

PROJECT NARRATIVE

SHERWOOD PARK SHERWOOD FOREST PRD Land Use Map Amendment

February 16, 2021

April 16, 2021 Rev.

June 30, 2021 Rev.



Urban Design
Land Planning
Landscape Architecture

REQUEST

Urban Design Studio, as agent for the property owner, Sherwood Park Golf Club, Inc, (Owner) and the contract purchaser/applicant, Pulte Home Company, LLC, (Applicant) has prepared and hereby respectfully submits this request for Land Use Map Amendment to amend the Land Use designation of the 37.33-acre Sherwood Park Golf Club site (Site) from Open Space (OS) to Low Density Residential (LD) for the proposed Sherwood Park 79-unit zero lot line single-family subdivision. Applicant has also filed concurrent requests for Rezoning, Master Development Plan modification, Waivers, and Class II Site Plan Approval with Administrative Waivers for the proposed residential development.

The Site is located on the south side of Atlantic Avenue, at the terminus intersection of Atlantic Avenue and Barwick Road and is comprised of one parcel control number (PCN) 12-42-46-13-25-007-0030. The Owner ceased operation of the golf course and club use in April of 2018, after operating at a loss for years, and placed the property on the market for sale. The golf course was originally constructed in 1959 with the associated clubhouse, cart barn, and maintenance building, and was approved later as part of the Sherwood Forest Planned Residential Development (PRD), a residential community consisting, at that time, 125 single family dwelling units (Sherwood Forest). The PRD was later amended in 2002 to also include 72 multi-family dwelling units (Legacy at Sherwood Forest), not associated with the golf course use and that has a Future Land Use of Medium Density (MD).

As noted, the Site currently has a Land Use designation of Open Space, as well as Zoning designation of Open Space and Recreation (OSR). These designations do not allow for redevelopment of the site for the purposes of density or intensity, requiring a modification to both. The applicant is proposing to therefore amend the Land Use designation to Low Density (LD), and has filed a companion Rezoning request to rezone the Site to PRD with up to 5 units to the acre, consistent with the existing Sherwood Forest and Legacy at Sherwood Forest developments within the PRD. Additionally, the applicant is requesting Master Development Plan Modification, Waiver(s), and a Class II Site Plan Review for the Site.

BACKGROUND / HISTORY

Based on information obtained from the City of Delray Beach and other records, the 74.91-acre Sherwood Forest PRD was originally within the jurisdictional boundary of Palm Beach County (PBC) and consisted of only Sherwood Park Golf Course, which was constructed and opened around 1960 and included the associated clubhouse, cart barn, and maintenance building. The golf course use was continuing to operate during the a voluntarily annexation request of the Owner of the entire 74.91-acre site into the City of Delray Beach in October of 1988.

In conjunction with the Annexation noted, the owner/applicant requested Conditional Use (CU) and Site Plan approvals as well as the abandonment of Forest Road. These requests were processed by the City concurrently and included the designs for the construction of a 131-unit single family zero lot line subdivision surrounding the existing golf course portion of the overall site. This Site Plan request was subsequently modified and approved to accommodate 125 units, which exist today as Sherwood Forest.

At its meeting of August 23, 1988, the City Commission approved the CU and Site Plan with conditions. One of the conditions related to the execution of an agreement between Sherwood Park Golf, Inc., Sherwood Forest Homeowner's Association, Inc., and the City of Delray Beach. The agreement was to restrict the development potential of the current golf course to an executive golf course, clubhouse and pro shop for 25 years, with 10-year automatic successive renewal periods (unless revoked in writing by all parties). The use restriction was solidified through the recording of the Dedication agreement recorded on March 21, 1990, in ORB 6392, Pages 287-288. This Dedication declaration is a covenant running with the land and is binding upon Sherwood Park Golf, Inc. and its successors and assigns. In November 2020, the Sherwood Forest HOA overwhelmingly voted to remove the deed restriction (please see attached letter from Board President John Colasacco).

