)

Zoning District: Residential Planned Unit Development District (PUD)

Supporting: Residential across from the adjacent Lake Worth Drainage District (LWDD - L4) Canal

### **EAST:**

FLU Designation: Medium Residential (MR-5)

Zoning District: Residential Planned Unit Development District (PUD)

Supporting: Zero Lot Line, Townhouses (Independence PUD fka Taheri PUD, Control No. 1996-00031)

### **WEST:**

FLU Designation: Low Residential (LR-2)

Zoning District: Residential Planned Unit Development District (PUD)

Supporting: Single Family, Zero Lot Line (Terracina PUD fka Johnson PUD), Control No. 2001-00076)

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## **FINDINGS:**

### Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

#### **1. Consistency with the Plan - *The proposed amendment is consistent with the Plan.***

The Planning Division has reviewed the request to rezone the property from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District and the proposal is consistent with the Medium Residential 5 units per acre (MR-5) Land Use designation of the Comprehensive Plan.

Special Overlay District/ Neighborhood Plan/Planning Study Area: The request is located within and is consistent with the Comprehensive Plan's PBIA Approach Path Overlay, the Comprehensive Plan's Turnpike Aquifer Overlay, the 1995 Jog Corridor Study and the 1992 Haverhill Neighborhood Plan. The analysis for each planning area is provided below:

PBIA Approach Path Overlay - The subject site is not located in an area eligible to convert to industrial uses through a rezoning PBIA Approach Path Overlay (Policy 1.2.4-d, FLUE). Therefore, the proposed residential use is consistent with the Overlay.

Turnpike Aquifer Overlay - The proposed project does not require a well dedication as it is less than 25 acres minimum identified in the Turnpike Aquifer Overlay and the site will not store or handle regulated substances. This project does not exceed any of the regulatory thresholds identified in this Overlay, so the provisions do not apply.

Haverhill Neighborhood Plan - No changes were recommended to the existing MR-5 future land designation by the Haverhill Neighborhood Plan (Map, Page 42a, Haverhill Neighborhood Plan). The area was recommended for residential development with a MR-5 future land designation by the Jog Road Corridor Study (Map 6, Page 11, Jog Road Corridor Study). The proposed residential development on the subject site has a MR-5 future land use designation as identified in both of these special studies. No comments have been received from the Town of Haverhill to date.

See analysis also under the Conditional Use Standards.

2. **Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The request is consistent and complies with the applicable standards and provisions of the Code. The RS Zoning District is consistent with the site's MR-5 Land Use designation. The proposed rezoning of the parcel of land will change and remain consistent with the current Land Use designation.

- o **Conditional Overlay Zone (COZ)**

Staff is recommending that the rezoning request be accompanied by Conditions of Approval, as indicated in Exhibit C-1, pertaining to the existing vegetation on site. The COZ is necessary to provide Conditions that require the reconfiguration of lots, and preservation and mitigation of trees on site, in order to address potential impact of the vegetation removal. An Alternative Landscape Plan is required to be approved and finalized at time of Final Subdivision Plan approval. The Applicant has agreed to the COZ.

3. **Compatibility with Surrounding Uses** - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed rezoning of the parcel will not create any incompatibility to the adjacent residential parcels to the north, south, east, and west across from the Ultimate ROW for Jog Road.

4. **Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

**VEGETATION PROTECTION:** The property is heavily vegetated with a mixture of native and exotic trees. The site shows indications of a wetland area located in the central to western portion of the property. Most of the exotic vegetation is located in this area. However, due to the lack of a native canopy and groundcover throughout the site, an upland preserve area will not be required. The buffers have been expanded to incorporate additional native trees. Due to the proposed elevation of the project, the majority of the on-site pines will not be able to be preserved in place and will require mitigation. The mitigated trees shall be planted on the site to the greatest extent possible without overplanting the buffers and other mitigation areas. Any proposed location for the remainder of the mitigation trees shall be approved by ERM prior to the issuance of the vegetation removal approval.

**WELLFIELD PROTECTION ZONE:** The property is located with a Wellfield Protection Zones 1, 2, 3 and 4. The proposed site plan is consistent with requirements of the Wellfield Protection Code.

**IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

**ENVIRONMENTAL IMPACTS:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

5. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed Official Zoning Map Amendment will result in a logical, orderly, and timely development pattern and should have no impact on the development patterns in the area. The proposed rezoning request will allow the subject site to be consistent with the current Land Use designation.

6. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency.*

The proposed rezoning complies with Article 2.F. of the ULDC, Concurrency (Adequate Public Facility Standards) and does not create any additional impact on public facilities.

7. **Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

The site is currently is undeveloped and is heavily vegetated with a mixture of native and exotic trees. The Applicant is requesting to rezone the parcel of land from the AR Zoning District to the RS Zoning District for consistency with the Land Use designation to develop the property with a residential development. The proposed Zoning District is consistent with the Future Land Use designation, the surrounding area, and is in compliance with the property development regulations for the proposed Zoning District.

#### **FINDINGS:**

##### Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. **Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

##### PLANNING DIVISION COMMENTS:

The proposed use is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including densities and intensities of use.

**Density and Workforce Housing:** The Applicant is requesting a total of 33 units, which is consistent with the Medium Residential 5 units per acre (MR-5) land use designation, which allows for a standard density of 36 dwelling units without a planned development (36 units = 9.24 acres X 4 dwelling units). No PUD or bonus density was requested for this project. The Workforce Housing Program (WHP) requirement was calculated as follows:

Standard Density:

33 Standard units	0.83 WHP units (33 X 2.5%)
33 units total	1 required WHP (rounded up)

The Applicant has stated in the Justification Statement that they wish to utilize WHP Off-site Options, to buy-out the 1 required WHP unit. ULDC Article 5.G.1.G.4. Option 4, allows for an in-lieu payment for the WHP unit. The payment shall be received by the Department of Economic Sustainability (DES), prior to the issuance of the first residential Building Permit.

Accordingly, the following Condition of Approval shall apply:

Prior to the issuance of the first residential Building Permit, the Applicant shall submit payment to DES and a copy of a receipt for that payment to the Planning Division in the amount of \$81,500 (1 unit at \$81,500 per WHP unit).

2. **Consistency with the Code** - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

The proposed residential use is not in conflict with the Code, and is generally consistent with the stated purpose and intent of this Code for use, function, and general development characteristics. The proposed use also complies with the applicable portions of Article 4.B, Supplementary Use Standards.

o **Preservation of Trees – Zoning and Environmental Resource Management (ERM)**

The site is heavily vegetated with a mixture of native and exotic trees. Generally, the Applicant agrees to preserve existing trees, to the greatest extent possible, in order to accommodate the requested 33 ZLL units, amenities and lake area. The Applicant also indicated that because the site is located in the C-51 Basin, and also there will be an approximately 2-3 foot difference between the existing and proposed grades; therefore, justified the reasons for not being able to save the majority of the trees on the site. Due to the significant amount of vegetation throughout the site, Staff has several meetings/discussions regarding the existing vegetation.

The Applicant was directed by Zoning Staff to provide a letter from a Civil Engineer on the finished grade elevation (Exhibit E); a Tree Inventory Plan (Figures 8 & 9); and a Landscape Plan (Figure 10), for a better evaluation of the types, location, and sizes of the existing vegetation on-site. Based on the above information, Staff requested a redesign of the site, to provide more area for the trees to be preserved and/or mitigated on-site.

In general when a development is proposed for a site that has existing trees, the review and evaluation of the trees are responsible by both Zoning Division pursuant to Article 7, and by ERM pursuant to Article 14 of the Unified Land Development Code (ULDC).

**Zoning Requirements for Canopy Trees, Tree Preservation and Tree Credit**

Pursuant to Article 7, the proposed Subdivision would require to plant a total of 100 Canopy trees in the perimeter buffers based one tree per 25 lineal feet of the property line. Article 7.D.2.E allows credit to be granted for on-site preservation of existing trees or palms provided these plant materials meet the Tree Credit and Replacement requirements of Table 7.D.2.E, as follows:

**Tree Credit Formula**

Existing trees shall be credited according to the formula in Table 7.D.2.E, Tree Credit and Replacement.

