

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	19-B2	Intake Date	February 6, 2019
Application Name	Holden of Delray Beach	Concurrent?	Yes
Acres	7.23	Text Amend?	No
PCNs	00-42-46-27-30-001-0000		
Location	North side of Morikami Park Road, approximately 275 feet west of South Jog Road (+/- 0.62 miles south of Linton Boulevard)		
	Current	Proposed	
Tier	Urban / Suburban	Urban / Suburban	
Use	Vacant – Approved for use as a 104,790 square foot Nursing Home	Type 3 Congregate Living Facility including memory care, assisted living and independent living units	
Zoning	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Institutional (INST)	Institutional / Congregate Living Residential (INST/CLR)	
Underlying Future Land Use Designation	None	None	
Conditions	None	Maximum of 207 bed Type 3 CLF	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	0.45 FAR	0.45 FAR
Maximum Dwelling Units¹ (residential designations)	INST, 0 du/acre x 7.23 ac. = 0	INST/CLR, 12 du/acre x 7.23 ac. = 86.76
Maximum Beds (for CLF proposals)	0 max du x 2.39 = 0	86.76 max du x 2.39 = 207
Population Estimate	0 max du x 2.39 = 0	86.76 max du x 2.39 = 207
Maximum Square Feet^{2, 4} (non-residential designations)	0.45 FAR x 7.23 ac. = 141,726 SF	Hospital, 0.45 FAR x 7.23 ac. = 141,726 SF

Proposed or Conditioned Potential ^{3, 4}	----	207 bed Type 3 CLF
Max Trip Generator	Hospital (610) – 13.22 trips/1000SF	Hospital (610) – 13.22 trips/1000SF
Maximum Trip Generation	1,874 trips per day	Maximum - 1,874 trips per day
Net Daily Trips:	Maximum: 1,874 tpd – 1,874 tpd = 0 trips per day	
Net PH Trips:	AM Maximum: 135 pht – 135 pht = 0 peak hour trips PM Maximum: 132 pht – 132 pht = 0 peak hour trips	

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	Bonnie Miskel, Esq. / Beth Schrantz, Land Planner
Company Name	Dunay, Miskel and Backman, LLP
Address	14 SE 4 th Street, Suite 36
City, State, Zip	Boca Raton, FL 33432
Phone / Fax Number	Bonnie: (561) 405-3322 / Beth: (786) 763-0565
Email Address	Bonnie: bmiskel@dmbblaw.com / Beth: bschrantz@dmbblaw.com

B. Applicant Information

Name	Michael Ging, Vice President
Company Name	Alliance Realty Partners, LLC
Address	1800 N Military Trail, Suite 110
City, State, Zip	Boca Raton, FL, 33431
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Contract Purchaser

Name	Abraham Shaulson
Company Name	6595 LLC
Address	15423 Firelight Dr
City, State, Zip	Winter Garden, FL, 34787
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	The site was historically used as a wholesale nursery and a single family home. However, the nursery is no longer in operation and all structures were demolished in 2017. As such, the site is currently vacant and cleared for development.
PCN	00-42-46-27-30-001-0000
Street Address	6895 Morikami Park Road
Frontage	+/- 334.24 feet of frontage along Morikami Park Road
Legal Access	Morikami Park Road (80' ROW)
Contiguous under same ownership	There are no properties contiguous to the subject parcel under the same ownership
Acquisition details	<p>On February 27, 2008, 6595 LLC purchased 6.985 acres by warranty deed (recorded in ORB 22485, PG 0888) from Eugene H. Monnier, Jr and Jean E Monnier for \$3,000,000. On June 2, 2008, 6595 LLC purchased 0.30 acres portion by warranty deed (recorded in ORB 22689, PG 1512) from Allen Zolghadar \$30,000.</p> <p>Please refer to Application Attachment A, Warranty Deeds.</p>
Size purchased	There are no properties contiguous to the subject parcel under the same ownership.