Other conditions included that one third of the lots contain 3-bedroom units to promote the family nature of the development; and a single-story limitation on some of the lots adjacent to the Hamlet. The Commission also made the determination that the residential development is integrated with the golf course to the extent that there is sufficient common open space. The development proposal included upgrading of the golf course clubhouse and a second-floor addition be dedicated for use by the Sherwood Forest Homeowners Association and that the homeowners have golf course membership opportunities. Applicant notes that the Sherwood Forest HOA currently has private Cabana facility with pool and tennis court amenities for the residents of Sherwood Forest.

With the adoption of the City's Comprehensive Plan and Future Land Use Map in November 1989, the FLUM designation for the Sherwood Golf Course PRO was formally changed from Single Family to: Low Density Residential (0-5 du/ac) for the single-family component; Recreation and Open Space for the golf course; and Medium Density Residential (5-12 du/ac) for the out parcels fronting Atlantic Avenue (driving range). With the adoption of the City's Land Development Regulations and Zoning Map in October 1990,

the residential components (low density and medium density) of the Sherwood Forest PRO were rezoned from PRD-L to PRO (Planned Residential Development) and the golf course was rezoned from PRD-L to OS (Open Space).

Then in June of 2002, the Planning and Zoning Board approved a modification to the Master Development Plan for the Sherwood Forest PRD to include the redevelopment of the golf course driving ranges, fronting on Atlantic Avenue, as the Legacy at Sherwood Forest residential community, consisting of 72 multi-family units with independent recreational amenities. The Site Plan Review and Appearance Board subsequently approved the Class V Site Plan request for the Legacy at Sherwood Forest development with conditions in August of 2002.

Governing approvals found in the records for the PRD include the following:

May 13, 1963: Action by Delray City Commission

- **Resolution 1449:** Resolution approving the vacation of certain easements shown on a Plat recorded dated May 4, 1916, in. Plat Book 6, Page 53, Palm Beach County, Florida, Public Records

October 10, 1977: Action by Delray City Commission

- **Resolution 60-77:** Resolution approving the extension of sanitary sewer to the subject property and others.

October 11, 1988: Action by Delray City Commission

- **Ordinance 80-88:** Ordinance approving the voluntary annexation of the entire 74.91-acre Sherwood Park Golf Course property that included the golf course, single family residential area and multifamily area. 74.91-acre property, along with the initial zoning of PRD-L.

October 25, 1988: Action by Delray City Commission

- **Resolution 67-88:** Resolution abandoning Forest Road within the proposed Sherwood Forest Development. The existing right of way was proposed for abandonment as part of the development project. It is noted that the entire right-of-way is to revert to the original owner pursuant to original grant of deed. The abandonment was to be completed concurrent with original platting, but a special request has been made to accelerate it' s processing.
- Approval of the existing 125 single-family dwelling unit development that is adjacent the golf course on the south, east, and west.

June 17, 2002: Action by Delray Planning and Zoning Board

- Approved a modification to the Master Development Plan, amending the PRD to include the redevelopment of the golf course driving ranges as the Legacy at Sherwood Forest, a 72-unit multi-family development.

August 28, 2002: Action by Site Plan Review and Appearance Board

- Approved the Class V Site Plan for Legacy at Sherwood Forest with conditions.

PLATS:

- **Sherwood Forest Plan No. 1:** This is the original plat approval that subdivided the land in Tracts G-1 and G-2 (currently the multifamily area), the golf course, and provided for the subdivision of the roadways and single-family lots. Plat Book 62, Pages 163-168.
- **Legacy at Sherwood Forest:** Platting the 72 dwelling unit multi-family development and granting easements to the Golf Course and Sherwood Forest developments. Plat Book 96, Pages 126-128.

Pre-application Meetings

Applicant met with City Staff in 2018, and again for a pre-application video conference on January 11, 2021, to discuss the recent activities of the Applicant with the Sherwood Forest residents and HOA, as well as review the proposed site redevelopment and possible required waivers. Also discussed were the appropriate approval processes, proposed reduced ROW, and the existing Lake Worth Drainage District canal.

Surrounding Uses

Below is information on the adjacent properties to the PRD.