**Table 7.D.2.E - Tree Credit and Replacement**

<b>Crown Spread of Tree</b>	<b>Or</b>	<b>Diameter at 4.5 Feet Above Grade</b>	<b>=</b>	<b>Credits or Replacements</b>
Less than 5 Ft.	or	Less than 2 in.	=	0
5-9 Ft.	or	2-6 in.	=	1
10-19 Ft.	or	7-11 in.	=	2
20-29 Ft.	or	12-16 in.	=	3
30-39 Ft.	or	17-21 in.	=	4
40-49 Ft.	or	22-26 in.	=	5
50-59 Ft.	or	27-31 in.	=	6
60-89 Ft.	or	32-36 in.	=	7
90 Ft. or Greater	or	37 in. or more	=	8

**[Ord. 2014-025]**  
**Notes:**

### Table 7.D.2.E - Tree Credit and Replacement

- |   |
|---|
| 1. Preserved relocated, or new pines a minimum of 14 feet in height may count as one required canopy tree. <b>[Ord. 2014-025]</b> |
| 2. Fractional measurements shall be rounded down.   |
| 3. One palm may count as one required palm canopy tree. <b>[Ord. 2014-025]</b>  |

#### ERM Vegetation Preservation and Protection

Based on the Tree Inventory, ERM has determined that the site has 518 trees that could be subject to the mitigation program. ERM also encourages the Applicant to plant a portion of the mitigated trees on the site, and the location of the remaining mitigated trees will have to be approved by ERM prior to the issuance of the vegetation removal permit. See Comments under 4. Effect on Natural Environment.

Of the 518 trees all of the Sabal Palms (72) shall remain or be relocated on site, and some of the hardwood trees (43) will be preserved. As a result of the preservation, the 518 existing trees to be mitigated is reduced to 403 trees. Under the mitigation requirement, and based on the sizes of the existing trees, the amount of trees to be mitigated (403) is equal to 901 trees. Of the 901 trees the Applicant is proposing 120 trees to be planted on site, which is equivalent to 13% of the total number of mitigated trees. However, based on prior discussions, Staff recommends the Applicant provide 30% on site mitigated trees. This will equate to 270 trees to be planted on site. The remaining 631 trees will be either cashed out or located on an alternative site as determined by ERM.

In summary, the ERM mitigated trees are not allowed to be counted towards the Zoning required Canopy trees for perimeter buffers pursuant to Article 7.D.2.E.2, Trees Excluded from Credit. In light of the low percentage of on-site mitigation, and as discussed in prior meetings with Zoning and ERM staff, the Applicant should be able to install more mitigated trees on site to reach at least 30%. Land Development Staff also indicates that trees are allowed to be planted in the 12-foot lake slope, and 8 feet of the 20-foot wide lake maintenance easement. A minimum 12-foot wide access must be provided for the maintenance equipment. Zoning Staff recommends Landscape Conditions 5 and 6 to require more mitigated trees to be planted on site. Landscape Condition 6 requires street trees at 18 foot height within the 8 foot wide grass area along the internal Right of Way. Landscape Condition 7 requires the Alternative Landscape Plan to meet a minimum of 30% on site mitigated trees.

To maximize the protection of existing trees, Zoning Staff recommends permanent tree protection devices (Landscape Conditions 8 and 9) to ensure the proposed grade changes would not impact the tree preservation. Staff recommends tree barricades to be installed during construction time and permanent protection devices, including but not limited to: tree wells, retaining walls to be installed along the north, east and west property lines. Specific areas of these tree protection devices must be shown on the Final Alternative Landscape Plan and the Final Site Plan. The details of these devices must be shown on the Final Regulating Plan.

- **Trees Inventory Plan:**

Based on the Tree Inventory Plan (Figures 8 & 9) provided by the Applicant a total of 518 Palms/Pines are existing on the site. A total of 120 trees will be preserved or relocated. Of the remaining 403 that will be removed, the mitigation requirement will be the equivalent of 901 trees.

However, Staff is recommending that the Property Owner retain 30% of the trees on site. These trees are to be relocated within the internal Right of Way as street trees, within the Landscape Maintenance Easement (LME) and the slope area around the Lake. In addition, a 12-foot clear pathway shall be provided around the Lake for the Maintenance Easement.

- **Landscape/Buffering:**

The Preliminary Subdivision Plan (PSBP) indicates a 5-foot wide Compatibility Landscape Buffer along the north perimeter of the property, and 10-foot wide Compatibility Buffer along the south property line. The ULDC requires a 5-foot wide Compatibility Buffer along the east property line. However, the Applicant has increased the width to 25 feet in order to

accommodate existing or relocated Sabal Palms within that buffer. The required buffer type and width for the west property line is a 20-foot wide ROW Buffer. The Applicant agrees to maintain the required buffer width to accommodate a small portion of the preserved trees in addition to the required trees.

○ **Drainage Statement:**

The Applicant was asked to clarify that 2 - 3 feet of fill will be brought onto the site which would allow disturbances of the existing trees. A letter from the Civil Engineer (Exhibit E) was provided that indicates the existing site elevation and the projected design elevation for the water level, the crown of road, and the finished floor elevation.

○ **Workforce Housing (WFH):**

The subject site includes 1 WFH unit. (Planning Condition 1).

○ **Signage:**

The Applicant is proposing 2 entrance signs with a maximum of 60 square feet of sign face area at 8 feet in height along both sides of the entrance.

○ **Parking:**

The proposed parking is in compliance with the minimum requirements for the Single Family development of 2 spaces per dwelling unit.

3. **Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

To the north, east, and to the west of the site, across from the ultimate right of way for Jog Road, are existing residential parcels of land that support single family and Zero Lot Line units. To the south is the Lake Worth Drainage District (LWDD) L-4 Canal, which is adjacent to a small single-family residential community. The ULDC addresses compatibility with the surrounding land uses through the application of landscape buffers and setbacks. The site will be developed in compliance with Code requirements. Subject to the proposed Conditions of Approval, the rezoning request should not create any incompatibilities with the surrounding uses and in the vicinity of the land proposed for development.

4. **Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The site has a significant amount of vegetation throughout the site. The Applicant was encouraged to ensure that the maximum number of mitigated trees shall remain on site to the greatest extent possible. Staff had several discussions with the Applicant to discuss preservation and mitigation of the trees and reduction in the number of lots, and reduction of the lot sizes along the south and east property lines to accommodate a wider buffer for the mitigation of trees that will remain on the site. Mitigation of trees could also be incorporated into the site design as an amenity, and some will be planted within the lake littoral planting area as indicated on the Preliminary Landscape Plan (LP 1). (Figure 10).

The design will minimize adverse effects, including visual impact and intensity of the proposed use on the adjacent lands, as well as to provide an onsite refuge for native wildlife. The project will be designed to provide the increased landscaping/buffering as indicated on the plans.

5. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

Staff is recommending Conditions of Approval regarding the Subdivision layout and lot sizes to ensure preservation and mitigation of trees on-site. Lot sizes along the east and west property lines are reduced in dimensions to allow for larger buffers adjacent to an existing preserve within Independence PUD. See additional information above Rezoning Standards No. 4.

6. **Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The proposed ZLL subdivision is a consistent and compatible use with the surrounding area. The site is currently vacant and has a significant amount of vegetation. The Applicant is requesting to rezone to the only consistent zoning district with its MR-5 Land Use designation. A residential use is a logical use for the site, and within the same development pattern for the area.

7. **Adequate Public Facilities** – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

**ENGINEERING COMMENTS:**

**TRAFFIC IMPACTS**

The project is expected to generate 330 net new daily trips, 25 a.m. and 39 and p.m. net new peak hour trips. This traffic is subject to review for compliance with Traffic Performance Standards (TPS). A 2019 buildout date was analyzed in the traffic study. There are no improvements to the roadway system required for compliance with TPS because this project has an insignificant impact on the surrounding roadway network; it contributes less than one percent of the adopted level of service on all links within the radius of development influence.

**ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)**

Segment:	Jog Road from Southern Boulevard to Belvedere Road
Existing count:	Northbound = 1143; Southbound = 1462
Background growth:	N/A
Project Trips:	Northbound = 16; Southbound = 9
Total Traffic:	N/A
Present laneage:	6 Lanes
Assured laneage:	6 Lanes
LOS "D" capacity:	2680 vehicles per hour (directional)
Projected level of service:	"D" or better

The Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code.

The Property Owner shall obtain a Right of Way Permit from the Palm Beach County Engineering Department, Permit Section, for access onto Lyons Road.

**PALM BEACH COUNTY HEALTH DEPARTMENT:** No Staff Review Analysis.

**FIRE PROTECTION:** No Staff Review Analysis.

**SCHOOL IMPACTS:** In accordance with adopted school concurrency, a Concurrency Determination for 33 single family units had been approved on July 17, 2014 (Concurrency Case #14071502C). The subject property is located within Concurrency Service Area 12 (SAC 145A).