III. Development History

Previous FLUA Amendments	On May 28, 2009, there was a small scale Future Land Use Atlas Amendment adopted through application No. SCA-2008-00031, which requested a change from Low Residential, 3 Dwelling Units / Acre (LR-3), to Institutional (INST).
Zoning Approvals, Control Number	<ul style="list-style-type: none"> Resolution No. ZR-2008-051 approved Zoning Application ZV-2008-01033, requesting a Type II Variance (Stand Alone) on August 7, 2008, subject to conditions, to allow the elimination of frontage and access on an arterial or collector street / Control No. 2008-00133 On May 28, 2009, Resolution No. R-2009-0897 approved Zoning Application PDD-2008-01035, requesting an official Zoning Map Amendment to a Planned Development District (PDD), allowing a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District / Control No. 2008-00133 On August 22, 2011, a Time Extension Application CDTE-2011-50605 was approved / Control No. 2008-00133 On January 30, 2012, a Time Extension Application CDTE-2012-52602 was approved / Control No. 2008-00133 On February 20, 2015, a Time Extension Application CDTE-2015-68933 was approved / Control No. 2008-00133

	<ul style="list-style-type: none"> • On May 13, 2015, a DRO Application (DRO/DRO-2015-00124), was approved to: (1) finalize the plans approved by the BCC for the Rezoning and Variance applications, (2) allow administrative modifications to the Site Plan approved by the BCC to add and relocate square footage, (3) allow a Nursing/Convalescent Facility, and (4) approve architectural elevations / Control No. 2008-00133 • On August 16, 2017, Time Extension Application CDTE-2017-77151 was approved / Control No. 2008-00133 • On May 1, 2018, Time Extension Application CDTE-2018-79504 was approved / Control No. 2008-00133 • On May 1, 2018, Time Extension Application CDTE-2018-79505 was approved / Control No. 2008-00133 • On May 1, 2018, Time Extension Application CDTE-2018-79506 was approved / Control No. 2008-00133
Concurrency	The site is not currently subject to a concurrency exemption and has not obtained a concurrency reservation.
Plat, Subdivision	Morikami Nursing Center Plat (PB 122 Pages 123 through 124)

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Part 4. Consistency

A. Consistency

Justification Provide as G.1.	Please refer to Application Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Residential Density Increases Provide as G.2.	Please refer to Application Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Compatibility Provide as G.3.	Please refer to Application Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Comprehensive Plan Provide as G.4.	Please refer to Application Attachment G , Consistency with Comprehensive Plan and Florida Statutes
Florida Statutes Provide as G.5.	Please refer to Application Attachment G , Consistency with Comprehensive Plan and Florida Statutes

B. Surrounding Land Uses. *Indicate the following for each surrounding property:*

- **Uses.** *Indicate the existing land use, subdivision name, and existing density (residential) or square footage (non-residential).*
- **FLUA Designations.** *Indicate the future land use designations. No acronyms.*
- **Zoning.** *Indicate the Zoning and petition numbers. No acronyms.*

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential, North Oaks PUD – 89 dwelling units / 2.48 DU/AC	Low Residential (3 Dwelling Units / Acre)	Residential Transitional Single Family District Control No. 1996-00030
South	Forest / Park / Recreational, 795597.26 Square Feet	Park	Public Ownership Control No. 2010-00336
East	+/- 16,689 square foot Daycare with 250 children	Low Residential (3 Dwelling Units / Acre)	Residential Transitional Single Family District Control No. 1982-00184
West	Single Family Residential – 1 dwelling unit North Oaks PUD – 89 dwelling units / 2.48 DU/AC	Low Residential (3 Dwelling Units / Acre)	Agriculture Residential District Residential Transitional Single Family District Control No. 1996-00030

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Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Hospital (610) – 13.22 trips/1000SF	Hospital (610) – 13.22 trips/1000SF
Maximum Trip Generation	1,874 trips per day	Maximum - 1,874 trips per day
Net Daily Trips:	Maximum: 1,874 tpd – 1,874 tpd = 0 trips per day	
Net PH Trips:	AM Maximum: 135 pht – 135 pht = 0 peak hour trips PM Maximum: 132 pht – 132 pht = 0 peak hour trips	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Christopher W. Heggen, P.E. – Kimley-Horn	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 88 at Linton Blvd. and South Jog Road, approximately 0.85 miles from the subject site	
Nearest Palm Tran Stop	Stop 7509 & 7504 (Intersection of Linton Blvd and South Jog Road approximately 0.85 miles from the amendment site)	
Nearest Tri Rail Connection	Palm Tran Route 88 to Delray Beach Tri-Rail, 345 South Congress Ave	
C. Potable Water & Wastewater Information		
<p>Please refer to Application Attachment I, Potable Water & Wastewater Level of Service (LOS) Letter, which states the site is located within Palm Beach County Water Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for potable water and wastewater service at the current FLUA designation and for the proposed designation of Institutional/Congregate Living Facility. There is an 8" watermain located within the Morikami Park Road right of way adjacent to the subject property and an 8" watermain located northeast of the subject property. In addition, there is a 4" forcemain within Morikami Park Road right of way adjacent to the subject property.</p>		