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Municipality
NORTH	N/A	N/A	Atlantic Avenue	Delray Beach
	TRN	RM-9	Colony Palms (MF Res Dev.)	Delray Beach
	TRN	POC	Financial Institution	Delray Beach
SOUTH	LD, OS	R-1-A, OS	Seagate CC and Golf Course (SF Res Dev.)	Delray Beach
EAST	LD, OS	R-1-A, OS	Seagate CC and Golf Course (SF Res Dev.)	Delray Beach

WEST	TRN	POC	Financial Institution	Delray Beach
	LD	R-1-A	Country Club Acres (SF Res Dev.)	Delray Beach
	LD, OS	R-1-A, OS	Seagate and Course (SF Res Dev.) CC and Golf	Delray Beach

Proposed Development

Applicant is proposing the redevelopment of the prior golf course and clubhouse use to a single-family residential development consisting of 79 single-family zero lot line subdivision lots with a clubhouse facility and other recreation amenities, such as fitness center, pool, and tot lot, along with passive park areas and other open spaces and large lakes. (See Rezoning and Class II Narratives for additional detail).

The PRD as a whole is currently serviced by the City of Delray Beach for water and sewer service, as well as Fire and Emergency Services (Delray Beach Fire Station 114). Furthermore, the City recently prepared a study for the site in 2019 that resulted in confirmation that the City’s water treatment and distribution facilities and the existing City’s sewer treatment facilities are adequate to serve the proposed residential development. Additionally, offsite improvements have been identified by the City staff to the existing sewer transmission facilities to provide service to the proposed project.

Applicant has also received letters from FPL, ATT, and FPU (see submitted documents), however; was unable to successfully contact Comcast via email or phone for the required utility notification letter (see submitted email transmittals). Applicant will work with other outside service providers such as waste disposal, and the like.

The applicant has provided a traffic statement, prepared by Juan Ortega, for the proposed redevelopment of the site as a single-family detached use, and has submitted same to PBC for review and approval.

The site has legal positive outfall to the LWDD L-34 canal, located on the Site. The site is not located in any Palm Beach County wellfield protection areas.

Recreation/Clubhouse Use

Minutes from the August 23, 1988 City Council meeting show that the golf course was intended to be an ‘integral’ part of the project. Integration of the single-family use and the golf course were to be met by 1) reserved/preferred membership, 2) clubhouse was to be reconstructed and a second floor provided for the HOA use, and 3) the declaration prohibiting

redevelopment of the course for 25 years or longer as agreed upon by all parties (see Dedication document recorded in ORB 6392, Pages 287-288.)

The Applicant has met with the residents of Sherwood Forest on multiple occasions and, as a result, it is the intent of the Applicant to continue to offer the use of the clubhouse and amenities for use by the Sherwood Forest residents, as well as use by the Sherwood Forest HOA for meetings and other sanctioned events. Applicant notes that the Sherwood Forest community currently has private cabana facility with pool and tennis court amenities for the residents of Sherwood Forest.

In November 2020, the Sherwood Forest HOA overwhelmingly voted to remove the deed restriction (please see attached letter from Board President John Colasacco), supporting the proposed redevelopment of the Site.

AMENDMENT TO THE LAND USE MAP - CONSISTENCY & COMPATIBILITY

The Applicant has provided below an analysis of the City of Delray Beach Comprehensive Plan Goals, Objectives, and Policies. The request to amend the Land Use Map and designation for the Site from Open Space to Low Density is consistent with the City's Comprehensive Plan and Zoning regulations for the property, and support the proposed use of the site as a single-family residential development, and is consistent with the surrounding residential developments to the east, west, and south.

Approving the proposed modification to LD will result in a similar development as the existing Sherwood Forest zero lot line single-family development and provide for a transition use to the existing Legacy at Sherwood Forest multi-family development within the same PRD. The proposed land use and zoning designations are also compatible to the residential uses surrounding the Site.

Comprehensive Plan Analysis

NEIGHBORHOODS, DISTRICTS, AND CORRIDORS ELEMENT

Objective NDC 3.4 Future Land Use Map Amendments

Policy NDC 3.4.1

Amend the Land Use Map only when a demonstrated need for the requested land use is based upon circumstances that are verified and supported by data and analysis, such as shifts in demographic trends, changes in the availability of land, changes in the existing character and Land Use Map designations of the surrounding area, fulfillment of a comprehensive plan objective or policy, annexation into the municipal boundaries, or similar circumstances, and the following findings can be determined:

- That the requested land use designation is consistent with the goals, objectives, and policies of the most recently adopted Comprehensive Plan; and

- That development at the highest intensity possible under the requested land use designation meets the adopted concurrency standards; and,
- That the requested land use designation is compatible with the land use designations of the surrounding area; and, That the requested land use designations are compliant with the provisions and requirements of the Land Development Regulations.