This project is estimated to generate approximately ten (10) public school students. The schools currently serving this project area are: Grassy Waters Elementary School, Jeaga Middle School, and Royal Palm Beach Community High School.

**PARKS AND RECREATION:** Based on the proposed 33 dwelling units 0.19 acres of on site recreation is required. The plan submitted indicates there will be 0.19 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

**CONCURRENCY:** Concurrency has been approved for 33 ZLL dwelling units. The proposed Development Order Amendment complies with Article 2.F of the ULDC, Concurrency (Adequate Public Facilities Standards).

8. **Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate a modification.*



On Friday, January 23, 2015, Staff received from the Applicant, a copy of a Site Plan overlaid with the tree survey indentifying the number of trees within 75 feet of the perimeter of the property lines, (Exhibit E). Staff is recommending Conditions of Approval for the Applicant to mitigate and incorporate as many of the trees to the greatest extent possible on the site, as well as to provide an onsite refuge for the existing native wildlife.

**CONCLUSION:**

Staff has evaluated the standards listed under Article 2.B.2.B 1-8 and determined the request is a reasonable use of the subject site. However, since the site is heavily vegetated, Staff recommends the Property Owner redesign the site to increase the buffer width, mitigate and incorporate more of the existing native vegetation be planted on the site to the greatest extent possible, and is recommending a COZ to have the Applicant reduce the number of dwelling units. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibits C-1 and C-2.

CONDITIONS OF APPROVAL  
Exhibit C-1

**Official Zoning Map Amendment**

**ALL PETITIONS**

1. The approved Preliminary Subdivision Plan is dated February 13, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

**ENGINEERING**

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2019. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE/ONGOING: MONITORING - Engineering)

2. Prior to issuance of the first Building Permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPM: MONITORING - Engineering)

**LANDSCAPE - GENERAL**

1. Prior to Final approval of the Subdivision Plan by the Development Review Officer (DRO), the Property Owner shall:

- a. Submit an Alternative Landscape Plan (ALP) for review and approval;
- b. Meet with the Landscape Staff to ensure that the maximum amount of existing native vegetation is incorporated into the Final Alternative Landscape Plan; and
- c. The Plans shall be prepared in compliance with all Landscape related Conditions of Approval as contained herein and shall account for all preserved and mitigated trees. (DRO/ONGOING: LANDSCAPE - Zoning)

**COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: ZONING - Zoning)

**DISCLOSURE**

- 1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

**Class A Conditional Use - Zero Lot Line Homes**

**ALL PETITIONS**

1. The approved Preliminary Subdivision Plan is dated February 13, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

**LANDSCAPE - GENERAL**

1. Prior to Final Approval by the Development Review Officer (DRO):

- a. The Property Owner shall submit an Alternative Landscape Plan (ALP) to the Landscape Section for review and approval.
- b. The Plan(s) shall be prepared in compliance with all landscape related Conditions of Approval as contained herein and shall account for all preserved and mitigated trees.
- c. The Property Owner shall meet with Landscape Staff to ensure that the maximum amount of existing native vegetation is incorporated into the final site design. (DRO/ONGOING: LANDSCAPE - Zoning)

**LANDSCAPE - PERIMETER**

2. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ADJACENT TO RESIDENTIAL PROPERTIES)

In addition to the Code requirements, landscaping and/or buffer width along the south property line shall be upgraded to include:

- a. a minimum ten (10) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

3. LANDSCAPING ALONG THE EAST PROPERTY LINE (ADJACENT TO RESIDENTIAL PROPERTIES)

In addition to the Code requirements, landscaping and/or buffer width along the east property line shall be upgraded to include:

- a. a minimum twenty five (25) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

4. LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF JOG ROAD)

In addition to the Code requirements, landscaping and/or buffer width along the west property line shall be upgraded to include:

- a. No width reduction or easement encroachment shall be permitted except to the west of Lot 1 as indicated on the Preliminary Subdivision Plan dated February 13, 2015. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

5. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall provide:

- a. mitigated trees at twelve (12) or eighteen (18) feet in height within the eight (8) foot wide area of the Lake Maintenance Easement; and
- b. mitigated trees at twelve (12) or eighteen (18) feet in height within the twelve (12) foot wide slope behind the units adjacent to the Lake. (DRO/ONGOING: LANDSCAPE - Zoning)

6. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Landscape Plan to provide street trees at eighteen (18) foot in height within the eight (8) foot wide grass area along the internal Right of Way. (DRO/ONGOING: LANDSCAPE - Zoning)

7. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall incorporate a minimum of thirty (30) percent of the mitigated trees in the Final Landscape Plan. (DRO/ONGOING: LANDSCAPE - Zoning)

8. All preserved trees (including canopy trees, pines or palms) are required to be protected with tree barriers during all stages of construction. Permanent tree protection devices including, but not limited to: tree wells, retaining walls shall be installed for the preservation of trees. (ONGOING: LANDSCAPE –Zoning)

9. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall identify on the Final Subdivision Plan and the Final Landscape Plan the specific locations of the permanent tree protection devices. Details of the permanent tree protection device shall be shown on the Final Regulating Plan. (DRO: ZONING/LANDSCAPE –Zoning)

## **PLANNING**

1. Prior to the issuance of the first residential Building Permit, the applicant shall submit payment to Department of Economic Sustainability (DES) and a copy of a receipt for that payment to the Planning Division in the amount of \$81,500 (1 units at \$81,500 per WHP unit). (BLDGPM: MONITORING - Planning)

## **SCHOOL BOARD**

1. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD - School Board)

## **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in

accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: ZONING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1 - Land Use Map