Potable Water & Wastewater Providers	Water & Wastewater service will be provided by Palm Beach County Water Utilities.
Nearest Water & Wastewater Facility, type/size	There is an 8" watermain located within Morikami Park Road right of way adjacent to the subject property and an 8" watermain located northeast of the subject property. In addition, there is a 4" forcemain within Morikami Park Road right of way adjacent to the subject property
D. Drainage Information	
The project is within the jurisdiction of South Florida Water Management District (SFWMD) C-15 Drainage Basin, Lake Worth Drainage District (LWDD) and Palm Beach County Land Development. The project will discharge via control structure through a piped connection directly into the existing off-site lake at the northwest corner of the property (via drainage easement OR Book 23590/ Page 165), the point of legal positive outfall, which ultimately discharges to LWDD L-37 Canal. Please refer to the Drainage Statement prepared by Kimley Horn, which is included as Application Attachment J, Drainage Statement with this application for more details.	
E. Fire Rescue	
Nearest Station	Fire Rescue Station #45 located at 15450 South Jog Road, Delray Beach, FL 33446
Distance to Site	1.75 miles from the subject site
Response Time	Estimated response time is 6 minutes
Effect on Resp. Time	This amendmet is anticipated to have some effect on response time. Please refer to Application Attachment K .
F. Environmental	
Significant habitats or species	Kimley-Horn prepared a Listed Species Technical Memorandum, dated January 15, 2019 (see Application Attachment L), to evaluate the subject property with respect to any listed animal and/or plant species and habitats of significant value that utilize the property. Based on the results of this review, there were no wetlands, surface waters or other habitat resources observed on the property. No listed species occurrences were documented and there does not appear to be any listed species involvement based on the site-specific habitat characteristics.
Flood Zone	The property is within Flood Zone X. This information is obtained from FEMA panel number: 12099C0967F Flood Zone X are areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Wellfield Zone	The site is located in a Wellfield Protection Zone 4. Please see Application Attachment M .
G. Historic Resources	
In a letter dated January 14, 2019, the PBC Archaeologist confirmed no known cultural (historical or archaeological) resources are identified within 500 feet of the Subject Property. Please refer to Application Attachment N, Historic Resource Evaluation Letter .	

H. Parks and Recreation - Residential Only

Please see below for the name and location of each of the applicable parks.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Morikami Park and Japanese Gardens	0.00339	+ 207	0.702
Beach	Milani	0.00035	+ 207	0.072
District	Green Cay Wetlands	0.00138	+ 207	0.286

I. Libraries - Residential Only

Please see below for the name and location of the closest County Library.

Library Name	Palm Beach County Library - Hagen Ranch Road Branch		
Address	14350 Hagen Ranch Road		
City, State, Zip	Delray Beach, FL, 33446		
Distance	The Hagen Ranch Road Branch is approximately 2.56 miles from the site		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	+ 207	+ 414
Periodicals	5 subscriptions per 1,000 persons	+ 207	+ 1.035
Info Technology	\$1.00 per person	+ 207	+ \$207
Professional staff	1 FTE per 7,500 persons	+ 207	+ 0.028
All other staff	3.35 FTE per professional librarian	+ 207	+ 0.092
Library facilities	0.34 sf per person	+ 207	+ 70.38