Response: This request to amend the land use designation of the Site is in compliance with all three (3) of the criteria in the following manner:

- ***This request is in compliance with the Comprehensive Plan goals, objectives and policies, analysis has been provided below.***
- ***Applicant has reached out to concurrency providers, who have provided the required letters, and is additionally requesting as part of the concurrent request for Rezoning, Master Development Plan Modification, and Class II Site Plan Review, review of the proposed community for the purposes of concurrency based on City Departmental review.***
- ***The proposed density of 2.18 units to the acre for the for the Sherwood Park development is an appropriate transition density between the existing Sherwood Forest (LD land use) and Legacy at Sherwood Forest (MD land use) communities, and consistent with the overall PRD for 5 dwelling units to the acre.***

Objective NDC 1.1 Land Use Designations

Policy NDC 1.1.3

Provide transitions between land use designations at the rear of properties or at major corridors so that the prescribed uses and potential development patterns are arranged to achieve compatible and appropriate changes in intensity, height, and scale.

Response: The proposed density of 2.18 units to the acre for the Sherwood Park development provides for appropriate transitions through clustered buffering and access roads, additionally, the Sherwood Park community will provide the appropriate density transition between the existing Sherwood Forest (LD land use) and Legacy at Sherwood Forest (MD land use) communities.

Policy NDC 1.1.12

Develop and redevelop remaining infill lots in residential neighborhoods using zoning that is identical or most similar to the zoning of adjacent properties or that results in same or less intense development.

Response: The applicant is redeveloping a golf course use that has been terminated due to rising costs of maintenance and operation and decreasing interest in the general public. Approving to modify the land use of the site from OS to LD and approving the concurrent request for a rezoning of the site from OSR to PRD does provide for development that is identical in its designations to the Sherwood Forest community and less than the Legacy at Sherwood Forest community, all within the same PRD.

Policy NDC 1.1.14

Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

Response: The applicant is proposing a more compact residential development so that it may provide for additional lakes and open space areas that are complementary to the community and for continued wildlife habitat preservation in the area.

Objective NDC 1.2 Residential Land Use Designations

Policy NDC 1.2.1

Apply the most restrictive Residential land use designation that is appropriate for the neighborhood based on existing development patterns and lot sizes in the surrounding neighborhood, unless another zoning district better supports the implementation of an adopted neighborhood or redevelopment plan.

Response: The applicant is requesting to amend the land use to the LD district for the Sherwood Park development, which is appropriate for the PRD as the Sherwood Park community will provide a proper transition between the existing Sherwood Forest (LD land use) and Legacy at Sherwood Forest (MD land use) communities.

Policy NDC 1.2.3

Allow the Low-Density Residential land use designation on land that is or will be developed for detached, single family residential housing or for residential uses within a mix of housing types under a planned residential zoning district.

Response: The applicant is proposing to develop the site with detached single-family dwellings, complying with this Policy to allow the LD land use designation on land that is or will be developed as proposed with up to 5 dwelling units to the acre.

Policy NDC 1.2.5

Use the Low-Density Residential land use designation to create and maintain low density residential neighborhoods up to five dwelling units per acre with high quality amenities.

Response: Approving this request furthers the goals of this policy to develop the site with detached single-family dwellings, complying with this Policy to maintain low density residential neighborhoods with high quality amenities, such as the proposed lakes, open spaces, clubhouse, etc. proposed for this Site.

Objective NDC 1.5 Open Space Land Uses

Policy NDC 1.5.1

Preserve and protect areas with Conservation or Open Space land use designations to maintain a high quality of life for the residents and to prevent a reduction in the amount of open space in the city.

Response: The applicant is proposing a more compact residential development so that it may provide for additional lakes and open space areas that are complementary to the community and continued wildlife habitat preservation in the area, furthering this objective, goal and policy.