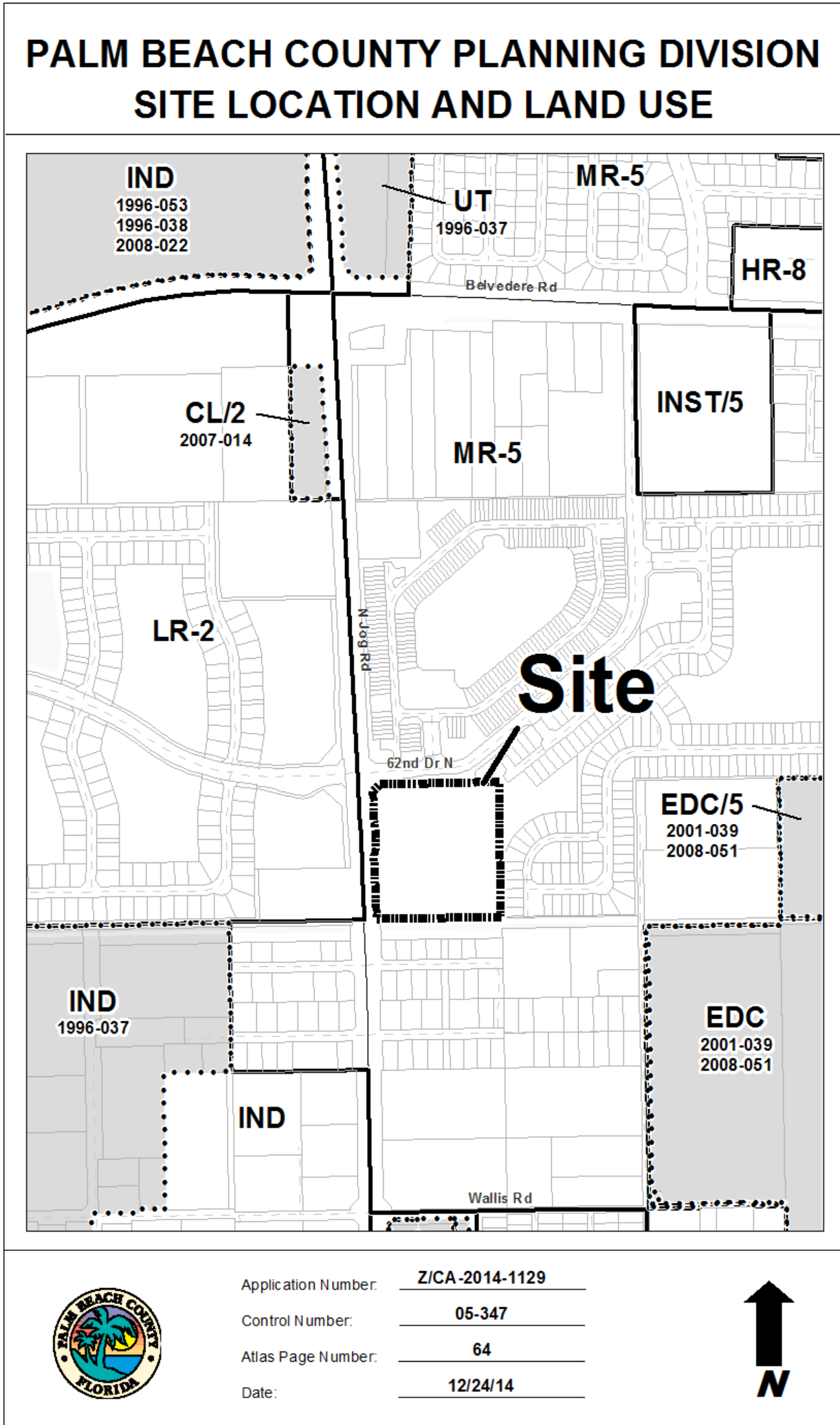


Figure 2 - Zoning Map

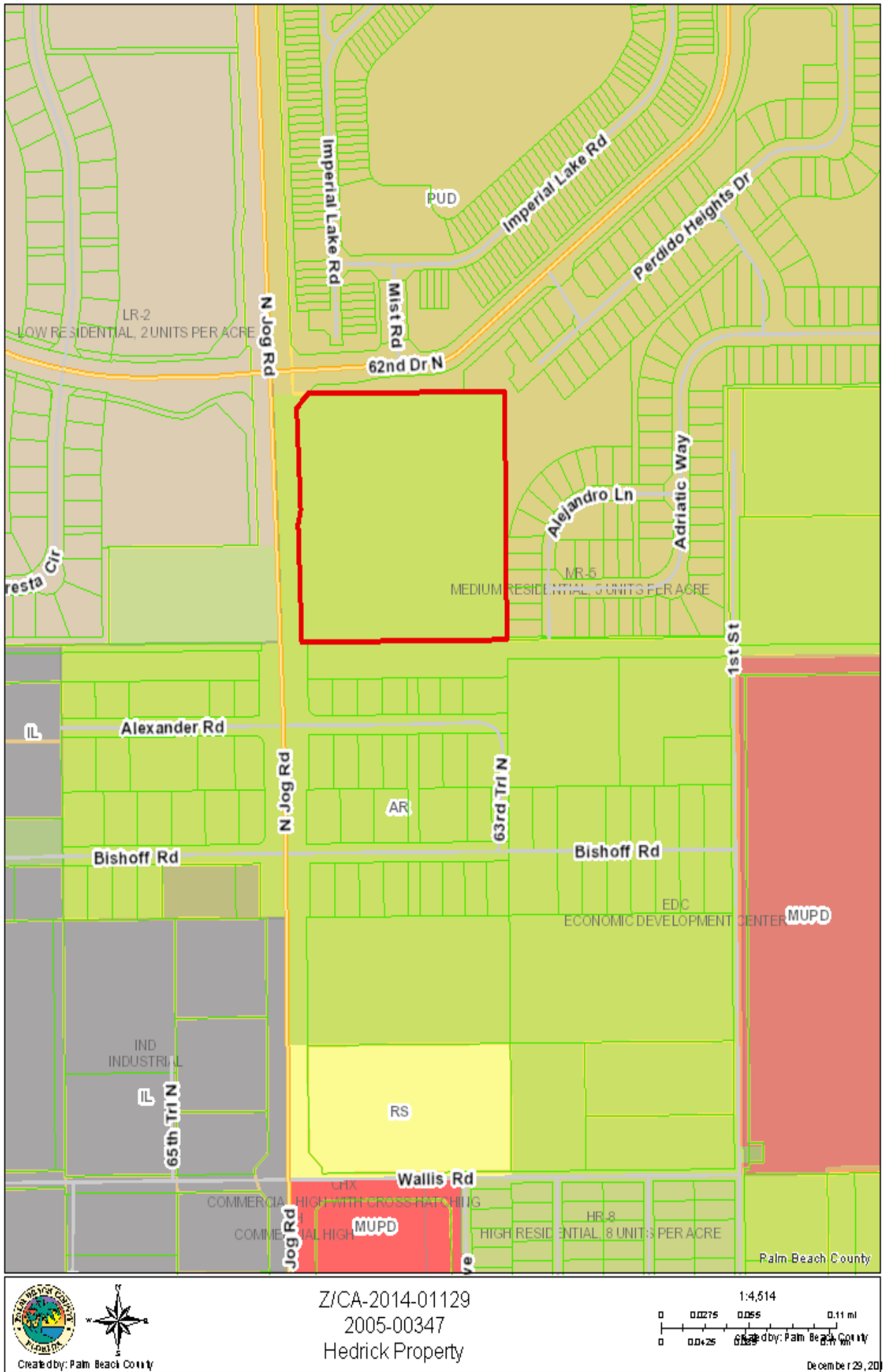




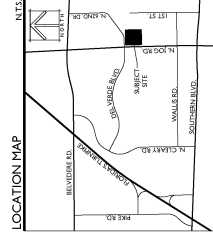
Figure 3 - Aerial



Figure 4 Preliminary Subdivision Plan dated December 11, 2014



**HEDRICK PROPERTY  
PRELIMINARY SITE PLAN**  
PALM BEACH COUNTY, FLORIDA



**SITE DATA**  
 NAME OF APPLICATION: HEDRICK PROPERTY  
 APPLICATION NUMBER: 2014-1129  
 TEST REC APPROVAL DATE: 03/04/14  
 EXISTING/PROPOSED FUTURE LAND USE: URBAN SUBURBAN  
 PROPOSED ZONING DISTRICT: RESIDENTIAL SINGLE-FAMILY (RS)  
 OVERLAYS: PALM BEACH INTERNATIONAL AIRPORT OVERLAY (PIAO), PALM BEACH NEIGHBORHOOD PLANS JOB ROAD CORRIDOR STUDY, TOWNSHIP #1  
 SECTION #2  
 PROPERTY CONTROL NUMBER (PCN): 00-42-27-05-005-079  
 EXISTING USE: VACANT  
 GROSS NET SITE AREA: (540,206 SF) 12.4 AC.  
 TOTAL WORKFORCE HOUSING UNITS REQUIRED: 337 DU/AC  
 CONCURRENT RESERVATION: 33 DU  
 REQUIRED PARKING (2 SP/DU): 66 SP  
 PROPOSED RECREATION: 68 SP  
 LAKE WATER SURFACE AREA: (78,077 SF) 1.8 AC  
 TRAFFIC ANALYSIS ZONE (TAZ): (45,432 SF) 1.04 AC

**PROPERTY DEVELOPMENT REGULATIONS**

ZERO LOT LINE (ZLL) PROPERTY DEVELOPMENT REGULATIONS	FRONT	REAR	LEFT SIDE	RIGHT SIDE
REQUIRED 4,800 SF	10' DUTY	10' DUTY	0' 10'	10'
PROPOSED 4,800 SF	35' SIDE STREET	35' SIDE STREET	0' 10'	10'
	15' INTERIOR	15' INTERIOR	0' 10'	10'
	35' CORNER	35' CORNER	0' 10'	10'
	55' SIDE STREET	55' SIDE STREET	0' 10'	10'

**CENTERLINE GEOMETRICS KEY**

CHURCH	ROAD	WIDTH	DEPTH	DEPTH	DEPTH	DEPTH
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3

**NOTES**  
 PROJECT ROADWAY DESIGN SPEED IS 30 MPH

**AMENDMENTS**

**LEGEND**  
 AC = ACCESS EASEMENT  
 DU = DWELLING UNITS  
 FUL = FUTURE LAND USE  
 LAE = LIMITED ACCESS EASEMENT  
 LHE = LAKE MAINTENANCE EASEMENT  
 PA = PLAT BOOK  
 PBC = PALM BEACH COUNTY  
 PPS = PAGE  
 P.O.B. = POINT OF BEGINNING  
 SP = SPACE  
 UG = UTILITY EASEMENT  
 Z = ZONING LOT LINE  
 CL = OPEN SPACE  
 \* = DENOTES ZERO LOT LINE SIDE