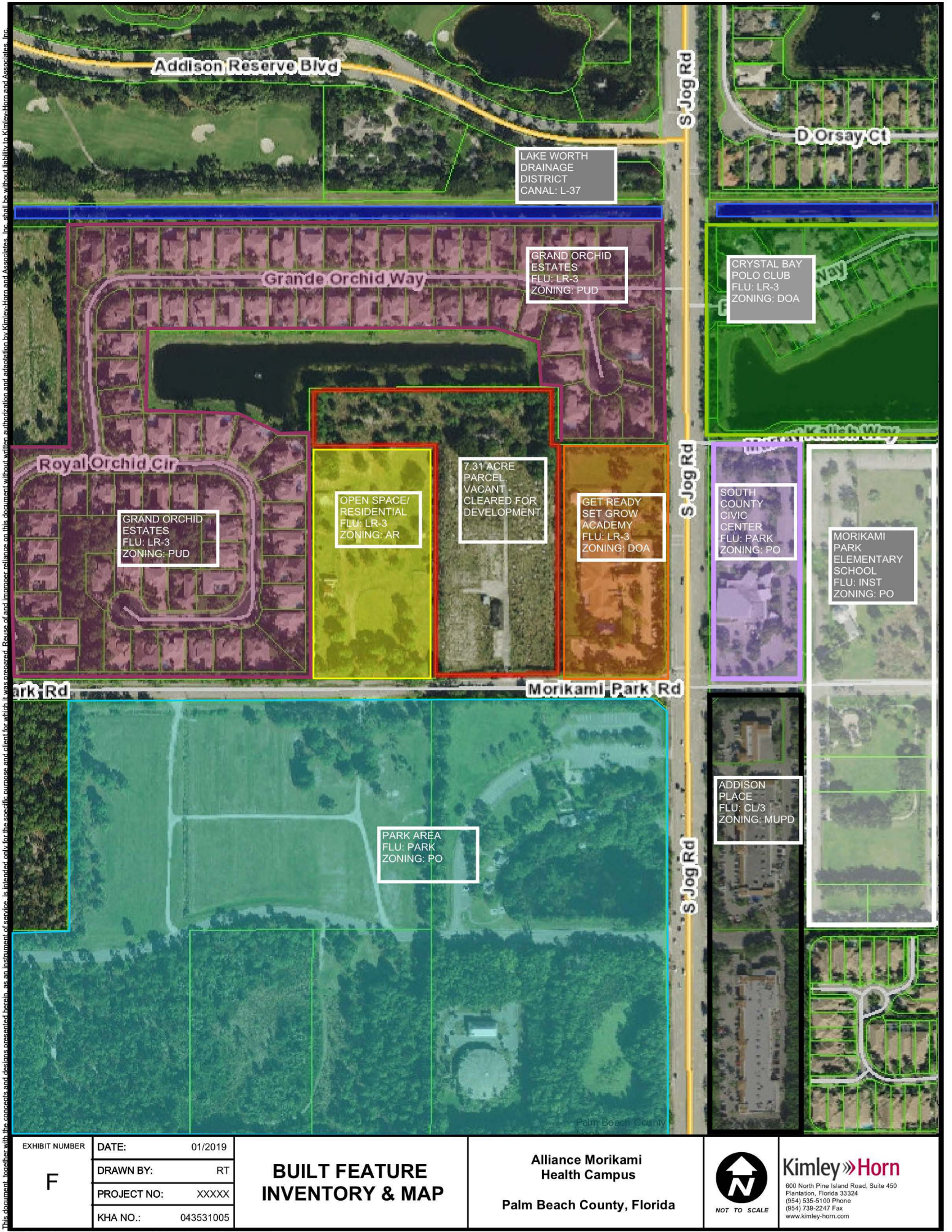
J. Public Schools - Residential Only

	Elementary	Middle	High
Name	N/A	N/A	N/A
Address	N/A	N/A	N/A
City, State, Zip	N/A	N/A	N/A
Distance	N/A	N/A	N/A

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Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed**
- 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**
- 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. Survey**



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and/or incorporation of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

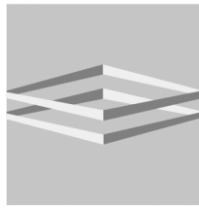
EXHIBIT NUMBER	DATE:	01/2019
F	DRAWN BY:	RT
	PROJECT NO:	XXXXX
	KHA NO.:	043531005

**BUILT FEATURE
INVENTORY & MAP**

**Alliance Morikami
Health Campus**
Palm Beach County, Florida



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INTRODUCTION

This Future Land Use Atlas (“FLUA”) amendment request is necessary in order to amend the Future Land Use (“FLU”) designation of a +/- 7.23-acre site, known as “Holden of Delray Beach” (herein referred to as the “Subject Property”) in Unincorporated Palm Beach County (“County”) for the applicant’s proposed use as discussed more fully below. As shown on Attachment F, Built Features Inventory and Map, the Subject Property is located at 6895 Morikami Park Road, which is generally located on the North side of Morikami Park Road, approximately 275 feet west of Jog Road. The Subject Property is comprised of one (1) parcel, which is currently designated INST, Institutional, on the County’s FLUA and located within the MUPD, Multiple Use Planned Development, zoning district. The Subject Property is referenced by parcel control number: (PCN) 00-42-46-27-30-001-0000. The Subject Property is located in a predominantly residential context and is currently approved for use as a Nursing Home.

