

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

Application No.: Z-2016-01015
Application Name: Faith Farm Ministries
Control No.: 1994-00073
Applicant: Palm Beach County Board of County Commissioners
Owners: Ft. Lauderdale Rescue Tabernacle Inc
Agent: Palm Beach County Board of County Commissioners
Telephone No.: (561) 233-5402
Project Manager: Yoan Machado, Site Planner II

TITLE: an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.

APPLICATION SUMMARY: Proposed is a County initiated Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District. The 87.26-acre site was subject to a County-initiated Land Use Amendment and rezoning to the Agricultural Reserve (AGR) Future Land Use (FLU) designation and Zoning District for multiple parcels of land, and were all approved by the Board of County Commissioners (BCC) via Resolution R-1998-0851.

On January 27, 2016, the County, for the second time, initiated a FLU Amendment and rezoning for three other parcels of land (Faith Farm Ministries, Eternal Light Cemetery and Caridad Center) that are located within the Agricultural Reserve. The adopted Amendment (Ordinance No. 2016-008) established an Institutional with an underlying Agricultural Reserve (INST/AGR) FLU for the site. The proposed rezoning from AGR to IPF will allow the site s zoning to be consistent with the newly adopted FLU. The Class A Conditional Use is to update the existing Cemetary subject to the latest approval process. No development or other changes are proposed at this time.

SITE DATA:

| | |
|--------------------------------|--|
| Location: | Approximately 0.42 miles north of Boynton Beach Boulevard on the east side of SR 7 |
| Property Control Number(s) | 00-42-45-19-02-001-0000; 00-42-45-19-02-002-0000 |
| Existing Land Use Designation: | Institutional and Public Facilities, with an underlying AGR (INST/AGR) |
| Proposed Land Use Designation: | No proposed change |
| Existing Zoning District: | Agricultural Reserve District (AGR) |
| Proposed Zoning District: | Institutional Public Facilities (IPF) |
| Acreage: | 87.28 acres |
| Tier: | Agricultural Reserve |
| Overlay District: | N/A |
| Neighborhood Plan: | West Boynton Community Plan |
| CCRT Area: | N/A |
| Municipalities within 1 Mile | N/A |
| Future Annexation Area | N/A |

RECOMMENDATION: Staff recommends approval of the request subject to a Conditional Overlay Zone and 2 Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received 0 contacts from the public regarding this project.

PROJECT HISTORY:

The subject property is owned and operated by a tax-exempt religious organization that provides services to individuals with a chemical dependency and alcohol addiction through recovery programs. According to their website, Faith Farm Ministries was established in 1951 and is "a faith-based, long-term, residential, recovery program for men and women and has been at this location since

approximately 1964. The property has been developed with a Church and a combination of collocated facilities in the context of the Unified Land Development Code (ULDC). Based on the Planning Land Use application it is stated that, Uses on the site include housing units and thrift store which sells new and used furniture designed to provide support and to assist in the recovery process. The subject property recently was part of a Large Scale Land Use Amendment with application number LGA-2016-00012 that changed the Future Land Use designation from Agricultural Reserve (AGR) to Institutional with an underlying Agricultural Reserve (INST/AGR) through Ordinance 2016-008 approved on February 2, 2016. The County initiated Rezoning of the property from AGR to Institutional Public Facilities (IPF) is only to establish consistency with the Future Land Use.

SURROUNDING LAND USES:

NORTH:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)
Supporting: Residential (currently Agriculture) (Amestoy AGR PUD,Control No. 2005-00162)

SOUTH:

FLU Designation: Institutional and Public Facilities (INST)
Zoning District: Multiple Use Planned Development District (MUPD)
Supporting: Public and Civic (Bethesda West Hospital, Control No. 2006-00011)

EAST:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)
Supporting: Residential currently Agriculture (Amestoy AGR PUD,Control No. 2005-00162)

WEST:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR)
Supporting: Agricultural (Soowal Mobile Home, Control No. 1995-50007)

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR)
Supporting: Agricultural (Palm Beach Farms Co Plat 3, Control No. 2014-00039)

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR)
Supporting: Utilities & Excavation (Atlas Peat & Soil, Control No. 1979-00120)

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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.*

o Prior Land Use Amendments: The site was the subject of a County initiated Land Use amendment known as Faith Farm Ministries LGA-2016-012. The Amendment addressed uses which pre-dated the establishment of the Ag Reserve regulations, clarify the status of the existing use(s). Faith Farm Ministries LGA-2016-012 was adopted via Ordinance 2016-008, which amended the land use from AGR to INST/AGR, with a condition which reads,

“Development of the site under the Institutional and Public Facilities (INST) future land use designation shall be limited to the operations of Faith Farm Ministries.”