**ZONING STAMP**

SCALE: 1" = 40'-0"  
 DRAWING BY: ABE  
 FILE #: 2014-1129-000-040  
**SHEET #**  
**PSP.1**

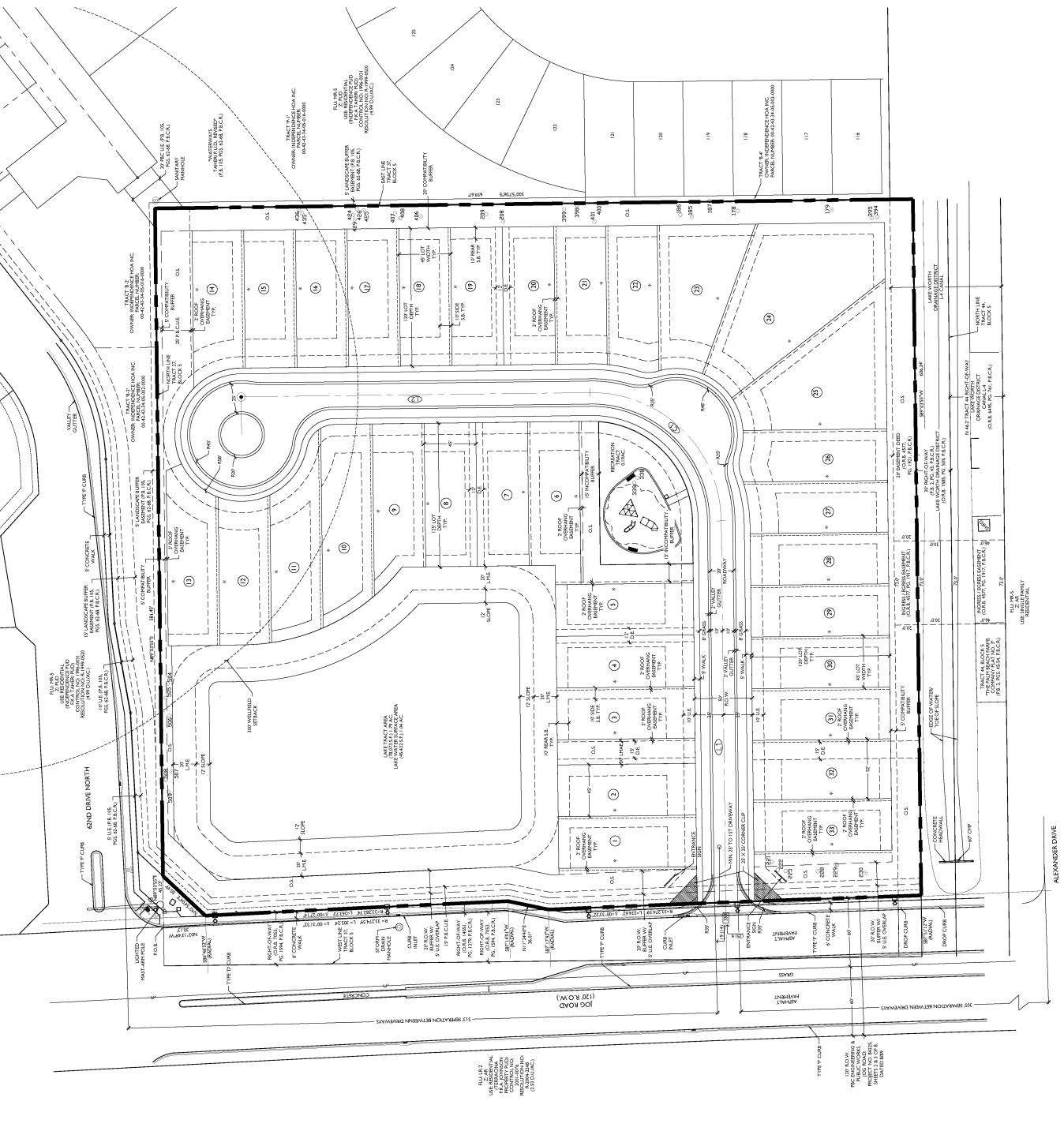
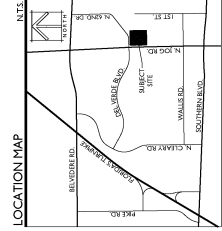


Figure 5 Preliminary Subdivision Plan dated February 13, 2015 (REVISED)



**SITE DATA**

NAME OF APPLICATION: HEDRICK PROPERTY  
 CONTROL NUMBER: 2005-0047  
 TRACT NUMBER: 2014-17  
 LAST APPROVING AGENCY: PALM BEACH COUNTY  
 THE PROPERTY IS PROPOSED FOR FUTURE LAND USE: URBAN/RESIDENTIAL  
 EXISTING ZONING DISTRICT: RESIDENTIAL SINGLE FAMILY (RS)  
 PROPOSED ZONING DISTRICT: PALM BEACH INTRAMETROPOLITAN & JOG ROAD CORRIDOR DISTRICT (PCD)  
 CHANGES: PALM BEACH INTRAMETROPOLITAN & JOG ROAD CORRIDOR DISTRICT (PCD) ZONING DISTRICT

SECTION 42: HAYHILL HIGHLANDWOOD PLAN & JOG ROAD CORRIDOR DISTRICT (PCD)  
 PROPERTY CONTROL NUMBER (VCH): 2014-17  
 PROPERTY CONTROL NUMBER (ZPD LOT LINE): 08-14-17-00-000070  
 GROSS SITE AREA: SINGLE FAMILY RESIDENTIAL (ZPD LOT LINE) (440,396 S.F.) 10.12 AC  
 GROSS SITE AREA: SINGLE FAMILY RESIDENTIAL (ZPD LOT LINE) (440,396 S.F.) 10.12 AC  
 GROSS DEVELOPABLE AREA: 337 D.U. AC  
 TOTAL VOUCHER HOUSING UNITS REQUIRED: 337 D.U. UNIT  
 VOUCHER HOUSING UNITS PROVIDED BY THIS UNIT: 337 D.U. UNIT

(SINGLE FAMILY RESIDENTIAL ZPD LOT LINE)  
 CONFORMANCE TO APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN: 337 D.U.  
 REQUIRED PARKING (2 SP/D.U.): 66 SP  
 REQUIRED PARKING (1 SP/D.U.): 337 SP  
 REQUIRED RECREATION: 0.19 AC  
 REQUIRED RECREATION: 0.19 AC  
 LAKE WATER SURFACE AREA: (77,745 S.F.) 1.77 AC  
 LAKE WATER SURFACE AREA: (44,425 S.F.) 1.01 AC  
 TRAFFIC ANALYSIS ZONE (TAZ): 915

HEDRICK PROPERTY  
 PRELIMINARY SITE PLAN  
 PALM BEACH COUNTY, FLORIDA

PROPERTY DEVELOPMENT REGULATIONS

ZERO LOT LINE (ZLL) PROPERTY DEVELOPMENT REGULATIONS	MAX BLOCK FRONTAGE	DEPTH	MIN. LOT AREA	SETBACKS	FRONT YARD	REAR YARD	SIDE YARD	HEIGHT
REQUIRED: 4,400 S.F.	75	35	30%	25' FRONT LOADING	0	10'	10'	10'
PROPOSED: 3,400 S.F.	116.5	35	30%	25' FRONT LOADING	0	10'	10'	10'

**NOTES**

1) PROJECT ROADWAY DESIGN SPEED IS 20 MPH. THE 50' ROW IS 15' FROM THE CURB AND 35' FROM THE CENTERLINE. THE 12' TRAILER BUFFER IS 12' FROM THE CENTERLINE. THE 12' TRAILER BUFFER IS 12' FROM THE CENTERLINE. THE 12' TRAILER BUFFER IS 12' FROM THE CENTERLINE.

