

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	18-D	Intake Date	02-02-2018
Application Name	Els Center for Excellence	Concurrent?	Yes
Acres	26.85 acres	Text Amend?	No
PCNs	00-42-40-34-16-001-0000; 00-42-40-34-02-000-0210; -0220; -0230		
Location	West of Limestone Creek Road approximately 0.85 miles north of W. Indiantown Road		
	Current	Proposed	
Tier	Urban / Suburban	Urban / Suburban	
Use	107,238 sf (300 student) Charter School	300 student school, 20,000 sf medical office, 20,000 sf vocational training, and 20 bed Congregate Living Facility	
Zoning	Residential Single Family (RS)	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	None	Medium Residential, 5 units per acre (MR-5)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	5 units per acre	0.45
Maximum Dwelling Units¹ (residential designations)	No dwelling units proposed	No dwelling units proposed
Maximum Beds (for CLF proposals)	134 max du x 2.39 = 320 beds	134 max du x 2.39 = 320 beds
Population Estimate	134 max du x 2.39 = 320 people	134 max du x 2.39 = 320 people
Maximum Square Feet^{2, 4} (non-residential designations)	0.45 FAR x 26.85 ac. = 526,313.7 SF	0.45 FAR x 26.85 ac. = 526,313.7 SF
Proposed or Conditioned Potential^{3, 4}	----	Charter School- 107,238 SF Medical Office- 20,000 SF Vocational Training- 20,000 SF Total- 147,238 SF

Max Trip Generator	<p>Ex FLU: Single Family Detached (10 daily trips/KSF, 0.75 AM trips/KSF, $\text{Ln}(T)=0.90*\text{Ln}(X)+0.51$ PM)</p> <p>Ex Development: Private School K-12 (2.48 daily trips/student, 0.81 AM trips/student, 0.17 PM trips/student)</p>	<p>Max FLU: Hospital (13.22 daily trips/KSF, 0.95 AM trips/KSF, 0.93 PM trips/KSF)</p> <p>Voluntary Restriction: Apartments (6.65 daily trips/unit, $0.49(X)+3.73$ AM trips/unit, 0.62 PM trips/unit), Medical Office (36.13 daily trips/KSF, 2.39 trips/KSF, $\text{Ln}(T)=0.90\text{Ln}(X)+1.53$ PM trips), Private School (2.48 daily trips/student, 0.81 AM trips/student, 0.17 PM trips/student), Junior/Community College (27.49 daily trips/KSF, 2.99 AM trips/KSF, 2.54 PM trips/KSF)</p>
Maximum Trip Generation	<p>Existing Development (744 daily, 243 AM peak, 51 PM peak)</p> <p>Existing FLU (1,290 daily, 97 AM peak, 132 PM peak)</p>	<p>Maximum (6,020 daily, 433 AM peak, 424 PM peak)</p> <p>Voluntary Restriction (2,078 daily, 360 AM peak, 175 PM peak)</p>
Net Daily Trips:	<p>+4,730 daily trips (maximum minus current)</p> <p>+788 daily trips (proposed minus current)</p>	
Net PH Trips:	<p>433 AM, 424 PM (maximum)</p> <p>360 AM, 175 PM (proposed)</p>	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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Part 2. Applicant Data

A. Agent Information

Name	Donaldson Hearing and Alexander Ahrenholz
Company Name	Cotleur & Hearing
Address	1934 Commerce Lane, Suite 1
City, State, Zip	Jupiter, FL 33458
Phone / Fax Number	561-747-6336 ext 122 / 561-747-1377
Email Address	aahrenholz@cotleur-hearing.com

B. Applicant Information

Name	Liezl Els
Company Name	Els for Autism Foundation, Inc.
Address	18370 Limestone Creek Road
City, State, Zip	Jupiter, FL 33458
Phone / Fax Number	561-346-0102
Email Address	Scott Hedge: sakh@me.com
Interest	Property Owner. Attachment C & E.

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Part 3. Site Data

A. Site Data

Built Features	All built features are matching the latest approved site plan dated 7/7/2017. A copy of the approved site plan, a write up of specific elements on site and a features map are included as Attachment F.
PCN	00-42-4034-16-001-0000; 00-42-40-34-02-000-0210; -0220; -0230 Legal Description added as Attachment A and Survey dated July 21, 2017 and recorded Plat dated November 1, 2017 added as Attachment P.
Street Address	18370 Limestone Creek Road
Frontage	The site has 394.69 feet of frontage along Limestone Creek Rd. and 1,299.91 feet of depth.
Legal Access	Current legal access is given to the subject site by two entry points on Limestone Creek Rd. as shown on the Plat. (Attachment P)
Contiguous under same ownership	Not included in this application, but owned by the Els for Autism Foundation, Inc. are two properties located to the immediate South. PCNs 00-42-40-34-02-000-3180; 00-42-40-34-02-000-1260
Acquisition details	The platted site was purchased at two separate times. Included in Attachment A. The first was recorded in ORB 26473 PG 0724, sold by the estate of Joyce Weizer and the estate of Eleanor W. Mestellar to the Els for Autism Foundation, Inc. on 11/20/2013. The second sale was recorded in ORB 27506 PG 6, and sold by Jason T. Dendy to the Els for Autism Foundation, Inc. on 04/30/2015.
Size purchased	The property has two continuous parcels owned by the applicant to the South: 00-42-40-34-02-000-3180; 00-42-40-34-02-000-1260

III. Development History

Previous FLUA Amendments	There have been no previous FLU amendments
Zoning Approvals, Control Number	R-1975-0957- Special exception for sewer treatment plant R-2013-0652- Abandonment of sewer treatment R-2013-0653- Rezoning from Residential High to Residential Single-family R-2013-0654- Class A conditional Use to allow an elementary charter school R-2016-0675- Rezoning from Residential High to Residential Single-family R-2016-0676- DOA to reconfigure site plan, add square footage, add access point Latest approval from 2016 is still valid. All approvals were under the jurisdiction of Palm Beach County.
Concurrency	Per the approved Final Site Plan, dated 7/7/2017 (Attachment F), there is approval for 107,238 SF, 300 student, 150 employee charter school.
Plat, Subdivision	The site has been platted in its current configuration via PB 124 PG 170-171

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Part 4. Consistency

A. Consistency –

Justification Provide as G.1.	See Attachment G.1 for Justification Statement 1) <i>The proposed use is suitable and appropriate for the subject site; and</i> The proposed uses are situated on the same property as an existing school, providing uses that will benefit their education. Children on the autism spectrum need additional education to adequately prepare them for adulthood. The addition of these uses will adequately provide better facilities for diagnosis, treatment, vocational training, and part-time stay new students. 2) <i>There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</i> <ul style="list-style-type: none"> <i>Inappropriateness of the adopted FLU designation</i> The site was approved as a school, so the change of the future land use to institutional with an underlying MR-5 that is currently on site, will be the most practical solution. Proposed uses will also not be allowed in the existing MR-5 designation, but will in the INST.
Residential Density Increases Provide as G.2.	There is no residential density increase proposed with this application. The existing MR-5 future land use designation will remain as underlying to Institutional. See Attachment G.2
Compatibility Provide as G.3.	The subject site is compatible with all surrounding uses, as the school currently exists on site and the rest of the Limestone Creek neighborhood has a MR-5 land use designation. There is an adequate existing preserve area with buffer and lake separating the Shores community (Town of Jupiter), which will remain in place. See Attachment G.3 for entire compatibility explanation.
Comprehensive Plan Provide as G.4.	The site is within the Jonathan Dickinson State Park Greenline Overlay and meets all requirements for locational and use restrictions. The proposed uses are also within requirements of the Institutional and public facilities section of the comprehensive plan. See Attachment G.4 for a complete explanation.
Florida Statutes Provide as G.5.	The subject site is meeting all requirements of the Florida Statutes dictating the comprehensive plan amendment process. See Attachment G.5 for complete explanation.