The request to rezone to the Institutional Public Facilities (IPF) zoning district would be consistent with the recent Land Use Amendment approval.

○ Intensity: The maximum Floor Area Ratio (FAR) of 0.15 is allowed for an Institutional (INST) FLU in the Agricultural Reserve Tier, (87.82 ac or 3,825,439.2 square feet x 0.15 (max) FAR = 573,815.88 maximum square feet). Since the subject request is only for a rezoning to the IPF District, no square footage is being proposed.

○ Special Overlay District/ Neighborhood Plan/Planning Study Area: The property is located within the West Boynton Community Plan. The request is consistent with the neighborhood plan recommendations. During the County initiated amendment process, County Staff held an informational meeting on September 29, 2015, to which representatives of COWBRA attended. No objections or concerns have been received by the Planning Division to date.

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 proposed rezoning is not in conflict with any portion of the Code and is consistent with the stated purpose and intent of the Code. As noted above, Faith Farm Ministries LGA-2016-012 was adopted via Ordinance 2016-008, which amended the land use from AGR to INST/AGR with no conditions. The request to rezone from the AGR Zoning District to the IPF Zoning District would also be consistent with the recent Land Use Amendment approval. They are not receiving any approvals to change or expand the use.

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 amendment is compatible and consistent with the surrounding zoning districts and is appropriate for the designated land use.

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 site was previously developed.

WELLFIELD PROTECTION ZONE: The property is not located with a Wellfield Protection Zone.

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 rezoning will not affect the existing development pattern for the area. The land use for the site was recently modified and the proposed request will bring the site into consistency with its

FLU designation. The site exists with a Place of Worship and a combination of collocated facilities supporting the ministries. No proposed changes to the site or use are proposed at this time. Any modifications would require compliance with the ULDC.

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

Compliance will be evaluated under a future Development Order Application. The site is currently approved for:

*Concurrency is approved for the uses and amounts shown on this site plan.

| <u>Building Key</u> | <u>ULDC Use Matrix Use Definition</u> | <u>Sq. Feet</u> | <u>Seats/Units/Beds/Facilities</u> |
|------------------------------|---------------------------------------|-------------------|--|
| 3, B | Retail Sales, General | 41,670 | N/A |
| 17,18,23,24,26,27 | Repair Services, Limited | 24,087 | N/A |
| 2,20,21,22 | Warehouse | 7,698 | N/A |
| 5 | Church | 4,180 | 300 Seats |
| Church Collocated Facilities | | | |
| 10, 11 (demo), A | Administrative Offices | 2,999 | N/A |
| 13-15,57 | Men's Dormitory/Dining/Kitchen | 13,473 | 80 beds |
| 16 | Student Apartments/Rooms | 7,110 | 24 unit/32 beds |
| 30,56 | Woman's Dorm | 6,160 | 30 beds |
| 6,7,8,9 | School/Classrooms | 5,930 | N/A |
| 42 - 45, 54 | SF Residential | 7,951 | 5 units |
| 19,28,29,31 - 41 | Mobile Homes | 26,727 | 14 units (MH #31 not in use) |
| 51,52,53 | Recreation facilities and land | 4,903/11 ac. | Pavilion, restrooms, RV sites, ball fields, soccer. |
| 1,12,46 - 50 | Minor Utility | 2,905 | Water, Sewer Plant, Pump Stations, Generator, Irrigation |
| 4 | Miscellaneous -- Guard House | 25 | Unmanned Guard House |
| TOTAL | | 155,818 SF | 18 units (allowed to have cars) 142 student beds (not allowed to have cars) |

ENGINEERING COMMENTS: This application is County initiated. The Engineering Department will not be recommending any Conditions of Approval at this time. Future Development Order requests will be reviewed for code compliance at the time of application and may be subject to conditions then.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project meets all Department of Health requirements.

FIRE PROTECTION: Staff has reviewed the request and it is not subject to the requirements of the Fire Department at this time.

SCHOOL IMPACTS: Staff has reviewed the request and it is not subject to the requirements of School Concurrency at this time.

PARKS AND RECREATION:

Petitioner is required to provide 108.90 square feet of recreation per bed, based on the 142 beds provided the petitioner is required to provide 0.36 acres of onsite recreation.

