

# 2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	24-B2	Intake Date	February 7, 2024
Application Name	Haverhill Recovery Facility	Revised Date	N/A
Acres	3.97 (172,933 sf) See Attachment P	Control Number	2017-00059
		Text Amend?	No
PCNs	Parcel 1: 00-42-43-14-00-000-5190 Parcel 2: 00-42-43-14-00-000-5030		
Location	Southwest corner of North Haverhill Road and Horseshoe Circle South		
	<b>Current</b>	<b>Proposed</b>	
Tier	Urban/Suburban	Urban/Suburban	
Use	Residential - Type III CLF (1) 2,375 sf one story (one unit) vacant residence (1) 1,149 sf one story vacant building	Institutional, Public, and Civic - Residential Treatment Facility	
Zoning	Planned Unit Development (PUD)	Institutional and Public Facilities (IPF)	
Future Land Use Designation	Medium Residential, 5-units per acre (MR-5)	Institutional and Public Facilities (INST)	
Underlying Future Land Use Designation	Medium Residential	Medium Residential, 5 units per acre (MR-5)	
Conditions	None	None	

### B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet	0.45 FAR x 3.97 ac. = 77,820 sf	0.45 FAR x 3.97 ac. = 77,820 (INST)
Maximum Units	5 du/acre x 3.97 ac. = 19.85 units	One bed per 1,000 sf of lot area. (3.97 x 43,560sf) / 1,000 = 173 beds
Maximum Beds (for CLF proposals)	Approved for 47 CLF beds	N/A

Population Estimate	19.85 max du x 2.39 = 47	173 beds x 1 person/bed = 173
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## Part 2. Applicant Data

### A. Agent Information

Name	Randall Granberry
Company Name	RDG Development Group
Address	120 S Olive Ave Suite 208
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	(561) 827-2821
Email Address	randall@rdgdev.com

### B. Applicant Information

Name	Victoria Leggett
Company Name	Haverhill ALF LLC
Address	821 N Riverside Drive Unit 701
City, State, Zip	Pompano Beach, FL 33062
Phone / Fax Number	Please contact agent
Email Address	Please contact agent
Interest	Property Owner

Name	Michael Silverman
Company Name	Haverhill Road Holdings, LLC
Address	11 Island Ave #1506
City, State, Zip	Miami Beach, FL 33139
Phone / Fax Number	(561) 313-6791
Email Address	mike_silverman@me.com
Interest	Contract Purchaser

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	1-story 2,375 sf vacant building 1-story 1,146 sf building Outdoor covered storage area One tennis court Pavement and sidewalks See Attachment F
<b>PCN</b>	Parcel 1: 00-42-43-14-00-000-5190 Parcel 2: 00-42-43-14-00-000-5030
<b>Street Address</b>	3037 N Haverhill Road West Palm Beach, FL 33417
<b>Frontage</b>	335.72 linear feet along N Haverhill Road and 516.04 feet of depth.
<b>Legal Access</b>	Primary legal access from N Haverhill Road with secondary access from Horseshoe Circle
<b>Contiguous under same ownership</b>	No adjacent property under same ownership.
<b>Acquisition details</b>	Haverhill ALF LLC acquired this property from Kathleen G. Higgins, a single woman, on February 28, 2018 via warranty deed for \$1,100,000.
<b>Size purchased</b>	The entire subject site (3.97 acres) consisting of two parcels was purchased in a single transaction as described above.

#### B. Development History

<b>Previous FLUA Amendments</b>	There have not been any previous FLUA Amendments or FLUA Amendment requests for this site.
<b>Concurrency</b>	The subject site has concurrency approval for Type III CLF with 47 beds and 23,589 sf under Resolutions R-2018,1841, and R-2018-1842.
<b>Plat, Subdivision</b>	Subject site is not platted.

### C. Zoning Approvals & Requests

Provide a list of approvals including DRO, resolutions, and variances. Indicate uses, square footages, and units approved in the Description. Indicate Type of request (Class A, Variance, TDR, WHP, Planned Development, etc.). Please identify if each development order will be retained, abandoned, revised, by associated concurrent zoning applications. Please indicate if there are any vested units or approvals that are anticipated to be retained, and indicate date for anticipated submittal of any zoning applications.