Policy NDC 1.5.3

Provide for the creation and retention of open space and the retention of natural resources within new development or redevelopment.

Response: The applicant is proposing a more compact residential development so that it may provide for additional lakes and open space areas that are complementary to the community and for continued wildlife habitat preservation in the area, furthering this objective, goal and policy.

Policy NDC 1.5 7

Limit the implementation of the Open Space land use designation by residential zoning districts to open space and recreation uses provided for the neighborhood.

Response: Although the applicant is requesting to amend the land use of OS to LD for the Site, the applicant is also proposing a more compact residential development to preserve open space and lake amenity areas, within the PRD, as well as provide continued wildlife habitat preservation in the area, furthering this objective, goal and policy.

Objective 2.3 Western Neighborhoods (West of Interstate-95)

Protect and enhance the residential neighborhoods located west of I-95, improve connectivity, and provide a mix of uses that meet daily needs of residents. Western Neighborhoods (West of Interstate-95) Protect and enhance the residential neighborhoods located west of I-95, improve connectivity, and provide a mix of uses that meet daily needs of residents.

Response: Approval of this request to amend the land use of a neighborhood west of the I-95 interchange, furthers this objective to protect and enhance those existing neighborhoods. Furthermore, with the partially shared amenities between the existing Sherwood Forest community and the proposed community, connectivity is being enhanced from the existing conditions.

Policy NDC 2.3.1

Preserve common areas used or designated as open space or recreational amenities in planned developments to maintain a high quality of life for the residents.

Response: Although the applicant is requesting to amend the land use of OS to LD for the Site, the applicant is also proposing a more compact residential development to preserve open space and lake amenity areas within the PRD, thereby maintaining a high quality of life for the existing and future residents and providing for the continued wildlife habitat preservation in the area, furthering this objective, goal and policy.

Objective NDC 3.4 Future Land Use Map Amendments

Policy NDC 3.4.2

Use the development review process to determine development, redevelopment, and adaptive reuse is consistent with and complementary to adjacent development, regardless of the implementing zoning designations for each land use designation.

Response: Applicant is in compliance with this Policy with this formal submittal requesting to amend the land use and rezone designations for the Site, and providing for narratives outlining how the proposed redevelopment is consistent and complementary to the adjacent development.

HOUSING ELEMENT

Objective HOU 1.1 Neighborhood Character

Policy HOU 1.1.5

Accommodate Delray Beach's existing and future housing needs through maintenance of existing residential neighborhoods, provision of infill development opportunities and redevelopment of underutilized parcels.

Response: Applicant is proposing to redevelop a golf course and club use within an existing PRD, providing for 79 additional future housing needs through the redevelopment of an underutilized parcel.

Policy HOU 1.1.6

Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Response: The applicant is consistent with this Policy by proposing a more compact residential development in order to provide for additional lakes and open space areas that are complementary to the community, and highlight the beauty of natural areas through the establishment of micro wildlife habitats within the PRD.

Policy HOU 1.1.8

Accommodate densities in established residential areas that promote compatibility with prevailing neighborhood character.

Response: The proposed density of 2.18 units to the acre for the Sherwood Park development provides for appropriate transitions through buffering and access roads, additionally, the Sherwood Park community will provide the appropriate density transition between the existing Sherwood Forest (LD land use) and Legacy at Sherwood Forest (MD land use) communities, and is consistent with the overall PRD current development for up to 5 dwelling units to the acre.

Policy HOU 1.1.12

Require that proposals for new development illustrate compatibility with adjacent neighborhoods with respect to noise, odors, dust, traffic volumes and circulation patterns in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Response: The proposed redevelopment of the golf course and club site at a density of 2.18 units to the acre is compatible with the adjacent communities within the PRD and will provide for an appropriate transition through buffering and access roads, and by providing the appropriate density transition between the existing Sherwood Forest (LD land use) and Legacy at Sherwood Forest (MD land use) communities. Redevelopment of this site will also increase the safety and stability of the community by developing lands central to the community that currently are vacant of use.

Objective HOU 1.3 Unique Neighborhoods

Policy HOU 1.3.1

Apply the most restrictive residential zoning district that is appropriate based on existing development patterns and lot sizes to these residential neighborhoods when considering requests for rezoning.