• B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential, The Shores, 2 units per acre	Residential Low Density (Town of Jupiter)	Residential Compact Single Family (Town of Jupiter), no petition number
South	Single Family Residential Palm Gardens, 1 st Addn. Unrecorded on AM-16, 5 units per acre	Medium Density Residential, 5 units per acre	Residential High

East	Single Family Residential, The Shores, 2 units per acre	Residential Low Density (Town of Jupiter)	Residential compact single family (Town of Jupiter), no petition number
West	Single Family Residential, Palm Gardens, 1 st Addn. Unrecorded on AM-16, 5 units per acre	Medium Density Residential, 5 units per acre	Residential High

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	<p>Ex FLU: Single Family Detached (10 daily trips/KSF, 0.75 AM trips/KSF, $\text{Ln}(T)=0.90*\text{Ln}(X)+0.51$ PM)</p> <p>Ex Development: Private School K-12 (2.48 daily trips/student, 0.81 AM trips/student, 0.17 PM trips/student)</p>	<p>Max FLU: Hospital (13.22 daily trips/KSF, 0.95 AM trips/KSF, 0.93 PM trips/KSF)</p> <p>Voluntary Restriction: Apartments (6.65 daily trips/unit, 0.49(X)+3.73 AM trips/unit, 0.62 PM trips/unit), Medical Office (36.13 daily trips/KSF, 2.39 trips/KSF, $\text{Ln}(T)=0.90\text{Ln}(X)+1.53$ PM trips), Private School (2.48 daily trips/student, 0.81 AM trips/student, 0.17 PM trips/student), Junior/Community College (27.49 daily trips/KSF, 2.99 AM trips/KSF, 2.54 PM trips/KSF)</p>
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Net Daily Trips:	<p>+4,730 daily trips (maximum minus current)</p> <p>+788 (proposed minus current)</p>	
Net PH Trips:	<p>433 AM, 424 PM (maximum)</p> <p>360 AM, 175 PM (proposed)</p>	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	Island Way: Indiantown Road to Limestone Creek Road.
Traffic Consultant	Kimley-Horn	

B. Mass Transit Information	
Nearest Palm Tran Route (s)	Route 10, North County Cross-town via Military
Nearest Palm Tran Stop	SE corner of Indiantown Road and Central Blvd. 1.4 miles
Nearest Tri Rail Connection	Mangonia Park Station (15.8 miles South)
C. Portable Water & Wastewater Information	
Potable Water & Wastewater Providers	Water and Wastewater concurrency letters are provided as Attachment I. Both letters state that there may be adequate water and wastewater service provided, granted the applicant pays associated fees.
Nearest Water & Wastewater Facility, type/size	Water- Town of Jupiter Water Treatment Plant has a capacity of 30mgd Wastewater- Loxahatchee River Environmental Control District plant
D. Drainage Information	
<p>See Attachment J for specific drainage statement information and below for general summary:</p> <ol style="list-style-type: none"> 1. The site is wholly within the South Florida Water Management District. 2. The site is located within the C-18 Canal basin 3. The site has approved positive legal outfall to the Limestone Creek Rd drainage system. 4. Because the intensity of the site is not increasing by levels outside of the current future land use, existing measures taken with the construction of the school will provide adequate service to future development. 	
E. Fire Rescue	
Nearest Station	PBC Fire Rescue Station #19, 322 N Central Blvd
Distance to Site	1.50 miles
Response Time	6 minutes 20 seconds
Effect on Resp. Time	Minimal impact on Fire Rescue, See Attachment K for reference
F. Environmental	
Significant habitats or species	All proposed development as part of this application is slated to be within an area currently void of native habitat. On the approved Final Site Plan the area is labeled as "Grass Area". Because the site is within the Jonathan Dickinson State Park Greenline Overlay, there is a possibility of native animals species becoming present, but it would not be because of the current habitat on site, minus the existing preserve area. A full explanation can be found in Attachment L.
Flood Zone*	The subject site is located within the x500 flood zone, or 0.2% chance of the site flooding per year, on average. See Attachment M for Flood Zone map.
Wellfield Zone*	The entire subject site is located within zone 4 of the Wellfield Protection Zone as shown in the Wellfield Protection Zone map, Attachment M.

G. Historic Resources

A Historical and Archeological Review letter has been included as Attachment N. A summary of the letter is below:

1. There are no historic or architecturally significant structure located on or within 500 feet of the subject properties.
2. There are no archaeological resources identified on or within 500 feet of the subject properties.

H. Parks and Recreation - Residential Density Increases Only (not applicable)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

I. Libraries - Residential Density Increases Only (not applicable)

Library Name			
Address			
City, State, Zip			
Distance			
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
Periodicals	5 subscriptions per 1,000 persons		
Info Technology	\$1.00 per person		
Professional staff	1 FTE per 7,500 persons		
All other staff	3.35 FTE per professional librarian		
Library facilities	0.34 sf per person		

J. Public Schools - Residential Density Increases Only (not applicable)

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. Palm Beach County School District LOS Letter**
- P. Survey**

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

T:\Planning\AMEND\00Administration\Application-FLUA\2019 Application\2019-FLUA-Application-Form.docx

LEGAL DESCRIPTION

TRACT "A" OF ELS CENTER OF EXCELLENCE PLAT II, AS RECORDED
IN PLAT BOOK 124, PAGE 170-171 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

CONTAINING 1,169,631 SQUARE FEET OR 26.851 ACRES, MORE OR LESS.



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ATTACHMENT F

Built Feature Inventory

Introduction

The subject parcel is located at 18370 Limestone Creek Rd. consisting of 26.85 acres. There are two access points to Limestone Creek Rd. with the main access being on the South. The site was platted in 2017 in Plat Book 124 Page 170-171, also available in attachment P. The plat consists of PCNs:

00-42-40-34-16-001-0000;
00-42-40-34-02-000-0210;
00-42-40-34-02-000-0220;
00-42-40-34-02-000-0230.

Existing Features

The Els Center of Excellence was approved via R-2016-0676. According to the approved Final Site Plan, included in this attachment, 107,238 SF of school buildings were approved for 300 students and 150 employees. All except the 22,438 SF gymnasium building have been built. In addition to the buildings, there is an athletic field, playground, and pitch and putt area. As approved, there is a 2.08 acre preserve area near the rear of the building, along the North and East property lines. All approved structures and facilities are remaining in place with this application.