<b>Reso. No.</b>	<b>App. No.</b>	<b>Status</b>	<b>Type</b>	<b>Description</b>	<b>Changes proposed (if any)</b>
<b>R-2018-1842</b>	ZV/PDD/CA-2018-608	Adopted with conditions	Conditional Use	Allow Class A Conditional use to allow a Type 3 Congregate Living Facility	Abandon
<b>R-2018-1841</b>	ZV/PDD/CA-2018-608	Adopted with conditions	Rezoning	Rezoning from AR District to PUD	Abandon
<b>ZR-2018-35</b>	ZV/PDD/CA-2018-608	Adopted with conditions	Variance	Side setback reduction from 25' to 14'.	Abandon

## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	-USE: SINGLE FAMILY RESIDENTIAL -NO SUBDIVISION -ONE UNIT	MEDIUM RESIDENTIAL, 5- UNITS PER ACRE (MR-5)	AR: AGRICULTURAL RESIDENTIAL DISTRICT
South	-USE: MULTI-FAMILY -NORWICH A THRU O CONDOS SUBDIVISION -360 UNITS	HIGH RESIDENTIAL, 18-UNITS PER ACRE (HR-18)	RH: RESIDENTIAL HIGH
East	-USE: MULTI-FAMILY -PALM LAKE CONDOMINIUM SUBDIVISION -304 UNITS	MEDIUM RESIDENTIAL, 5- UNITS PER ACRE (MR-5)	RS: SINGLE FAMILY RESIDENTIAL DISTRICT
West	-USE: SINGLE FAMILY RESIDENTIAL -NO SUBDIVISION -ONE UNIT	MEDIUM RESIDENTIAL, 5- UNITS PER ACRE (MR-5)	AR: AGRICULTURAL RESIDENTIAL DISTRICT

## Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
<b>Max Trip Generator</b>	Single Family Residential ITE Code # 210 Daily: 10 trips per 1,000 sf AM: 0.7 trips per 1,000 sf PM: 0.94 trips per 1,000 sf	Assisted Living Facility (ALF) ITS Code # 254 Daily: 2.6 trips per bed AM: 1.18 trips per bed PM: 0.24 trips per bed
<b>Maximum Trip Generation</b>	Daily: 200 trips per day AM: 15 trips per day PM: 19 trips per day	Daily: 450 trips per day AM: 31 trips per day PM: 42 trips per day
<b>Net Daily Trips:</b>	250 (maximum minus current) 86 (proposed minus current)	
<b>Net PH Trips:</b>	16 AM, 23 PM (maximum) 5 AM, 8 PM (proposed)	

<b>Significantly impacted roadway segments that fail Long Range</b>	None	No significant impacts. See Attachment H
<b>Significantly impacted roadway segments for Test 2</b>	None	No significant impacts See Attachment H
<b>Traffic Consultant</b>	Masoud Atefi & Associates Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Palm Tran Route 4: WPB – GRN VIA HAVERHILL	
<b>Nearest Palm Tran Stop</b>	Palm Tran Stops 1546 and 1537 on Route 4, 0.0 mi from project site. Stop is adjacent to project site east property line and across N Haverhill Road. Palm Tran	
<b>Nearest Tri Rail Connection</b>	The nearest Tri-Rail station is 203 South Tamarind Avenue, West Palm Beach, Florida 33401, located 5.2 miles from the subject site. Nearest mass transit connection to Tri Rail Station are Palm Tran Routes 3, 4, and 43.	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Site falls within Palm Beach County Water Utilities Department service area. PBCWUD currently has the capacity to accommodate the proposed one hundred bed facility totaling 28,500 SF of non-residential use. See Attachment I.	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest utility connections are a 12” water main and a 6” sanitary sewer force main located adjacent to the property within Haverhill Road. See Attachment I.	
<b>D. Drainage Information</b>		
<p>The surface water management system designed for the subject parcel of land is to be designed and constructed to satisfy drainage requirements of South Florida Water Management District (SFWMD), Palm Beach County, and other regulatory agencies. The system will collect on-site run off and via area drains, catch basins, and trench drains, which will be routed to an exfiltration trench and dry retention area for treatment and storage before discharging into the Palm Beach County storm management system. See Attachment J for more detailed information.</p>		
<b>E. Fire Rescue</b>		