CENTERLINE GEOMETRICS KEY

CURVE	MINIMUM	MINIMUM	MINIMUM
LENGTH	WIDTH	CHORD	CHORD
113.00'	11.7750'	10.11'	113.00'
113.00'	11.7750'	10.11'	113.00'

AMENDMENTS

- DE = DRAINAGE EASEMENT
- FUA = FUTURE LAND USE
- FVA = FUTURE VOUCHER ASSESSMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- PAE = PAVEMENT ACCESS EASEMENT
- REC = PALM BEACH COUNTY RECORD BOOK
- P.B.C. = PALM BEACH COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- SP = SPACE
- Z.Z. = ZONING
- OL = OPEN SPACE
- \* = DEPOTES ZERO LOT LINE SIDE

ZONING STAMP

0 30' 45' 90' 135'

SCALE: 1" = 40'-0"

DRAWN BY: AMB

FILE #: 2015-02-09\_PSP\_2005-0047

SHEET #  
PSP.1

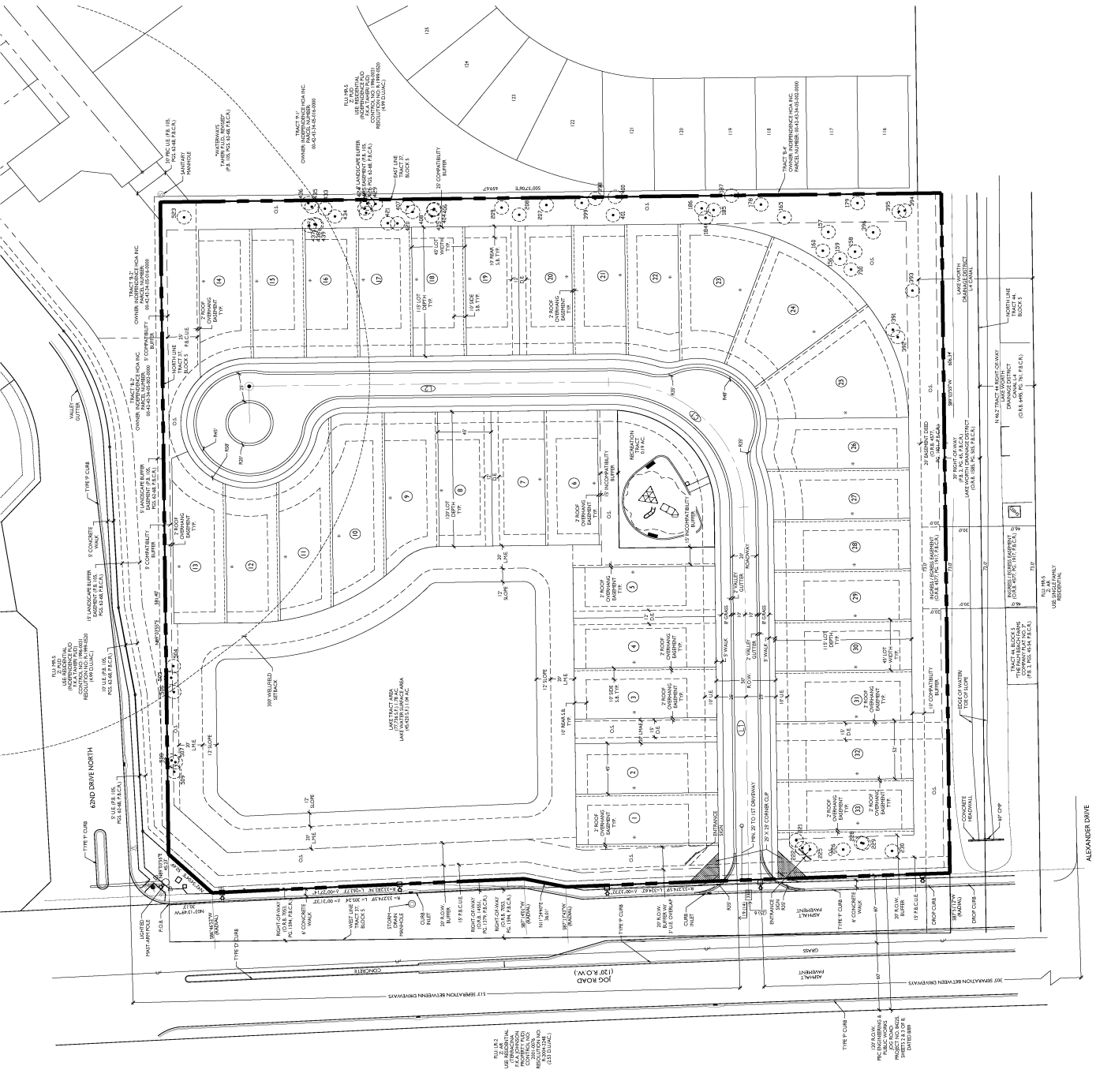






Figure 8 Tree Inventory Plan (Page 1) dated February 10, 2015



HEDRICK PROPERTY  
TREE INVENTORY PLAN  
PALM BEACH COUNTY, FLORIDA

ALL DRAWINGS, SPECIFICATIONS AND NOTATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. ANY REPRODUCTION OF DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECTS IS STRICTLY PROHIBITED.

TREE INVENTORY  
SCALE: 1"=20'  
DRAWN BY: [Name]  
DATE: 02/10/2015  
DRAWING NO: 20150201  
PROJECT NO: 2012-246

L.D.S. PROJECT SCHEDULE

NO.	DATE	DESCRIPTION
1	02/10/2015	FIELD SURVEY
2	02/10/2015	DATA ENTRY
3	02/10/2015	PLAN DEVELOPMENT
4	02/10/2015	FINAL REVIEW

SHEET #  
TL.1

Tree #	Common Name	Scientific Name	DBH (Inches)	Migration	Disposition	Notes
1	Slash Pine	Pinus elliottii	12	3		
2	Slash Pine	Pinus elliottii	14	3		
3	Slash Pine	Pinus elliottii	12	3		
4	Slash Pine	Pinus elliottii	11	2		
5	Slash Pine	Pinus elliottii	10	2		
6	Slash Pine	Pinus elliottii	12	3		
7	Slash Pine	Pinus elliottii	10	2		
8	Slash Pine	Pinus elliottii	11	2		
9	Slash Pine	Pinus elliottii	12	3		
10	Slash Pine	Pinus elliottii	14	3		
11	Slash Pine	Pinus elliottii	10	2		
12	Slash Pine	Pinus elliottii	10	2		
13	Slash Pine	Pinus elliottii	12	3		
14	Slash Pine	Pinus elliottii	7	2		
15	Slash Pine	Pinus elliottii	10	2		
16	Slash Pine	Pinus elliottii	12	3		
17	Slash Pine	Pinus elliottii	7	2		
18	Slash Pine	Pinus elliottii	10	2		
19	Slash Pine	Pinus elliottii	10	2		
20	Slash Pine	Pinus elliottii	7	2		
21	Slash Pine	Pinus elliottii	7	2		
22	Slash Pine	Pinus elliottii	6	1		
23	Slash Pine	Pinus elliottii	11	2		
24	Slash Pine	Pinus elliottii	12	3		
25	Slash Pine	Pinus elliottii	10	2		
26	Slash Pine	Pinus elliottii	9	2		
27	Slash Pine	Pinus elliottii	9	2		
28	Slash Pine	Pinus elliottii	6	1		
29	Slash Pine	Pinus elliottii	6	1		
30	Slash Pine	Pinus elliottii	6	1		
31	Slash Pine	Pinus elliottii	7	2		
32	Slash Pine	Pinus elliottii	6	1		
33	Slash Pine	Pinus elliottii	7	2		
34	Slash Pine	Pinus elliottii	7	2		
35	Slash Pine	Pinus elliottii	10	2		
36	Slash Pine	Pinus elliottii	12	3		
37	Slash Pine	Pinus elliottii	6	1		
38	Slash Pine	Pinus elliottii	6	1		
39	Slash Pine	Pinus elliottii	11	2		
40	Slash Pine	Pinus elliottii	11	2		
41	Slash Pine	Pinus elliottii	8	2		
42	Slash Pine	Pinus elliottii	11	2		
43	Slash Pine	Pinus elliottii	11	2		
44	Slash Pine	Pinus elliottii	12	3		
45	Slash Pine	Pinus elliottii	16	3		
46	Slash Pine	Pinus elliottii	12	3		
47	Slash Pine	Pinus elliottii	12	3		
48	Slash Pine	Pinus elliottii	11	2		
49	Slash Pine	Pinus elliottii	10	2		
50	Slash Pine	Pinus elliottii	10	2		
51	Slash Pine	Pinus elliottii	10	2		
52	Slash Pine	Pinus elliottii	11	2		
53	Slash Pine	Pinus elliottii	10	2		
54	Slash Pine	Pinus elliottii	12	3		
55	Slash Pine	Pinus elliottii	12	3		
56	Slash Pine	Pinus elliottii	11	2		
57	Slash Pine	Pinus elliottii	11	2		
58	Slash Pine	Pinus elliottii	11	2		
59	Slash Pine	Pinus elliottii	11	2		
60	Slash Pine	Pinus elliottii	12	3		
61	Live Oak	Quercus laevis	6	1		
62	Live Oak	Quercus laevis	6	1		
63	Live Oak	Quercus laevis	12	3		
64	Slash Pine	Pinus elliottii	9	2		
65	Slash Pine	Pinus elliottii	9	2		
66	Slash Pine	Pinus elliottii	12	3		
67	Slash Pine	Pinus elliottii	14	3		
68	Slash Pine	Pinus elliottii	14	3		
69	Slash Pine	Pinus elliottii	14	3		
70	Slash Pine	Pinus elliottii	14	3		
71	Slash Pine	Pinus elliottii	10	2		
72	Slash Pine	Pinus elliottii	10	2		
73	Slash Pine	Pinus elliottii	11	2		
74	Slash Pine	Pinus elliottii	11	2		
75	Slash Pine	Pinus elliottii	15	2		
76	Slash Pine	Pinus elliottii	15	2		
77	Slash Pine	Pinus elliottii	6	1		
78	Slash Pine	Pinus elliottii	6	1		
79	Slash Pine	Pinus elliottii	7	2		
80	Slash Pine	Pinus elliottii	7	2		
81	Slash Pine	Pinus elliottii	14	3		
82	Slash Pine	Pinus elliottii	19	2		
83	Slash Pine	Pinus elliottii	10	2		
84	Slash Pine	Pinus elliottii	7	2		
85	Slash Pine	Pinus elliottii	9	2		
86	Slash Pine	Pinus elliottii	9	2		
87	Slash Pine	Pinus elliottii	13	3		
88	Slash Pine	Pinus elliottii	10	2		
89	Slash Pine	Pinus elliottii	10	2		
90	Slash Pine	Pinus elliottii	12	3		
91	Slash Pine	Pinus elliottii	10	2		
92	Slash Pine	Pinus elliottii	12	3		
93	Slash Pine	Pinus elliottii	10	2		
94	Slash Pine	Pinus elliottii	11	2		
95	Slash Pine	Pinus elliottii	11	2		
96	Slash Pine	Pinus elliottii	19	2		
97	Slash Pine	Pinus elliottii	7	2		
98	Slash Pine	Pinus elliottii	10	2		
99	Slash Pine	Pinus elliottii	12	3		
100	Slash Pine	Pinus elliottii	10	2		
101	Slash Pine	Pinus elliottii	10	2		
102	Slash Pine	Pinus elliottii	10	2		
103	Slash Pine	Pinus elliottii	12	3		
104	Slash Pine	Pinus elliottii	11	2		
105	Slash Pine	Pinus elliottii	11	2		
106	Slash Pine	Pinus elliottii	10	2		
107	Slash Pine	Pinus elliottii	11	2		
108	Slash Pine	Pinus elliottii	10	2		
109	Slash Pine	Pinus elliottii	12	3		
110	Slash Pine	Pinus elliottii	8	2		
111	Slash Pine	Pinus elliottii	10	2		
112	Slash Pine	Pinus elliottii	12	3		