Response: The applicant is concurrently requesting to amend the zoning designation of the site from OSR to PRD, which is the appropriate zoning as the Site is located within an existing PRD. However, with this request to amend the land use to the LD district is the most restrictive that is also consistent with the surrounding developments within the PRD that have been developed at 5 dwelling units to the acre overall.

Objective HOU 3.1 Development to Accommodate Housing Needs

Policy HOU 3.1.4

Encourage development of vacant or underdeveloped land for housing and mixed-uses, and promote rehabilitation of underutilized housing into desirable places to live.

Response: The applicant is consistent with this Policy by redeveloping an underutilized land area with a compact residential development with increased lakes and open space areas that are complementary to the community, and highlight the beauty of natural areas through the establishment of micro wildlife habitats within the PRD.

Objective HOU 3.2 Expansion of the Housing Supply

Policy HOU 3.2.1

Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families

Response: The applicant is consistent with this Policy by providing for increased opportunities for ownership, within the City, of single-family homes in a compact environment.

Policy HOU 4.1.4

Analyze the feasibility of providing flexible zoning regulations and development standards which promote innovative housing designs and development concepts, such as cottage housing, micro-units, accessory dwelling units, co-housing units and modular homes.

Response: The applicant furthers the City's goal in this policy by requesting a zero lot line design with reduced building separation, providing a more compact residential development in order to provide for additional lakes and open space areas that are complementary to the community, and highlight the beauty of natural areas through the establishment of micro wildlife habitats within the PRD.

Policy HOU 4.2.6

Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit or other efficient modes of transportation, access to services and parks, efficient design and construction practices and the use of renewable energy resources.

Response: The applicant furthers the City's goal in this policy by requesting a zero lot line design with reduced building separation, providing for a more compact residential development, providing for efficient use of the land, increased conservation and creation of natural resources, and efficient design and construction practices that allow for electric meters and the like to remain within the garages and not displaced to one side of the structure, creating a secondary space within the home for panel placement. Applicant intends to utilize current building code requirements and energy efficient appliances where applicable.

Policy HOU 4.2.11

Preserve specimen trees with development and redevelopment.

Response: It is the intent of the applicant to preserve/relocate specimen trees within the existing site, providing for enhanced buffers and open space areas, as well as throughout the proposed community. Additionally, the applicant is preserving an area in the southeast corner of the site where a number of large specimen oaks and other trees exist today.

ENERGY EFFICIENCY AND DIVERSE ENERGY MIX

Objective CSR 5.1 Energy Efficiency

Policy CSR 5.1.1

Develop new green/sustainability regulations and incentives to increase energy efficiency in new construction and repurposed buildings through collaboration with the building and development community to determine best incentives and most effective approaches.

Response: it is the intent of the applicant to utilize current building code requirements and energy efficient appliances where applicable.

OPEN SPACE, PARKS, AND RECREATION

Objective OPR 1.4 Private Development Requirements

Policy OPR 1.4.1

Continue to require the provision of sufficient open space in public and private development projects through the Land Development Regulations.

Response: The applicant is consistent with this Policy by redeveloping an underutilized land area with a compact residential development, providing for increased lake areas and open spaces that are complementary to the community, and highlight the beauty of natural areas through the establishment of micro wildlife habitats within the PRD.

Policy OPR 1.4.2

Require residential developments to include tot lots and recreational areas, serving children from toddlers to teens, within all new housing developments consisting of more than 12 units or located outside the downtown area.

Response: The Sherwood Park development is proposed to include a clubhouse facility with high-quality amenities, tot lot, and other passive park and usable open spaces within the community, thereby meeting the intent of this policy.

Conclusion

On behalf of the owner and applicant, Urban Design Studio, respectfully requests approval of this LUMA request to amend the land use from OS to LD, allowing for the proposed redevelopment of the prior golf course and club use to a single-family residential development. The Project Managers at Urban Design Studio are Wendy Tuma, Principal, and Sandra Megrue, Senior Planner, who can be reached at (561) 366-1100 or via email at wtuma@udsflorida.com and smegrue@udsflorida.com.