<b>Nearest Station</b>	Palm Beach County Fire Rescue Station 23 5471 Okeechobee Blvd. West Palm Beach, 33417
<b>Distance to Site</b>	2.0 miles
<b>Response Time</b>	6 minutes 30 seconds
<b>Effect on Resp. Time</b>	There is minimal impact on response time as a result of this FLUA Amendment request as the average response time for this station is 6 minutes 36 seconds. See Attachment K.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	There are no listed species and/or habitats of significant value that occupy the property. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended. See Attachment L
<b>Flood Zone*</b>	Site is located in Flood Zone X per FEMA panel 12099C05765 dated 10/5/2017.
<b>Wellfield Zone*</b>	Site does not fall within a wellfield zone. See Attachment M.
<b>G. Historic Resources</b>	
No cultural resources on or within 500' of the subject site based on letter from County Historic Preservation Officer/Archeologist dated February 26, 2024. See Attachment N.	

## ATTACHMENT F

### BUILT FEATURE INVENTORY AND MAP

Below is an aerial photograph highlighting the subject property. The property consists of two parcels totaling 3.97 acres with the following built features:

- One 1-story 2,375 sf vacant building
- One 1-story 1,146 sf vacant building
- One tennis court
- Pavement and sidewalks





## ATTACHMENT G.1

### CONSISTENCY WITH THE COMPREHENSIVE PLAN AND FLORIDA STATUTES – JUSTIFICATION STATEMENT

Factor 1: The proposed use is suitable and appropriate for the subject site:

**Response:** The proposed Institutional, Public, and Civic use of 'Residential Treatment Facility' is an appropriate use in the Urban/Suburban tier in this location. Please see below for consistency with the Palm Beach County Comprehensive Plan Policy 2.1.f and the overall objectives described herein:

#### Policy 2.1-f

1. Impact on the Natural Environment, including topography, soils, and other natural resources.

**Response:** The subject site is located in an urban location surrounded by existing and planned development. Impact on the natural environment would be minimal, as there are no known protected resources, conservation lands, listed species, wetlands, or natural waterways adjacent or in the immediate vicinity of the subject site. All grading and stormwater design will maintain natural drainage patterns and limit any substantial earth moving activities that would alter the topography or warrant import of off-site soils. All stormwater retention will be on site, eliminating any off discharge of potentially contaminated water into the canal system. Any trees impacted by the proposed development will be fully mitigated and replaced per Article 7 of the Unified Land Development Code.

2. The availability of facilities and services.

#### Response:

**Water/Sewer:** The site is located at a location that is immediately adjacent to existing water and sewer infrastructure on N Haverhill Rd with capacity to serve the proposed development. See Attachment I – Water and Wastewater Provider LOS Letters.

**Transportation:** The traffic study in Attachment H will show there are no short- or long-term impacts to the roadway infrastructure as a result of this FLUA Amendment request. In addition, the site is immediately adjacent to Palm Tran Route 4 stops 1546 and 1537, which services the N Haverhill Corridor.

**Emergency Services:** The site is approximately 2.4 miles from Palm Beach County Fire Rescue Station 23 with a response time of ±6 minutes.

3. Impact on the Adjacent and Surrounding Development.

**Response: The site sits at an existing signalized intersection and would be consistent with other Institutional, Public, and Civic uses along the corridor. There are also roadways along the north, east, and southern boundaries of the site, allowing ample separation from any existing development. The western contiguous land use of Single Family would be appropriately buffered with a Type II Incompatibility landscape buffer with a concrete panel wall to help screen the neighboring property from the proposed development.**

4. The future land use balance.

**Response: The proposed FLUA will not have any impact on the future land use balance of this area. Institutional, Public, and Civic uses are permitted in this area as preceded by the following four sites withing a 0.5-mile vicinity of the subject site:**