CONCURRENCY: No new concurrency has been approved for this site at this time, but the property has concurrency approved for the uses outlined on the table shown under Adequate Public Facilities. The Property Owner must comply with the requirements of Public Facilities and Concurrency at time of request for a new use on the property.

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

The County has initiated a rezoning of this property to bring the site into consistency with modifications to the Future Land Use and changes to the Comprehensive Plan policies.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need of change and the potential impacts generated by this change; therefore, Staff is recommending approval of the proposed Official Zoning Map Amendment to the Institutional Public Facilities (IPF) Zoning District.

CONDITIONS OF APPROVAL

Exhibit C Official Zoning Map Amendment

PLANNING

1. Per LGA-2016-016/ORD.2016-008: Development of the site under the Institutional and Public Facilities (INST) future land use designation shall be limited to the operations of Faith Farm Ministries. (ONGOING: PLANNING - Planning)

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

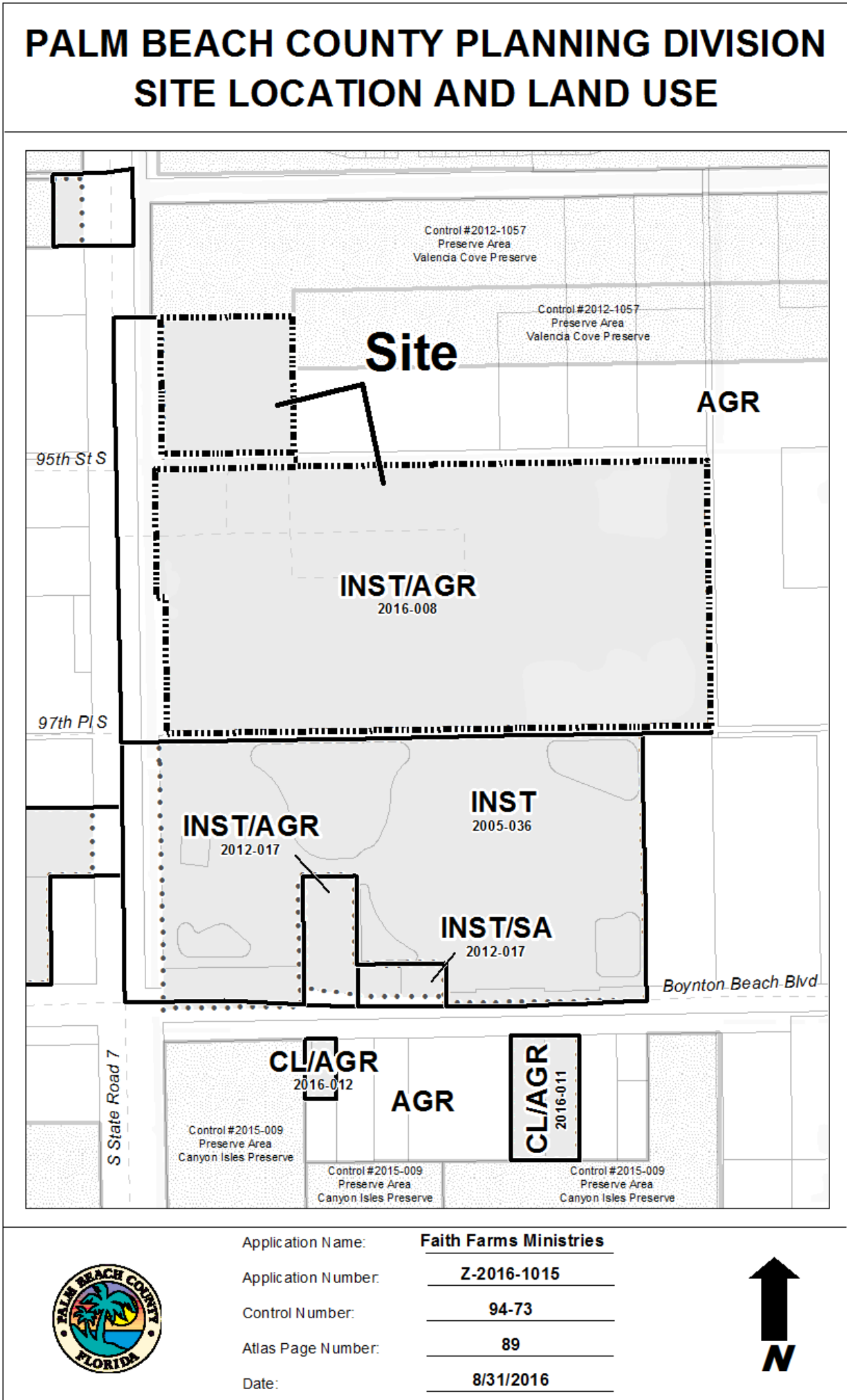


Figure 2 - Zoning Map



Figure 3 – Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



| | |
|---------------------|-------------------------------|
| Application Name: | Faith Farms Ministries |
| Application Number: | Z-2016-1015 |
| Control Number: | 94-73 |
| Atlas Page Number: | 89 |
| Date: | 8/31/2016 |