PCNs: 00-42-40-34-16-001-0000;
00-42-40-34-02-000-0210; -0220; -0230
Acreage: 26.85 AC
Address: 18370 Limestone Creek Road
Existing Zoning: Single Family Residential (RS)
Existing FLU: Medium Residential, 5 units per acre (MR-5)
Existing Land Use: Charter School
Existing Square Footage: 107,238 SF,
300 Students, 150 Employees

LEGEND

 Subject_Site



1 inch = 200 feet
0 20 40 80 120 160 200
Feet

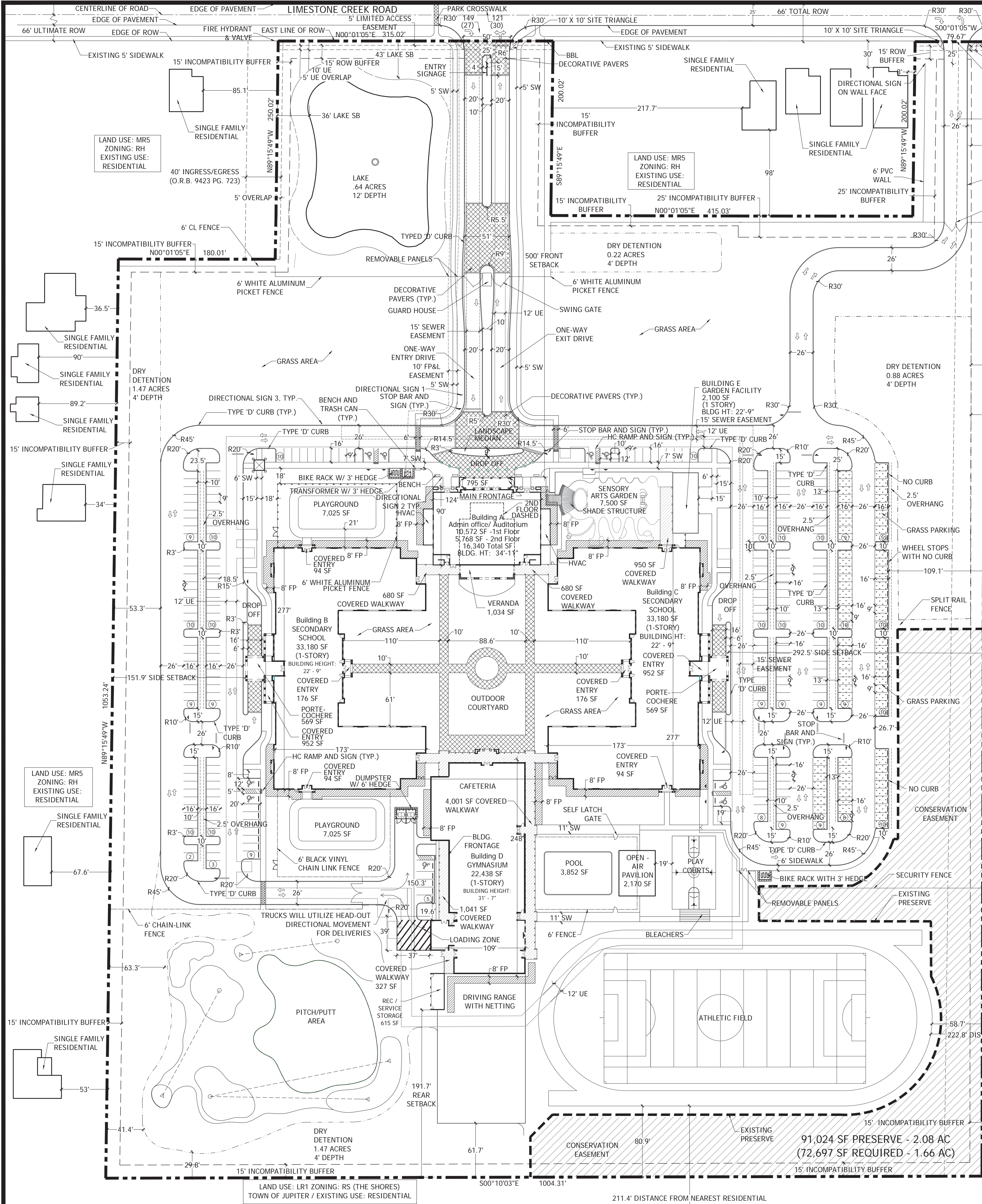
Map Document:
(F:\ArcMap_Projects\12-0210 Els Center for Excellence)
01-23-2018 -- 1:30:00 PM

Attachment F Built Features Map Els Center For Excellence Palm Beach County, FL



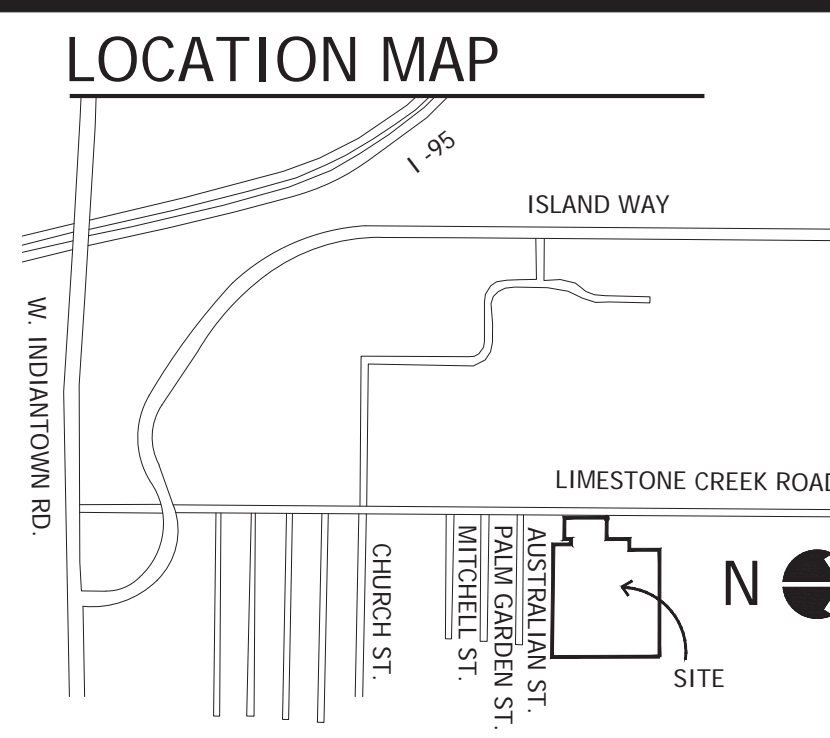
Cotleur &
Hearing

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WEST OF LIMESTONE CREEK ROAD
LAND USE: MRS
ZONING: RH
EXISTING USE: RESIDENTIAL

LAND USE: LR1
ZONING: RS (THE SHORES)
TOWN OF JUPITER
EXISTING USE: RESIDENTIAL



SITE DATA

NAME OF APPLICATION, (FKA NAME) ELS CENTER OF EXCELLENCE
CONTROL/APPLICATION NUMBER 1975 0168/ DRO 2015 02523
PROJECT NUMBER 03000-152
LAST BCC APPROVAL DATE 5/26/2016
TIER URBAN SUBURBAN
FUTURE LAND USE DESIGNATION MRS
ZONING DISTRICT RS
OVERLAY/REDEVELOPMENT, REVITALIZATION AND INFILL OVERLAY (RRIO) John D. McArthur Beach State Park Greenline Overlay
Limestone Creek CCRT
SECTION 00, TOWNSHIP 00, RANGE 00 34, 40, 42
PROPERTY CONTROL NUMBER(S) 00 42 40 34 02 000 0210
00 42 40 34 02 000 0220
00 42 40 34 02 000 0230

USE	ELEMENTARY / SECONDARY (CHARTER SCHOOL)
PROPOSED GROSS SITE AREA	1,169,631 SF 26.85 AC
BUILDING DATA	
BUILDING HEIGHT	Bldg A (34'-11"); Bldg B&C&E (22'-9"); Bldg D (31'-7")
NUMBER OF STORIES	Bldg A (2); Bldg B,C,D,E (1)
COVERED WALKWAY	12,389 SF
BUILDING A: ADMINISTRATIVE OFFICE / AUDITORIUM (1ST FLOOR)	10,572 SF
BUILDING A: ADMINISTRATIVE OFFICE / AUDITORIUM (2ND FLOOR)	5,768 SF
BUILDING B: ELEMENTARY SCHOOL (CHARTER)	33,180 SF
BUILDING C: SECONDARY SCHOOL (CHARTER)	33,180 SF
BUILDING D: GYM/CAFETERIA	22,438 SF
BUILDING E: GARDEN FACILITY	2,100 SF
GROSS FLOOR AREA	107,238 SF