**3275 N HAVERHILL RD  
3345 N HAVERHILL RD  
3443 N HAVERHILL RD  
5348 GROVE ST**

**In addition, this site has frontage along the intersection of an Urban Minor Arterial Road (N Haverhill Road) and an Urban Collector Road (Community Drive), which is an ideal location for the proposed use.**

5. The prevention of urban sprawl as defined by 163.3164(51), F.S

**Response: Urban sprawl would not apply to this development as it would be considered an urban infill site.**

6. Community Plan and/or Planning Area Special Studies recognized by the Board of County Commissioner's.

**Response: There are no known Community Plans or Special Studies in or around the subject site.**

7. Municipalities in accordance with Intergovernmental Coordination Element 1.1

**Response: The applicant will cooperate with the elements and objectives outlined in Goal 3: Intergovernmental Coordination of the Comprehensive Plan to support any impact as a result of the proposed development.**

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

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

**Response: The proposed FLUA Amendment from MR-5 to INST would be consistent with a nearby site located at 3443 N Haverhill Road, approximately 0.50 mi north of the subject site, which is surrounded by Medium and High Residential. There would be no immediate impact to the adjacent properties as a result of the proposed FLUA Amendment.**

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

**Response: Access would be improved to the subject site by dedicating 30' of ROW along the south property and extending Community Drive per the conditions in approved resolution R-2018-1841. Primary access to the site would be from the south, utilizing the existing signalized intersection at N Haverhill Road and Community Drive. These off-site improvements open opportunity to further extend Community Drive and activate a new development corridor westward.**

- c. New information of change in circumstances which affect the subject site;

**Response: The proposed FLUA Amendment it is to allow the applicant to provide a short-term care facility for patients to occupy the site for a period less than 90-days, which is not allowed in the approved FLU MR-5 and Congregate Living Facility Use. Skilled Nursing or Residential Treatment Facility is an appropriate use as described in Section 4.C.15 of the Palm Beach County Unified Land Development Code to allow medical detox and recovery patients to occupy the site for a period of 30-days or more and Behavioral Health patients to occupy the site for a period of 90 days or more.**

- d. Inappropriateness of the adopted FLU designation; or

**Response: Medium Residential allowing 5 units per acre is not appropriate for a 3.97 acre at the intersection of an Urban Minor Arterial and Urban Collector Road. A non-residential land use would be more appropriate. This subject site meets the criteria of Institutional FLUA.**

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

**Response: The current FLU designation was not assigned in error at the time of establishment; however, a more appropriate land use is warranted given the location of the subject site and intensity of surrounding development.**

## ATTACHMENT G.2

### CONSISTENCY WITH THE COMPREHENSIVE PLAN AND FLORIDA STATUTES – RESIDENTIAL DENSITY INCREASE

1. Demonstrate a need for the amendment

**Response:** The demand for short term care and rehabilitation facilities has steadily risen in Palm Beach County and all of South Florida. An increase in density to allow an Institutional Use is warranted at this location for reasons illustrated in Attachment G.1. In addition, a conditional use for a Congregate Living Facility was approved under Resolution 2018-1842 to allow a long-term recovery facility to operate at this location. We believe Skilled Nursing or Residential Treatment Facility is a more appropriate, and flexible, use of the site to better serve a larger diversity of patients in the local community.

- a. Demonstrate that the current FLUA designation is inappropriate.

**Response:** The proposed FLUA Amendment is from a residential (MR-5) to a non-residential use (INST), which would increase density from 5 units per acre (approximately 20 units) to one bed per 1,000 sf of lot area (173 beds) or the equivalent of 18 units per acre. The estimated population increase is 126 people that could occupy the site with the proposed use. We believe a residential land use is an underutilization of the subject site and a non-residential use more appropriate given the juxtaposition of major roadways, surrounding High-Residential uses (up to 18 units per acre), intense multifamily developments, and ease of access to mass transit.