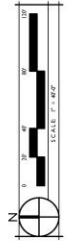
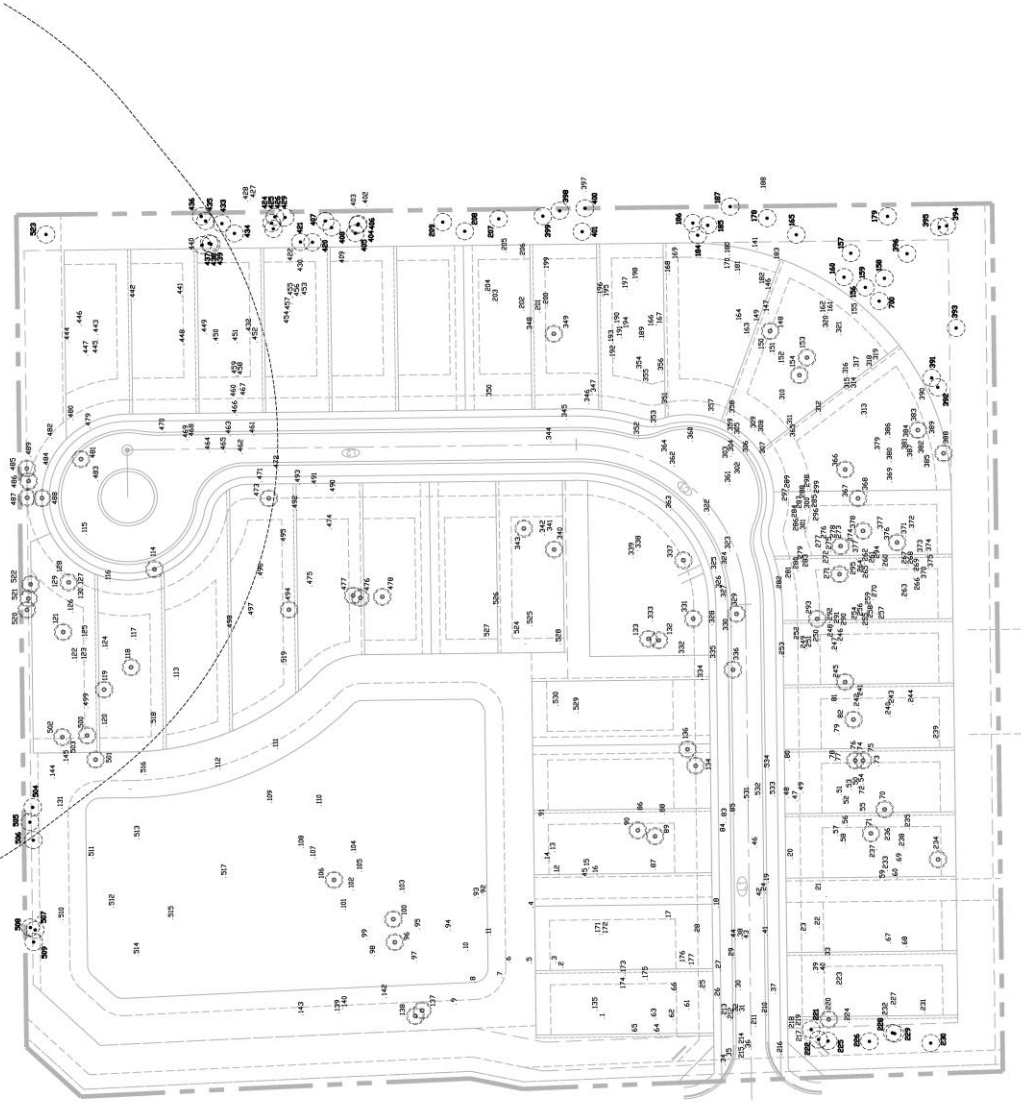




Figure 10 Preliminary Landscape Plan dated February 18, 2015



**LANDSCAPE DATA**

TREES TO BE:	QTY	%
Preserved	56	13.8%
Replanted	120	29.7%
<b>TOTAL</b>	<b>235</b>	<b>58.1%</b>

**North Buffer:** 21 Trees Provided  
 13 Shade Trees (16 Live Oaks, min 12' o.a.)  
 2 Groups of Preserved Trees (equivalent to 2 required trees)  
 3 Replanted Sabal (equivalent to 6 required trees)  
 0 Mitigation Trees (ie. Pines or Ilex, min 12' o.a.)

**South Buffer:** 25 Trees Required  
 24 Shade Trees (16 Live Oaks, min 12' o.a./Sabal groups 3:1)  
 3 Replanted Sabal (equivalent to 1 required tree)  
 2 Preserved Trees  
 6 Mitigation Trees (ie. Pines or Ilex, min 12' o.a.)

**West Buffer:** 27 Trees Required  
 27 Shade Trees (16 Live Oaks, min 12' o.a./Sabal groups 3:1)  
 4 Groups of Preserved Trees (equivalent to 4 required trees)  
 34 Mitigation Trees (ie. Pines or Ilex, min 12' o.a.)

**East Buffer:** 26 Trees Required  
 26 Replanted Sabals (equivalent to 12 required trees)  
 30 Replanted Sabals (equivalent to 12 required trees)  
 25 Mitigation Trees (ie. Pines or Ilex, min 12' o.a.)

**Recreation Area Buffer:** 11 Trees Required  
 11 Shade Trees (16 Live Oaks, min 12' o.a./Sabal groups 3:1)  
 3 Mitigation Trees (ie. Pines, min 12' o.a.)

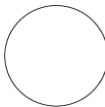
**Lake Area:** 34 Mitigation Trees (ie. Cypress or Red Maple, min. 12' o.a.)