CONCURRENCY*	
SCHOOL (CHARTER):	107,238 SF, 300 STUDENTS, 150 EMPLOYEES

*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

PARKING DATA	REQ
CHARTER SCHOOL (300 STUDENTS @ 1 SPACE PER 100 STUDENTS)	3
EMPLOYEES (150 EMPLOYEES @ 1 SPACE PER EMPLOYEE)	150
11th & 12th GRADE STUDENTS (30 STUDENTS @ 1 SPACE PER 10 STUDENTS)	3
HANDICAP (INCLUDED IN TOTAL) REQUIRED	6
HANDICAP (INCLUDED IN TOTAL) PROVIDED	9
GRASS PARKING PROVIDED	85
TOTAL PARKING REQUIRED	156
TOTAL PARKING PROVIDED	310
LOADING SPACE	REQ 1 PROV 1
TRAFFIC ANALYSIS ZONE (TAZ)	15

PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				DENSITY		FAR	BLDG. COVER	MIN. BLDG. SETBACKS			
		SIZE	WIDTH	FRONTAGE	DEPTH	MIN.	MAX.			FRONT	SIDE	STREET	REAR
REQUIRED	RS	6,000	65'	65'	75'	--	--	.45	40%	25'	7.5'	15'	15'
PROVIDED	RS	26.85	1004'	394.7'	1303.3'	--	--	.09	9.71%	500.0'	151.9'	NA	191.7'

VARIANCE CHART-ZR-2013-010

ULDC CODE	REQUIRED	PROPOSED	VARIANCE
11.E.2.A.2 MINIMUM LEGAL ACCESS REQUIREMENTS	80' MIN. LEGAL ACCESS	66' MIN. LEGAL ACCESS	14'

DRO AMENDMENTS
ZZR 2016-1883 11-08-2016 JM
ZAR 2017-0413 03-24-2017 AH
ZAR 2017-1275 07-07-2017 AM

ZONING STAMP
Project No: 05848-000
Control No: 1975-00168
Application #: DROE-2016-01031
Resolution #s: R-2016-0675;
R-2016-0676

Exhibit #: 12
Superseded #: 11
Date Approved: 08/10/2016
Project Manager: J. Lawrence

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Els Center of Excellence

Final Site Plan

Palm Beach County, Florida

DESIGNED	DTS
DRAWN	DTS
APPROVED	DEH
JOB NUMBER	12-0210
DATE	02-22-16
REVISIONS	07-30-16
	10-25-16
	02-14-17
	02-20-17
	03-20-17

Scale: 1" = 60'

0' 30' 60' 120'

March 09, 2016 5:49:23 p.m.
Drawing: 12-0210 SP.DWG

FSP 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



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ATTACHMENT G.1

Justification Statement

The Els Center of Excellence is an existing charter school for children on the autism spectrum, located at 18370 Limestone Creek Rd. in unincorporated Palm Beach County. Though within the medium density residential (MR-5) land use designation, the school was approved through the Board of County commissioners as a Class A Conditional Use in 2016 via R-2016-0676. Though the Center has thrived in its efforts to educate students on the autism spectrum, there are limitations that exist at the Center that constrain its ability to become world class institution. The proposed future land use amendment would be a proper extension of the Center and the community, as there would be additional uses not currently found in the region.

The existing charter schools currently educate students by day in a typical classroom environment. Once students reach the age of 22 they are no longer able to attend the upper school and have no other educational opportunities to help further their development and readiness for adulthood. The addition of adult services, which includes vocational training courses and mock workplace training classrooms allow those graduating students the ability to extend their education and be better prepared to enter the workforce and become independent adults. In addition, a family with a child not attending the school, can visit from another state or even another country, and participate in this unique vocational training environment while staying on site for up to a few weeks in a dorm-like congregate living facility.

To better aid the efforts of becoming a complete facility in terms of comprehensive education, training and the diagnosis of children on the autism spectrum, on-site medical services will be required. Medical services including early diagnosis, psychological evaluations and medical treatment plans for all age groups is an important ingredient in providing a full service Center of Excellence. The practitioners working within the medical services building will be trained and certified in the identification and treatments for those diagnosed with autism to better serve the community and the students attending the schools at the Els Center of Excellence.

The addition of these services through the approval of the future land use amendment of the comprehensive plan will ensure the creation of a world-class institution within Palm Beach

County. The Els Center of Excellence successfully educates a portion of the community not adequately prepared for the typical school environment or the workplace in traditional educational environments. The additional services will be instrumental in providing early diagnosis and interventions and the best possible education through adult hood for these children.

Per the FLUA application requirements:

1. The proposed amendment to the Future Land use is appropriate and warranted because it meets all requirements of Policy 2.1-f in the Palm Beach County Comprehensive Plan.

1. **The natural environment, including topography, soils, and other natural resources**

The site is currently developed as approved through the Board of County Commissioners in 2016 via R-2016-0676. The Els Center of Excellence School has been constructed according to the approved site plan which included areas for dry and wet retention of storm water runoff as well as a 2.08 acre preserve area along the North and East property lines.

2. **The availability of facilities and services**

As displayed in the Traffic Study (Attachment H) and the Potable Water & Wastewater Level of Service letter (Attachment I), there are adequate public facilities and services to serve this property. Additionally, Attachment K states that Fire Rescue services are also within a mile radius of the subject site and have the capacity to add the future land use designation.

3. **The adjacent and surrounding development**

All adjacent development to the subject site is residential, single-family homes. Institutional future land uses are compatible with residential areas, as they serve the needs of those populations surrounding them.

4. **The future land use balance**

Institutional and public facility uses are allowed in all current FLU designations. Though, the current MR-5 FLU designation limits the intensity of the

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

The proposed change will create a better mix of uses within a currently developed area. The use change would be considered Urban infill rather than urban sprawl per definition 163.3164 (48).

6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners

The subject site is part of the Limestone Creek neighborhood, part of the Revitalization and Redevelopment Overlay. There is no special studies or community plans associated with the neighborhood as of 2017.

7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1

Though the subject site is immediately adjacent on two sides to the Town of Jupiter, there is no adverse effect or limitation on the goals and objectives of Jupiter's Comprehensive Plan. Though the site does not directly drain storm water into the Town's jurisdiction, the Loxahatchee River Environmental Control District maintains sewage treatment capacity along Limestone Creek Rd. Additionally, the Town of Jupiter Water Utility supplies potable water to the site also along Limestone Creek Rd. As the site is currently developed, correspondence has been made in the past with residents of the Town of Jupiter to ensure proper compatibility with their neighborhood.

2. Inappropriateness of the adopted FLU designation

There is a basis for the proposal to amend the future land use from MR-5 to INST/5 because the current and proposed uses of the site are inappropriate of the currently adopted future land use designation. An approved and constructed school should be placed in an Institutional Future Land Use designation. Currently at MR-5, every other accessory use to a school would not be allowed, but if changed to institutional, the ability for the school to include CLF, medical, and vocational uses becomes available to the students.



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1934 Commerce Lane • Suite 1 • Jupiter, Florida • 33458 • Ph 561.747.6336 • Fax 561.747.1377 • Lic.#LC-26000535

ATTACHMENT G.2
Residential Density Increase

The proposed future land use from MR-5 to INST/5 will keep the existing density allowed on the subject property today, therefore no residential density increase is being proposed at this time.

ATTACHMENT G.3

Compatibility

The Els Center of Excellence is located at 18370 Limestone Creek Rd. in the Limestone Creek Neighborhood. The neighborhood is mainly residential, but as part of the Redevelopment and revitalization Overlay, there are other uses within the neighborhood that serve the community. The Countywide Community Revitalization Team (CCRT), which oversees CCRT Areas, target redevelop efforts within the communities they work with. Through careful planning and community advocacy, the neighborhood has remained intact and has seen additional development over recent years. Within the boundaries of the Limestone Creek Neighborhood, there currently exists two churches, a community park, the Limestone Creek Natural Area, and two child daycares in addition to the Els Center of Excellence. The change in use to Institutional will allow additional facilities in the area to serve the community.