## ATTACHMENT G.3

### CONSISTENCY WITH THE COMPREHENSIVE PLAN AND FLORIDA STATUTES – COMPATIBILITY

1. Demonstrate compatibility with the surrounding land uses.

**Response:** The site has frontage along roadways on the north and east property lines and ROW for a future roadway on the south. ROW buffers would be installed per requirements set forth in Article 7, Chapter C of the Palm Beach County Unified Land Development Code. Beyond the roadways, the surrounding land uses are medium residential (MR-5) and high residential (HR-18) allowing up to 18 units per acre with the only contiguous property being MR-5 to the west.

The proposed FLUA Amendment density would match the existing HR-18 density in place at the southern neighboring property. A Skilled Nursing or Residential Treatment Facility in an Institutional FLU allows 1 bed per 1,000 sf of lot area, which equates to 18 units per acre, with an assumed population of 2.39 people per unit. ( $172,933 \text{ sf lot area} / 1,000 \text{ sf} = 173 \text{ beds} / 2.39 \text{ people per unit} = 72 \text{ units} / 3.97 \text{ acres} = \underline{18 \text{ units/acre}}$ ). For this reason, the proposed Institutional FLU would be compatible with the HR-18 property to the south.

However, an Institutional FLU would create an incompatibility with the western neighboring property, where a Type II landscape buffer would be installed with a 6'ht opaque wall as shown in the currently approved site plan of Resolution 2018-0035. This condition is similar to a property 0.50 miles north of the subject site located at 3443 N Haverhill Rd, an Institutional FLU surrounded by MR-5 on three sides with incompatibility buffer being provided around the Cypress Lakes Community.



**Water Utilities Department  
Engineering**

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



**Palm Beach County  
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Commissioners**

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

**County Administrator**

Verdenia C. Baker

February 12, 2024

Jessamine Design Build, LLC

RE 3037 N Haverhill Rd.  
Service Availability Letter

Dear Mr. Feccia,

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 property, PBCWUD currently has the capacity to accommodate the proposed one hundred bed recovery facility totaling 28,500 SF of nonresidential use.

The nearest connection to utilities is a 12" watermain and a 6" sanitary sewer force main located adjacent to the subject property within Haverhill Road.

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

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

Sincerely,

Jackie Michels, P.E,  
Project Manager

*"An Equal Opportunity  
Affirmative Action Employer"*



**CIVIL ENGINEERING CONSULTING, INC.**

**PROPOSED ALF SITE  
3037 N. HAVERHILL ROAD  
PALM BEACH COUNTY, FLORIDA**

**March 2024**

**A. SITE DESCRIPTION**

The proposed site is a 2-parcel lot consisting of an existing parking lot along with 2 buildings and a tennis court in unincorporated Palm Beach County, Florida. The proposed development is located on 3.97 total acres and will consist of 4 one story buildings totaling 100 beds, clubhouse, and tennis court. The site is bordered to the east by N. Haverhill Road, and to the north by Horseshoe Circle South. Water and Sewer to be provided by Palm Beach Beach County Water Utilities Department. Water and Sewer connections will be from N. Haverhill Road. The site is located within in the C-51 drainage basin.

**B. SURFACE WATER MANAGEMENT INFORMATION**

The surface water management system designed for the subject parcel of land is to be designed and constructed to satisfy drainage requirements of South Florida Water Management District (SFWMD) C-51 Baasin, Palm Beach County and other regulatory agencies. The system will collect on-site run-off and via area drains, catch basins and trench drains which will be routed to an ex-filtration trench and dry detention area for treatment and storage before discharging to Palm Beach County storm management system which will eventually lead to the SFWMD C-51 Drainage Basin.

Essential elements of the improvements required for implementation of the water managementsystem for this project are as follows:

1. Storm inlets, piping, exfiltration trenches, etc. will collect and transmit storm runoff with allowable overflow discharge to the street swale and drainage.
2. The project site will be limited to a peak discharge rate utilizing allowable runoff criteria as established by Palm Beach County and SFWMD.
3. Any off-site lands that contribute runoff to the project site will be recognized during stormevent analysis as off-site discharges which must be handled by the project's water



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management system. Based on data reviewed to date, there are no off-site lands affecting this project's drainage plan.