**Southeast Corner Open Space:** 15 Mitigation Trees (ie. Pines, min 12' o.a.)

**Old de Saz:** 3 Mitigation Trees (ie. Ilex, min 12' o.a.)

**HEDRICK PROPERTY  
PRELIMINARY SITE PLAN**  
PALM BEACH COUNTY, FLORIDA

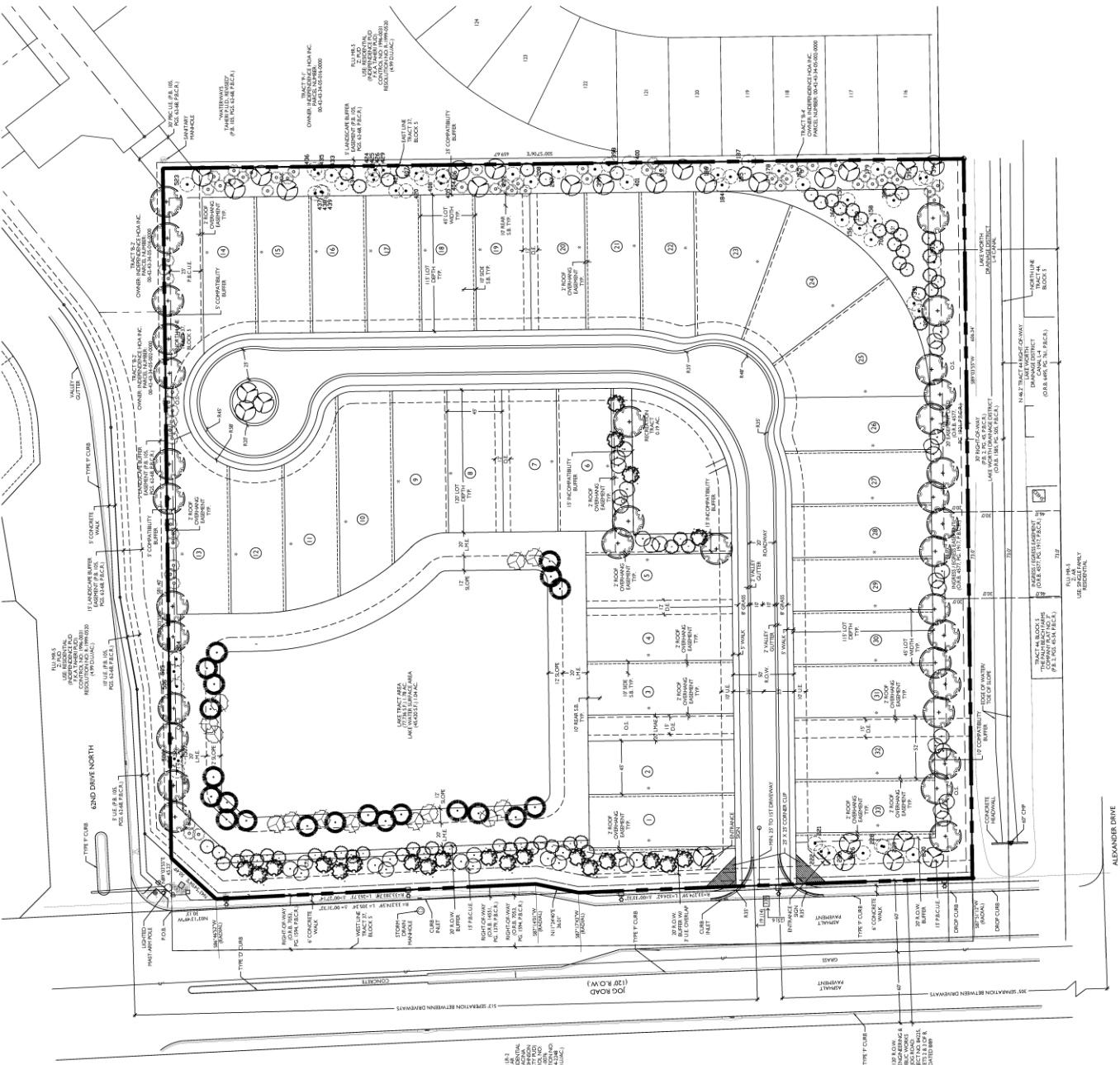
REVISION DATES	
DATE	DESCRIPTION



ALL DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REVISIONS AND RELATED DOCUMENTS SPECIFICATION AND RELATED DOCUMENTS MUST BE WRITTEN BY THE LANDSCAPE ARCHITECTS WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

**ZONING STAMP**

**SHEET #**  
**LP.1**





**DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT**

*(TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY)*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Peter J. Brennan, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  Manager [position—e.g., *president, partner, trustee*] of Hedrick 33, LLC [name and type of entity - e.g., *ABC Corporation, XYZ Limited Partnership*], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 12 Salt Creek Lane, Suite 400  
Hinsdale, IL 60521
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*Peter J Kraemer*, Affiant  
 (Print Affiant Name)

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of Sept, 2014, by Peter J Kraemer, [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.

*Jean Yin*  
 Notary Public



(Print Notary Name)  
 NOTARY PUBLIC  
 State of Florida ~~at Large~~ Illinois  
 My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**PROPERTY**

TRACT 37, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LESS THAT PORTION DEEDED TO PALM BEACH COUNTY IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED, RECORDED IN O.R. BOOK 7053, PAGE 1594, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
ALSO LESS THE FOLLOWING:  
A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 37, BLOCK 5, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 37 WITH THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS DESCRIBED IN O.R. BOOK 7053, PAGE 1594, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°03'55" EAST, ALONG THE NORTH LINE OF SAID TRACT 37 (THE NORTH LINE OF SAID TRACT 37 IS ASSUMED TO BEAR NORTH 89°03'55" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 45.23 FEET TO A POINT; THENCE SOUTH 42°54'04" WEST, A DISTANCE OF 50.49 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 33,283.74 FEET, A CENTRAL ANGLE OF 00°27'14" AND A RADIAL BEARING AT THIS POINT OF SOUTH 86°46'52" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 263.73 FEET TO A POINT; THENCE SOUTH 11°24'40" WEST, A DISTANCE OF 36.01 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE, SAID POINT LYING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 33,274.59 FEET, A CENTRAL ANGLE OF 00°31'32" AND A RADIAL BEARING AT THIS POINT OF SOUTH 87°17'43" WEST; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 305.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°13'49" WEST, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE IN THE COUNTY OF PALM BEACH, FLORIDA AND CONTAIN 9.240 ACRES, MORE OR LESS.

Disclosure of Beneficial Interest - Applicant form  
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Revised 08/25/2011  
Web Format 2011





Jeffrey T. Schnars, P.E.  
President

James W. Mahannah, P.E.  
Vice President

PROJECT: Hedrick Property  
ENGINEER: Schnars Engineering Corp., Project No. 14125  
DATE: February 9, 2015

### DRAINAGE STATEMENT

The project is a proposed residential subdivision consisting of 33 single family units on approximately 9.24 acres. This project is within the South Florida Water Management District (SFWMD) C-51 Drainage Basin and the surface water management system will be under the jurisdiction of SFWMD, Lake Worth Drainage District (LWDD), and Palm Beach County. The site is bounded on the south by the LWDD L-4 canal, the west by Jog Road, and the north and east by Independence PUD.

This site will discharge into the adjacent LWDD L-4 canal through a control structure to limiting flow to 35 CSM at the 10 year-3day storm event. The finished floor elevations will be above the calculated 100 year - 3 day, zero discharge storm event or 18 inches above the crown of the adjacent road, or elevation 17.1 ft NGVD, whichever is higher. A berm will be placed around the perimeter of the site with a top elevation equal or exceeding the calculated 10 year - 3 day routed storm event to prevent unauthorized discharge from the site. The crown of the onsite roads will be designed above the 5 year - 1 day storm event elevation. Stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This retention volume will be provided in the on-site lakes and will be allowed to bleed-down at a rate of one-half inch per day. The project will also meet the C-51 Drainage Basin compensating storage criteria as defined in the SFWMD Permit Information Manual, Volume IV. The edge of water of any lake will be located a minimum of 300 feet from any existing or proposed public water well. The on-site drainage system will be designed for a 3 year storm event.

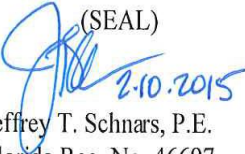
The existing elevations on the site generally range from 15.8ft NGVD to 17.4 ft NGVD.

The projected design elevations are as follows:

- Design water level = 12.0 ft NGVD
- Crown of Road elevation range = 17.0 ft to 18.2 ft NGVD
- Finished Floor elevation range = 19.0 ft NGVD to 19.8 ft NGVD

Due to the elevation difference between the existing and proposed elevations, it is not practical to retain existing trees in their current location.

*SCHNARS ENGINEERING CORPORATION*

(SEAL)  
  
Jeffrey T. Schnars, P.E.  
Florida Reg. No. 46697  
(For the Firm)  
Civil Engineer  
Certificate of Authorization No. 6640



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