REQUEST

On behalf of Alliance Residential, LLC (“Applicant”), Dunay, Miskel and Backman, LLP (“Agent”) respectfully submits this application requesting a FLUA Amendment in order to facilitate future development of the Subject Property for residential uses. The request is to amend the current FLU designation of INST to INST/CLR, Institutional with an underlying Congregate Living Residential. The purpose of the CLR FLU designation is to facilitate the review of Type 3 Congregate Living Facilities (“CLF”) that require a FLU amendment to increase residential density. The Subject Property will retain the original INST FLU designation to be used along with the Type 3 CLF residential use. The CLR FLU designation allows a maximum density of 12 dwelling units per acre. The maximum beds allowed for the proposed INST/CLR designation is 207 beds.

PROJECT HISTORY

Since the adoption of the 1989 Comprehensive Plan, the FLUA designation on the Subject Property has changed once as reflected on the most recently updated Future Land Use Atlas Map Number 76. On May 28, 2009 the Board of County Commissioners (“BCC”) adopted Ordinance 2009-011 (Application No. SCA-2008-00031) approving a Small Scale Future Land Use Atlas (“FLUA”) Amendment to change the future land use designation of the Property from LR-3, Low Residential – 3 dwelling units per acre, to INST, Institutional.

Per the records available through the County’s Zoning Division, there are several prior Zoning approvals for the Property. On May 28, 2009, the BCC approved Resolution R-2009-0897 (Zoning Application PDD-2008-01035) allowing an Official Zoning Map Amendment from the AR, Agricultural Residential, zoning district to the MUPD, Multiple Use Planned Development, zoning district (“Rezoning”). Prior to the adoption of the FLUA Amendment and Rezoning, on August 7, 2008 the Zoning Commission approved ZR-2008-051 allowing a Type 2 Variance (Stand Alone) (Application ZV-2008-01033) to allow the elimination of frontage and access on an arterial or collector street (“Variance”). On May 13, 2015, a DRO Application (DRO/DRO-2015-00124), was approved to: (1) finalize the plans approved by the BCC for the Rezoning and Variance applications, (2) allow administrative modifications to the Site Plan approved by the BCC to add and relocate square footage, (3) allow a Nursing/Convalescent Facility, and (4) approve architectural

elevations. The Rezoning and Variance approvals initially required that development commence by December 31, 2012; however, several time extensions were approved pursuant to State Statute and established a deadline to commence development of August 2, 2022.

G.1 JUSTIFICATION

The Applicant is requesting to amend the FLU designation of the Subject Property from INST to INST/CLR. Per Policy 2.1-f of the FLUE of the PBC Plan an applicant must provide adequate justification for the proposed future land use.

1) The proposed use is suitable and appropriate for the Subject Property.

The proposed INST/CLR FLU designation is suitable and appropriate for the Subject Property. The Subject Property is in an ideal geographic location to apply the INST/CLR land use designation to provide for a Type 3 CLF use and allow an additional facility for Hospital use. The Subject Property is surrounded by residential uses to east, west and north. The Park use to the south is a passively used parcel that is buffered by significant existing vegetation. Given the Subject Property's location within the Urban/Suburban Tier and adjacent to existing residential uses, the proposed use will provide a much-needed service to the residents in the immediate area and County at large by allowing an alternative occupancy option for residents who require additional care to be located in close vicinity of their family and friends. Considering the compatibility of the proposed FLU with the surrounding area and the key location of the Subject Property in close proximity to traditional residential uses, the proposed INST/CLR FLU is suitable and appropriate for the Subject Property.