4. "Best management practice" and any other "state of the art" techniques which are needed will be incorporated into the development of construction plans for the project for water quality enhancement. In addition, applicable SFWMD criteria for retention/detention will be utilized for runoff storage prior to major discharges from the project site. Exfiltration trenches may be sized for retention/percolation as well for water quality enhancement. The site has sandy soils and substantial "depth to water table" which are factors well suited for percolation which should not affect the groundwater.
5. The land owner will be the entity responsible for operation and maintenance of the on-site surface water management system serving the project development.
6. Flood Protection:
  - a) Adequate protection from the 100-year storm event will be provided by establishing a minimum finished floor elevation above the estimated 100-year flood stage.
  - b) All elements in the water management plan, including, culverts and storm drainage piping systems will be sized during detail design of the facilities, using standard engineering practice for hydraulic design, based on the storm discharges for major elements of the system.
7. Site Drainage
  - Parking Lot elevations set at or above the 5 year – 1 day flood stage
  - No offsite discharge up to the 25 year – 3 day flood stage except through an approved control structure
  - Legal Positive Outfall (Legal Positive Outfall) to the N. Haverhill Road via control structure and outfall pipe
  - Building Finished Floor Elevations set at or above the 100 year – 3 day (zero discharge) flood stage
  - Water Quality Treatment volume in accordance with SFWMD and PBC criteria
  - Allowable discharge per the SFWMD criteria
  - Water quality treatment and flood attenuation within proposed underground retention system and new dry swale
  - Drainage Permits will be obtained from SFWMD and Palm Beach County prior to construction.



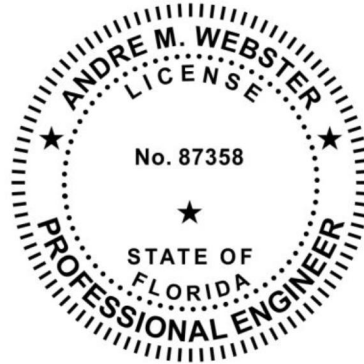


**CIVIL ENGINEERING CONSULTING, INC.**

Sincerely,

*Andre Webster*

Andre M. Webster, P.E.  
Florida License #87358



Andre M  
Webster

Digitally signed by  
Andre M Webster  
Date: 2024.03.07  
09:19:19 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

February 27, 2024

Jessamine Design Build  
Attention: Stephen Feccia

Re: Detox and Recovery Facility  
PCN 00-42-43-14-00-000-5190 & 00-42-43-14-00-000-5030

Dear Stephen Feccia:

Per your request for response time information to the subject property PCN: 00-42-43-14-00-000-5190 & 00-42-43-14-00-000-5030. This property is served currently by Palm Beach County Fire-Rescue Station #23 which is located at 5471 Okeechobee Blvd. The maximum distance traveled to subject property is approximately 2.00 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2023, the average response time (call received to on scene) for this stations zone is 6:36.

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

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

Sincerely,

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

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Affirmative Action Employer"*