Figure 4 Previously Approved Site Plan (For Reference Only)

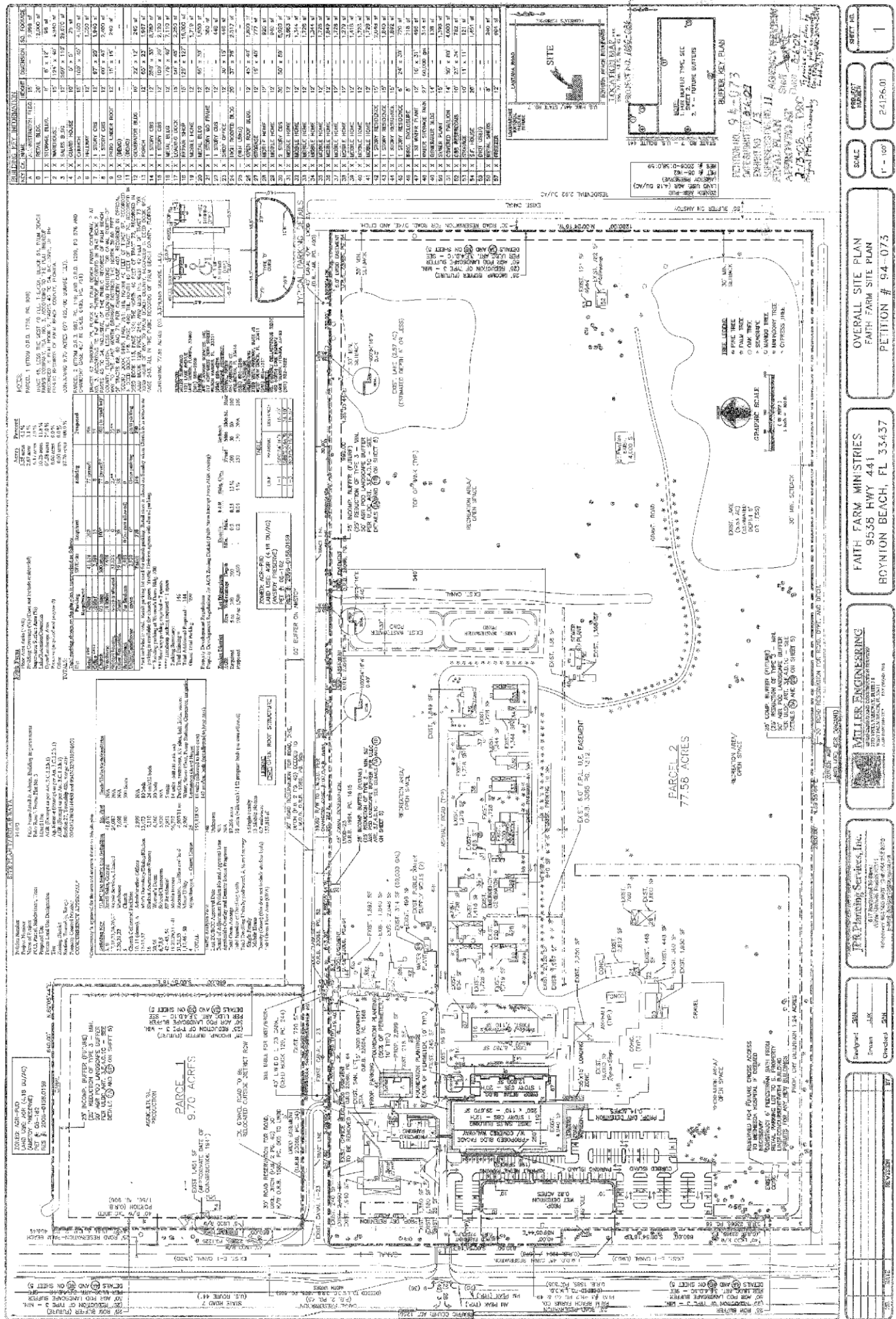


Exhibit D: Disclosures

County Initiated Rezoning – no disclosures