The existing designations and uses of adjacent properties are displayed in the table below:

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential	RLD (Town of Jupiter)	R1-A (Town of Jupiter)
South	Single Family Residential	MR-5	RH
East	Single Family Residential	RLD (Town of Jupiter)	R1-A (Town of Jupiter)
West	Single Family Residential	MR-5	RH

Changing the future land use from MR-5 to INST/5 keeps the same FLU density and intensity currently allowed on the subject site. The only need to change the FLU stems from the inability of the Unified Land Development Code, Article 4 to provide co-located uses accessory to the existing approved school on site. The density and intensity of uses associated with MR-5 and INST/5 could be much higher than is what is being proposed to be constructed. There will be a voluntary restriction on the maximum entitlements available to this property, which the applicant is aware of and willing to agree to.

Because there is a lesser proposed use than could be hypothetically allowed within the confines of the comprehensive plan and Unified Land Development Code, the future land use amendment displays compatibility with the surrounding uses. Residents located on all sides of the property would benefit from the proposed facilities and their addition will not adversely affect other developments visually. For residents on the East and North property lines, there exists a thick preserve area and required 15 foot incompatibility

buffer. No development will be proposed in addition to what is already approved in these areas as well. The only sections of the site being affected through this development application is the “grass area” sections shown on the West side of the site. A 25 incompatibility buffer (10 feet larger than ULDC requirements) exists as approved between the site and the residents to the immediate West.

Through the approval process, every effort will be made to ensure residents in the directly adjacent neighborhoods are well informed and effectively influence the approval of the project. If there are any concerns, they will be taken into consideration for minor amendments.

ATTACHMENT G.4

Comprehensive Plan

Request

The Palm Beach County Comprehensive Plan is being requested to be amended to adequately allow various institutional uses on the existing Els Center of Excellence charter school located along Limestone Creek Rd. in unincorporated, northern Palm Beach County. The current future land use of MR-5 allows only residential uses, but this request will be to transfer the land use to Institutional. According to Policy 2.2.8-a, Institutional uses are described in further detail. "Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and ULDC." Since the use must be found consistent with the provisions of the comprehensive plan, each section and proposed use is described in further detail below.

Future Land Use Element

Goal 1- Strategic Planning

Sub-objective 1.2.1- The Els Center of Excellence is within the Revitalization, Redevelopment and Infill Overlay (RRIO) which established the following definition:

"The County shall establish incentives and make resources available, when feasible, to encourage revitalization, redevelopment, and infill in areas identified as a RRIO that are in need of assistance. The County shall work closely with residents, businesses, property owners, governmental agencies, and stakeholders to advance concepts and strategies that guide future revitalization, redevelopment, and infill activities in these areas."

Response:

The Els Center of Excellence, with the addition of the medical, congregate living and vocational training will allow infill development into an existing school to adequately serve the students and residents with infill development of the Limestone Creek neighborhood. The Limestone Creek neighborhood is also a Countywide Community Revitalization Team (CCRT) area, targeting redevelopment. The Office of Community Revitalization (OCR), which coordinates development within the CCRT, will be contacted for assistance in representing the project to the neighborhood and working together to restore community vitality.

Goal 2- Land Planning

Sub-objective 2.2.8- Institutional and Public Facilities

Policy 2.2.8-d: *The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.*

Response: This application is being submitted concurrently with a rezoning from RS to IPF to better allow for the creation of such services as listed above. There will be multiple health and human service needs provided to allow better availability of assistance not currently found in the area to local residences in need of Autism therapy, diagnosis and clinical evaluation.

There are multiple uses allowed within the Institutional and Public Facilities Future Land Use designation. They are further described below, with only uses listed that would be applicable to this application and requested uses by the applicant.

Policy 2.2.8.e *Uses allowed in the Institutional and Public Facilities future land use designation include a full range of institutional uses including, but not limited to, the following:*

- 1. Educational facilities including colleges, universities, and public, private, and charter schools;*
- 7. Residential uses including congregate living facilities, group homes, and*

accessory affordable housing.

8. Medical uses for the purposes of medical treatment, health care, and rehabilitation

Including the following:

a) Hospitals and public health clinics.

b) Facilities that provide 24 hour nursing and personal care to residents for persons not related to the owner or administration. Examples include nursing homes, skilled nursing facilities, and rehabilitation centers. These facilities provide care that is typically temporary in nature and is focused on rehabilitation that is intended to prepare the residents to return to their homes, but can include long term custodial care.

c) Medical and dental offices. Medical and dental office is an allowable use on parcels with INST FLU only within the following locations:

a. Within the site plans of projects with approval for a “Hospital” use (as defined by the ULDC);

b. The following site specific FLUA amendments:

- SCA 2005-027 in Ordinance 2006-005 (4.45 acres);*
- SCA 2008-015 in Ordinance 2008-005 (1.64 acres);*
- SCA 2009-002 in Ordinance 2009-008 (1.70 acres);*
- LGA 2010-014 in Ordinance 2010-031 (4.96 acres);*
- LGA 2012-002 in Ordinance 2012-017 (4.90 acres).*

Medical related uses shall be permitted on these parcels.

Vehicular and pedestrian interconnectivity shall be provided between the parcels and the hospital.

10. Accessory uses to the primary use, including caretakers' quarters and accessory office.

Response: The Els Center of Excellence, a charter school approved for 300 students, currently exists on site. The additional uses, subject to approval and interpretation by the Board of County Commissioners will involve the addition of congregate living type of group home for limited time stay by students visiting the school. The request will also include a medical office building, utilized for clinical diagnosis and evaluation of possible Autistic children that come to visit the school and

stay in the living facility, as well as students currently attending the school. This use, currently not allowed in conjunction with a school, will be an internal text amendment initiated by the Planning Department. Finally, accessory uses to the primary use of the school will be vocational training facilities that will allow students to receive real life training in hospitality service type industries.

Goal 5- Natural and Historic Resource Protection

Objective 5.4 Jonathan Dickinson State Park Greenline Overlay (JDSPGO)

As part of the JDSPGO, the Els Center of Excellence was approved as a charter school in its current location. The JDSPGO criteria was taken into consideration at that time and a preserve area was added to the North and East boundaries of site to better protect any native species that may be present or become present due to the proximity with the park. The site is conforming to the objectives of the overlay as described below:

- 1. Protection of the State Park, and Loxahatchee River, from surface water runoff and groundwater contamination in accordance with Conservation Policy Objective 3.1;*

Response: The dry detention and lake retention areas on site provide adequate surface water collection, so there is no runoff to adjacent parcels.

- 2. Protection of the State Park, and Loxahatchee River, from over-spraying of pesticides on adjacent properties;*

Response There is no over-spraying of pesticides on the property as no proposed use is agricultural.

- 3. Protection of the State Park, or Loxahatchee River, from potentially incompatible adjacent future land uses;*

Response Institutional future land uses do not pose anymore threat than would residential units to the protection of the state park.

- 4. Protection of properties within and adjacent, to the State Park and Loxahatchee River, from potential nuisances caused by prescribed burning;*

Response: Not applicable

- 5. Critical habitat for wildlife, including threaten and endangered species, in accordance with Conservation Objective 2.3;*

Response: The site is currently built, but there is a preserve area totaling 2.08 acres on site to provide some critical habitat for endangered species. The area being proposed for development is void of viable habitat, as it is currently a grassy field.