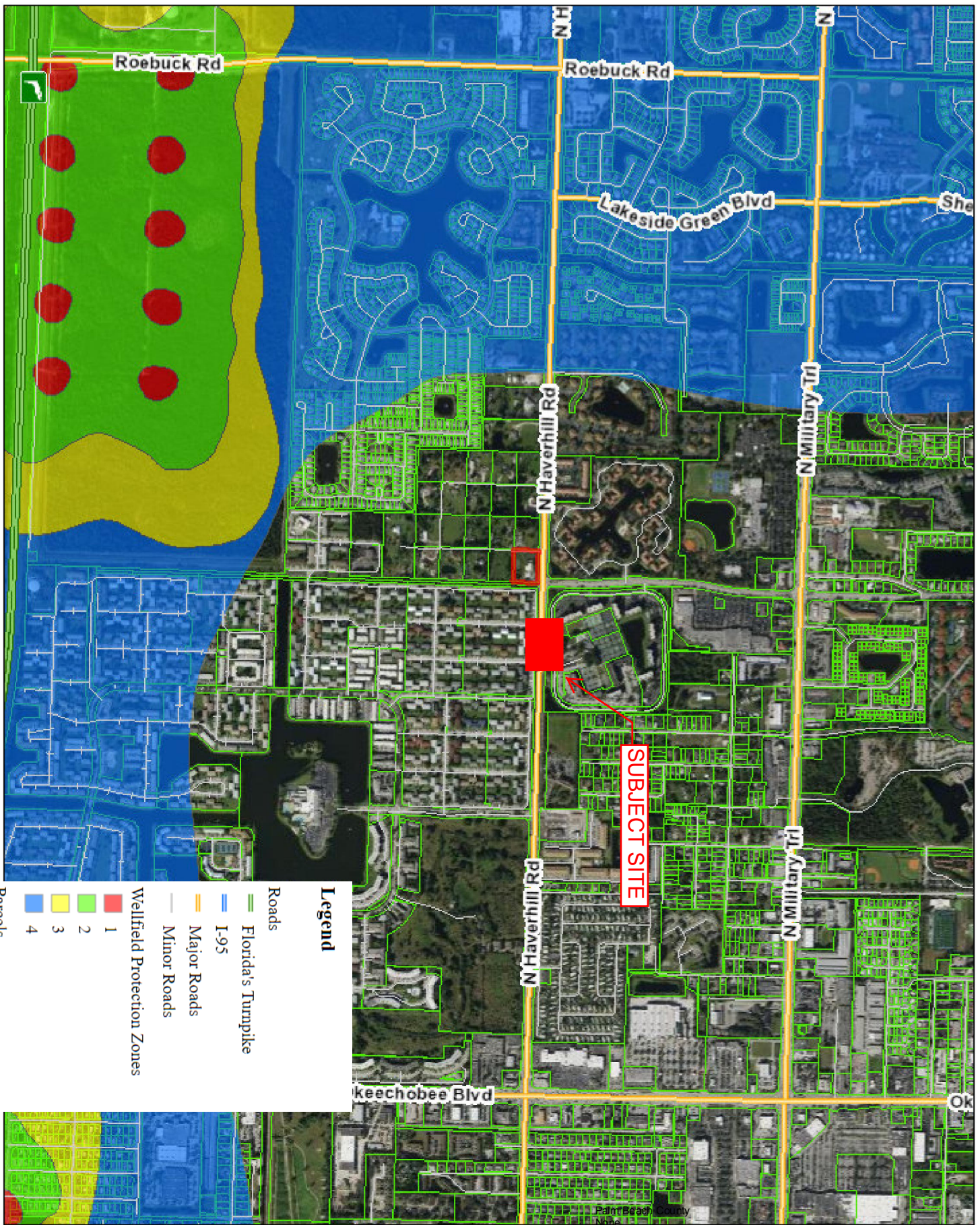
## ATTACHMENT L

### NATURAL FEATURE INVENTORY AND MAP

Below is an aerial photograph highlighting the subject property. There are no listed species and/or habitats of significant value that occupy the site. There is native and non-native vegetation that exists on the subject site consisting of mostly Sabal Palms, Slash Pines, and Live Oaks, which the applicant will utilize their best effort to preserve any significant trees if the site is developed as intended.

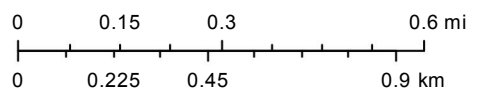


# Wellfield Zone



February 2, 2024

1:18,056





**Department of Planning,  
Zoning & Building**

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

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
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Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

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Affirmative Action Employer"*

February 26, 2024

Steve Feccia  
Jessamine Design Build, LLC  
5427 Oak Terrace Drive  
Orlando, Florida 32839

**RE: Historical and Archaeological Resource Review for the project located at the address: 3037 N. Haverhill Road, (Control #2017-00059) under PCN's: 00-42-43-14-00-000-5190 & 00-42-43-14-00-000-5030.**

Dear Mr. Feccia:

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

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 properties.

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 properties.

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/ Archeologist

cc: Jeff Gagnon, AICP, Interim-Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Pónton-Nigaglioni, PhD, RPA, Archaeologist/Planner I, PBC Planning Division