6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,

Response: According to the approved landscape plan for the site, there is a majority of native vegetation approved for the landscape areas, as required by the ULDC.

7. Prohibition of the introduction of non-native plant species into the in natural systems of the Park.

Response: The approval of this site and the creation of a new landscape plan, will not allow any new flora or fauna into the area that would damage the natural systems of the park.

ATTACHMENT G.5
Florida Statutes

FLORIDA STATUTES

Key sections of the Florida Statutes include, but are not limited to the following:

Chapter 163.3177, F.S.

RESPONSE: Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

Key provisions of Chapter 163.3177, as it relates to the proposed Amendment include the following:

"Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . ."

RESPONSE: The proposed FLUA shall not exceed the natural or manmade constraints of the area. In addition, the subject site has the available facilities and services for the proposed development as it is within the currently approved constraints to density and intensity.

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter).

Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter).

No negative environmental impacts are identified and potential historical resources impacts are addressed by the Palm Beach County Archeologist. Justification for the proposed amendment is based upon providing neighborhood-serving commercial office services consistent with policies of the Future Land Use Element.

“Chapter 163.3177(4) (a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region . . .”.

RESPONSE: Approval of the proposed Amendment is consistent with the definition of the INST FLU category and the associated location criteria as stated in the Palm Beach County Comprehensive Plan. Additionally, it is consistent with the adjacent land use within the Town of Jupiter, being residential low density.

“Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved”.

RESPONSE: Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein support the proposed amendment.

Loxahatchee River District

Water Reclamation | Environmental Education | River Restoration

2500 Jupiter Park Drive, Jupiter, Florida 33458

Telephone (561) 747-5700 • Fax (561) 747-9929 • www.loxahatcheeriver.org



D. Albrey Arrington, Ph.D., Executive Director

February 1, 2018

Jeff H. Iravani, PE
Jeff H. Iravani, Inc.
1934 Commerce Ln.
Jupiter, Florida 33458

Re: ELS SCHOOL of EXCELLENCE
SANITARY SEWER AVAILABILITY

Dear Mr. Iravani:

This letter is provided in response to your recent request concerning sanitary sewer service availability for the subject project.

Please be advised that, as of this date, sanitary sewer service can be made available to the subject property upon the payment of certain costs in accordance with the District Rules. Copies of District Rules Chapter 31-10 are available for your review on our web site at www.loxahatcheeriver.org.

Consistent with District policy, the Developer will be responsible for all costs associated with connecting to the existing wastewater system of the District.

Should you require additional information on this matter, please contact our Engineering Dept at (561)747-5700 xt. 110.

Sincerely,

Clinton R. Yerkes
Deputy Executive Director

v:\dev\proj\Els School\Expan\Avail ltr.doc

Gordon M. Boggie
Board Member

Stephen B. Rockoff
Board Member

James D. Snyder
Chairman

Dr. Matt H. Rostock
Board Member

Harvey M. Silverman
Board Member

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 2, 2018

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Attn: Melissa Kostelia

Re: Els Center of Excellence
Potable Water Supply

Dear Melissa,

Please be advised that the above project is in town of Jupiter water utilities boundary.

The existing development is being served by an existing 12" watermain on Limestone Creek Road.

Town of Jupiter water treatment plant has a capacity of 30 mgd with a surplus of 8 mgd. The treatment plant has more than sufficient capacity for additional uses for this project based on the proposed future land use amendment from Medium Density Residential to Institutional.

Please feel free to contact me should you have any questions.

Sincerely,

J H Iravani

Jeff H. Iravani, P.E.
President



TOWN OF JUPITER

UTILITIES

PO BOX 8900
JUPITER FL 33468-8900
FAX (561) 741-2539

February 2, 2018

Mr. Jeff H. Iravani
Jeff H. Iravani, Inc
1934 Commerce Ln, Suite 5
Jupiter, FL 33458

Re: Els Center of Excellence

Dear Mr. Iravani,

In order to issue an allocation of capacity letter for the referenced project, a check in the amount of \$5,935.68 should be provided for the required twelve month capacity reservation deposit.

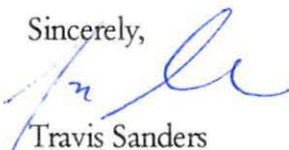
ERCs

22.9 Commercial
 $20,000 \text{ sqft medical office} \times 150 \text{ gpd}/1000 \text{ sqft} = 3,000 \text{ gpd}$
 $20,000 \text{ sqft of vocational services} \times 150 \text{ gpd}/1000 \text{ sqft} = 3,000 \text{ gpd}$
 $20 \text{ bed CLF} \times 100 \text{ gpd}/\text{bed} = 2,000 \text{ gpd}$
 $8,000 \text{ gpd} / 350 \text{ gpd}/\text{ERC} = 22.9 \text{ ERCs}$

$22.9 \text{ Commercial ERCs} \times \$21.60 / \text{ERC}/\text{mo} \times 12 \text{ months} = \$ 5,935.68$

Upon receipt of the fees due and the required information on the attached form, an allocation of capacity letter and certification of concurrency reservation for the project will be provided.

Sincerely,



Travis Sanders
Accountant I

cc: Dawn Clark, Financial Operations Manager



TOWN OF JUPITER

TOWN OF JUPITER UTILITIES INFORMATION REQUIRED TO REQUEST AN ALLOCATION OF CAPACITY LETTER AND POTABLE WATER PROVIDER REPORT

1. Submit, on Company letterhead, your request for an Allocation of Capacity Letter and Potable Water Provider Report.
2. Provide legal name, mailing address and phone number of property owner/agent, of which all correspondence will be made.
3. Provide Name of Project.
4. Provide Location Map showing location of project.
5. Provide the Property Control Number(s) for all parcels in the project.
6. Provide intended use of property. Such as # Single Family Homes, # Multi-Family units or # sq. ft. of Commercial space or # of seats in a restaurant. Include Common facilities such as pools, fountains, recreation buildings, etc.
7. Provide a statement of site irrigation sources such as Well, Potable Water or Reuse.

Upon receipt by the Utilities Department of the above information, non refundable guaranteed revenue fees will be calculated and forwarded to the property owner/agent in letter form.

The property owner/agent must provide payment of the amount due for capacity reservation to the Town of Jupiter prior to the issuance of the Allocation of Capacity Letter and Potable Water Provider Report.

ALL CAPACITY RESERVATIONS ARE FOR A PERIOD OF 12 MONTHS ONLY. A FORMAL WATER SERVICE AGREEMENT MUST BE EXECUTED PRIOR TO THE EXPIRATION OF THE 12 MONTH PERIOD.

All requests must be submitted to:

Town of Jupiter Utilities
210 Military Trail
PO Box 8900
Jupiter FL 33468-8900

Phone: 561-741-2300
Fax: 561-741-2539

Drainage Statement
For
The ELS School of Excellence
Future Land Use Amendment

I. Introduction

The site is located at the east side and the northern end of Limestone Creek Road and consists of 26.85 ac of partially developed land. See Exhibit-A.

The site has been approved for 107,238 sf of institutional use from which 82,700 sf have been constructed with supporting infrastructure.

It is proposed to amend the future land use from MR-5 to Institution.

II. Design Criteria

1. The project shall provide on-site detention for the runoff from 2.5" of rainfall or 1".
2. The pavement grades shall be above the peak stage of a 5yr-24hr storm.
3. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.
4. The perimeter elevation shall be above the peak stage of a 25yr-72hr storm.

III. Existing Stormwater Management System

The existing drainage system consists of 2.57 ac of dry detention and a 0.52 ac wet detention. Drainage inlets and pipes convey the stormwater runoff to the detention areas.

The positive outfall is provided by Limestone Creek Road drainage system with the ultimate discharge into SFWMD C-18.

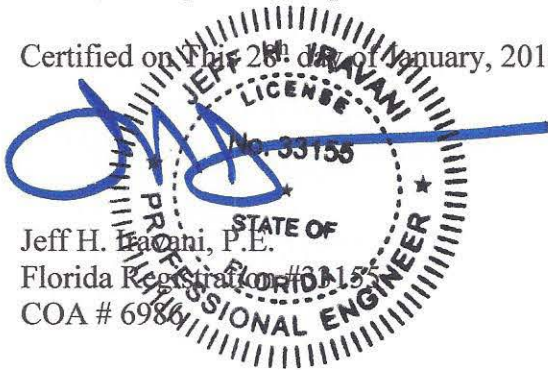
The site is in SFWMD C-18 basin. The project is not in any other drainage district.

The existing drainage improvements were constructed per South Florida Water Management District (SFWMD) permit # 50-10406-P and reviewed by Palm Beach County Land Development.

IV. Conclusion

The existing drainage system was designed to accommodate the additional development. The stormwater management levels of protection are to remain the same after the site is developed to the extent allowed by the future land use amendment as defined in Palm Beach County Comprehensive plan, Stormwater sub-element policies 1.1a, b & c.

Certified on This 28th day of January, 2018



Jeff H. Iacani, P.E.
Florida Registration #33155
COA # 6986

Exhibit A

Aerial





Fire Rescue

Interim Chief Michael Mackey

405 Pike Road

West Palm Beach, FL 33411

(561) 616-7000

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor

Mack Bernard, Vice Mayor

Hal R. Valeche

Paulette Burdick

Dave Kerner

Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

February 1, 2018

Coteleur & Hearing
Melissa Kostelia
1934 Commerce Lane
Suite 1
Jupiter, FL 33458

Re: ELs Center for Excellence (CH Project #12-0210)

Dear Melissa Kostelia:

Per your request for response time information to the subject property located west of Limestone Creek Road, approximately 0.85 miles north of W. Indiantown Road, 18370 Limestone Creek Road. This property is served currently by Palm Beach County Fire-Rescue station #19, which is located at 322 N. Central Blvd. The subject property is approximately 1.50 miles from the station. The estimated response time to the subject property is 5 minutes 30 seconds. For fiscal year 2017, the average response time (call received to on scene) for this stations zone is 6:20.

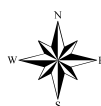
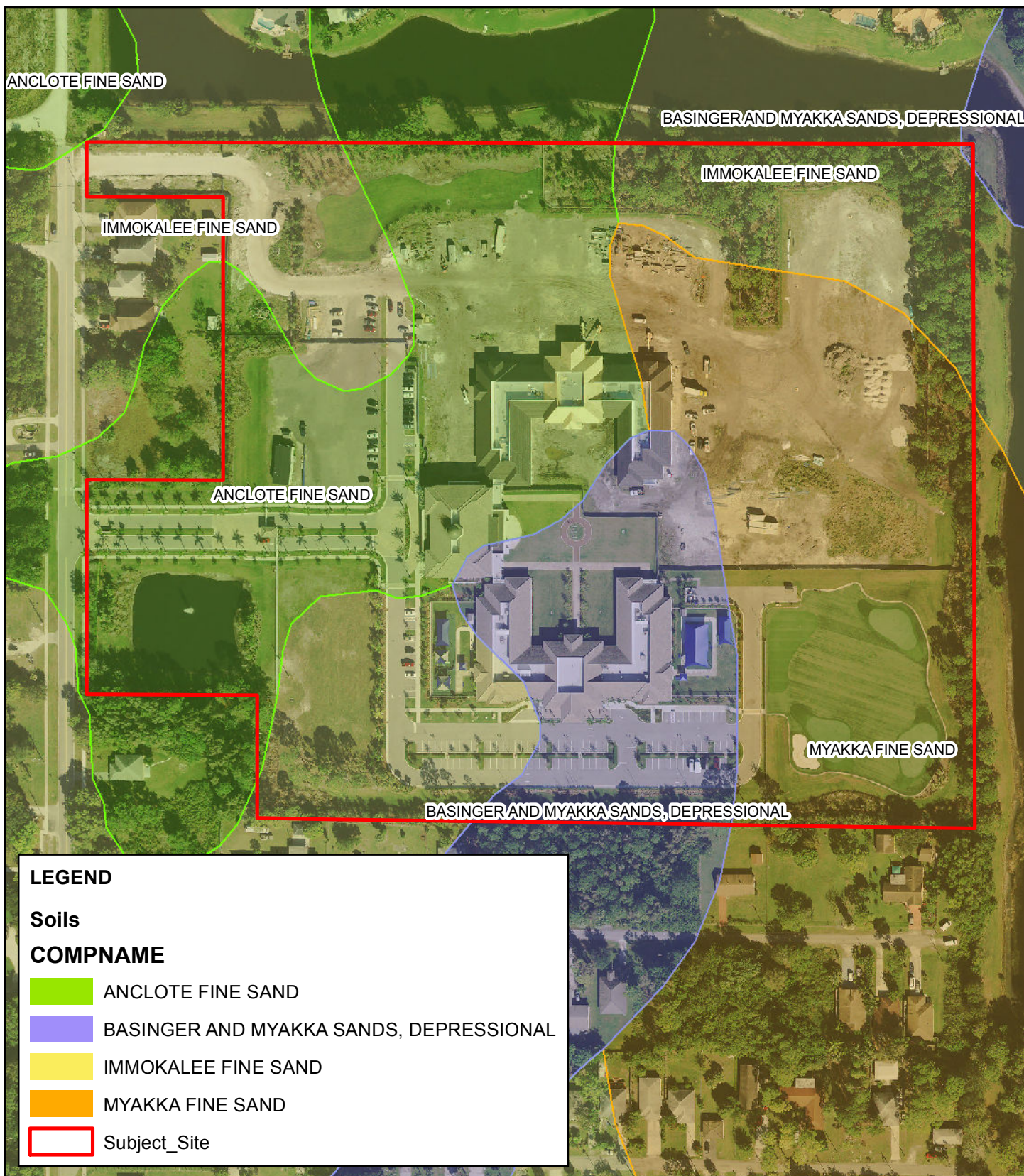
Changing the land use of this property will have minimal impact on Fire Rescue.

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

Sincerely,

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

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



1 inch = 200 feet

0 25 50 100 150 200 Feet

Map Document:
(F:\ArcMap_Projects\12-0210 Els Center for Excellence)
01-23-2018 -- 1:30:00 PM

Attachment L

Natural Features Map

Els Center For Excellence

Palm Beach County, FL



**Cotleur &
Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

ATTACHMENT L

Natural Features Inventory

As discussed in Attachment G.4, the Els Center of Excellence is located within the Jonathan Dickinson State Park Greenline Overlay (JDSPGO). Also, the site is built according to the approved Final Site Plan, included as Attachment F. Both attachments, and their implications to the natural features found on site, are described in further detail below.

Jonathan Dickinson State Park Greenline Overlay

According to the requirements of the overlay, the Els Center is meeting all criteria to ensure habitat survivability within the state park. See policy objectives below:

- 1. Protection of the State Park, and Loxahatchee River, from surface water runoff and groundwater contamination in accordance with Conservation Policy Objective 3.1;*

RESPONSE: The dry detention and lake retention areas on site provide adequate surface water collection, so there is no runoff to adjacent parcels.

- 2. Protection of the State Park, and Loxahatchee River, from over-spraying of pesticides on adjacent properties;*

RESPONSE: There is no over-spraying of pesticides on the property as no proposed use is agricultural.

- 3. Protection of the State Park, or Loxahatchee River, from potentially incompatible adjacent future land uses;*

RESPONSE: Institutional future land uses do not pose anymore threat than would residential units to the protection of the state park.

- 4. Protection of properties within and adjacent, to the State Park and Loxahatchee River, from potential nuisances caused by prescribed burning;*

RESPONSE: Not applicable

- 5. Critical habitat for wildlife, including threaten and endangered species, in*

accordance with Conservation Objective 2.3;

RESPONSE: The site is currently built, but there is a preserve area totaling 2.08 acres on site to provide some critical habitat for endangered species. The area being proposed for development is void of viable habitat, as it is currently a grassy field.

6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,

RESPONSE: According to the approved landscape plan for the site, there is a majority of native vegetation approved for the landscape areas, as required by the ULDC.

7. Prohibition of the introduction of non-native plant species into the in natural systems of the Park.

RESPONSE: The approval of this site and the creation of a new landscape plan, will not allow any new flora or fauna into the area that would damage the natural systems of the park.

Approvals

According to the approved Final Site Plan, as shown in Attachment F, the site is essentially built out. The school buildings have been constructed, minus the gymnasium building which is still planned to be constructed in its approved location. Detention areas have been dug and are functioning as approved. The 2.08 acre preserve area has remained intact and the proposed landscape buffers, with majority native vegetation has been planted. Though the site is built, the native trees along the perimeter and the preserve area will provide any native habitat to animals traversing the area. Within this proposal, there is no request to develop any of the natural areas or further harm any native vegetation. If approved, the buildings being constructed would go in the area on the West side near the entrance labeled “grass area”. These grass areas are void of native vegetation, habitat, and wildlife, so there will not be any foreseen impact to the current state of the site in reference to natural features.

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 2, 2018

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Attn: Melissa Kostelia

Re: Els Center of Excellence
Wellfield Zone Map

Dear Melissa,

Please be advised that the above project is in Wellfield Zone 4.
Best management practices shall be utilized during any future construction.
The proposed FLUA will not have any adverse impacts on the effected wellfield.

Please feel free to contact me should you have any questions.






Sincerely,

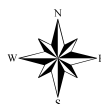
J H Iravani

Jeff H. Iravani, P.E.
President

Subject Site

LEGEND

-  Subject_Site
-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4



1 inch = 0.25 miles

0 0.125 0.25 Miles

Map Document:
(F:\ArcMap_Projects\12-0210 Els Center for Excellence)
01-23-2018 -- 1:30:00 PM

Attachment M
Wellfield Protection Map
Els Center For Excellence
Palm Beach County, FL



**Cotleur &
Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 2, 2018

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Attn: Melissa Kostelia

Re: Els Center of Excellence
Flood Zone Map

Dear Melissa,

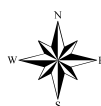
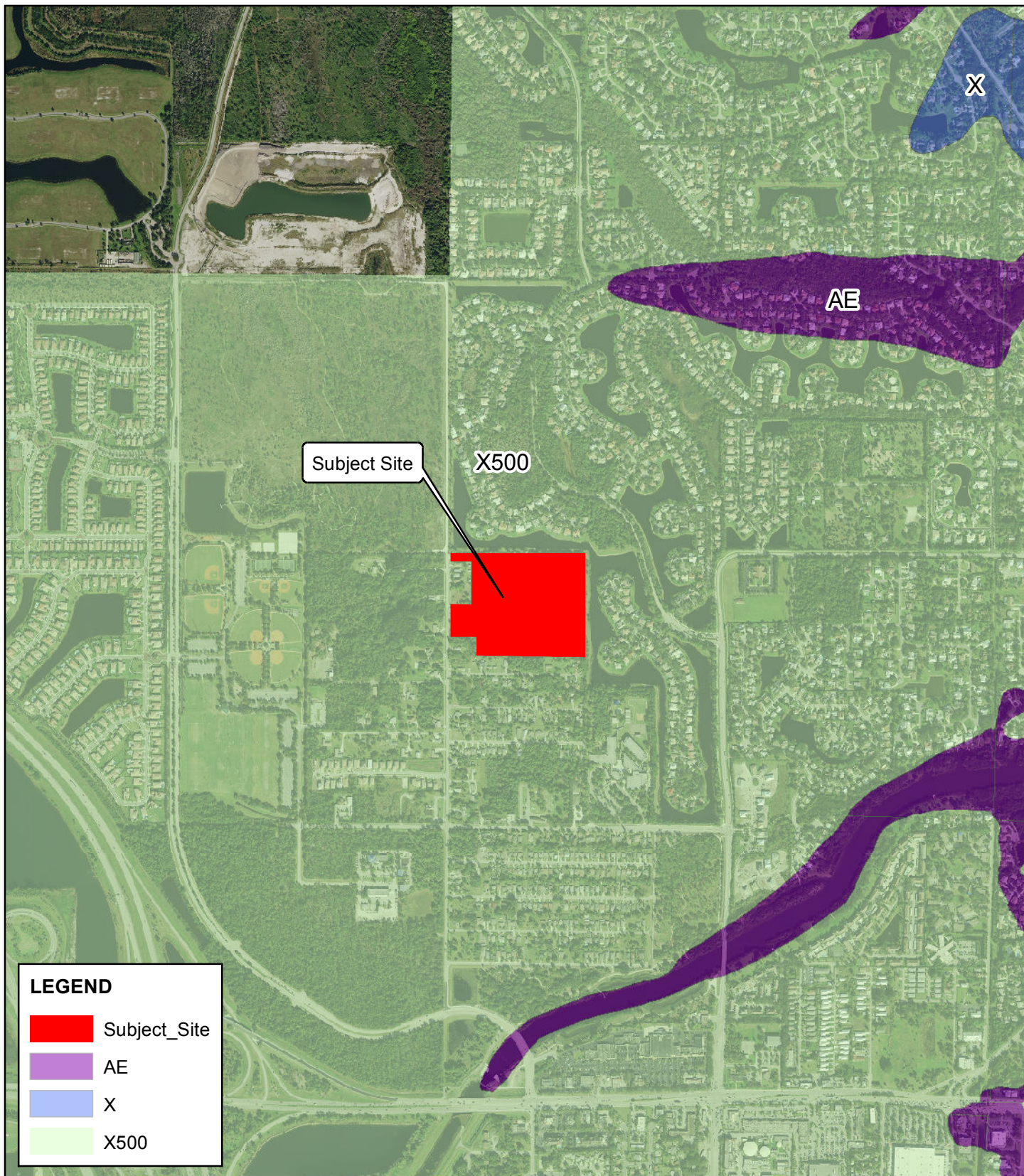
Please be advised that the above project is in FEMA Firm X500.

Please feel free to contact me should you have any questions.

Sincerely,

J H Iravani

Jeff H. Iravani, P.E.
President



1 inch = 0.25 miles

0 0.125 0.25 Miles

Map Document:
(F:\ArcMap_Projects\12-0210 Els Center for Excellence)
01-23-2018 -- 1:30:00 PM

Attachment M
Flood Zone Map
Els Center For Excellence
Palm Beach County, FL



**Cotleur &
Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



**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

**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor

Mack Bernard, Vice Mayor

Hal R. Valeche

Paulette Burdick

Dave Kerner

Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

January 24, 2018

Cotleur & Hearing
Attn: Melissa Kostelia
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

RE: Historical and Archaeological Resource Review for: Els Center for Excellence, PCN's: 00-42-40-34-16-001-0000, 00-42-40-34-02-000-021, 00-42-40-34-02-000-0220 and 00-42-40-34-02-000-0230.

Dear Ms. Kostelia,

This correspondence is in reply 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 property.

Should human skeletal remains be encountered during construction, per Florida Statue 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 Archeologist

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