2) There is a basis for the proposed FLU change for the Subject Property based upon one or more of the following:

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

The proposed amendment to the change in the FLU of the Subject Property is based on changes in characteristics of the general area and associated impacts on the Subject Property. Along the South Jog Rd corridor, there has been significant change since the Plan adoption in 1989. The general area has changed from primarily agricultural production uses to residential uses and suburban development, thus creating the need for additional CLF facilities for the County residents to have a greater range of housing choices as they age. The proposed amendment will allow the provision of vital CLF services to nearby residents and their families, allowing for County residents to age in a location that is close to family and friends. Considering the significant changes in characteristics in the general area, the proposed FLU amendment is appropriate for the Subject Property.

- **New information or change in circumstances which affect the subject site.**

The proposed amendment to change in the FLU of the Subject Property is based on a change of circumstances which affect the Subject Property. As demonstrated above, the circumstances in the general area have changed significantly from agricultural production to suburban residential uses since the adoption of the Plan. As such, the existing institutional use is viable but there is a need for a greater range of housing and care options for the

County's aging population in close proximity to the residences of their family and friends. Considering the change in circumstances affecting the Subject Property, the proposed FLU amendment is appropriate for the subject property.

- **Corresponding FLU designation.**

The proposed amendment to change the FLU of the Subject Property is based on the fact that the existing INST FLU designation is appropriate however, inadequate for the Subject Property. The Subject Property is approved for use as a nursing home and has never been developed for that use or residential uses. The Subject Property is located in close proximity to a number of planned single family residential communities. A greater range of housing and care options is needed as the population ages in this area so that aging residents may stay close to their family and friends. The existing INST FLU designation does not provide the opportunity for development of a housing option and limits the County's ability to provide locations for compact development as the needs of residents change. Considering the County's need for housing options for aging residents and the significant number of single family residential developments in close proximity, the Subject Property is suitable for residential development under the CLR use.

G.2 RESIDENTIAL DENSITY INCREASES

Residential Density Increases: In accordance with FLU Element Policy 2.4-b Applicant will demonstrate that there is a need for the proposed FLU amendment and the current FLUA designation is inappropriate.

- **There is a need for the amendment.**

There is a need for the proposed amendment. As detailed above, the Subject Property is located in an area that is developed predominantly with single family residential uses. As the County's population ages, a greater range of housing options is needed to meet the varying needs of residents. In order to promote compact development, prevent sprawl and allow residents to remain within their community of family and friends, it is necessary to provide locations for alternative housing choices. The proposed amendment is needed in order to allow the density on the Subject Property required in order to serve an appropriate number of residents. The basis for the proposed amendment is predicated upon the current trend and necessity for housing options for residents of all ages.

- **The current FLUA designation is inappropriate.**

The current FLUA designation is inappropriate for the Subject Property. The Subject Property is located in close proximity to a number of planned single family residential communities. A greater range of housing and care options is needed as the population ages in this area so that aging residents may stay close to their family and friends. The existing INST FLU designation does not provide the opportunity for development of a housing option other than single family residential homes and limits the County's ability to provide locations for compact development as the needs of residents' change. Further, the existing INST FLU allows for a much more intense hospital use, which would create significantly higher traffic generation than the proposed Type 3 CLF. In addition, the prior FLU amendment application provided for a nursing home, which is a higher employment and traffic generating use than the proposed Type 3 CLF. Considering the County's need for housing options for aging residents, the significant number of single family residential developments in close proximity, and the

high traffic generation of the prior use, the Subject Property is not suitable for single family residential development and the INST FLU designation is inappropriate.

The County's Zoning Code exempts CLF facilities from the provisions of the Workforce Housing and Affordable Housing programs. As such, it is not possible to increase density on the Property utilizing these programs or the Transfer of Development Rights as workforce housing is a mandatory component of each.

G.3 COMPATIBILITY WITH SURROUNDING USES

The surrounding uses are consistent and compatible with the proposed development program. The following is a summary of the uses surrounding the Subject Property. Additional information is included on the Built Features Inventory and Map at Attachment F.

Adjacent Lands	Uses	FLU	Zoning
North	Single Family Residential	LR-3 - Low Residential (3 Dwelling Units / Acre)	RTS - Residential Transitional Single Family District
South	Forest / Park / Recreational	Park	PO – Public Ownership
East	Private School / College & Single Family Residential	LR-3 - Low Residential (3 Dwelling Units / Acre)	RTS - Residential Transitional Single Family District
West	Single Family Residential	LR-3 - Low Residential (3 Dwelling Units / Acre)	RTS-Residential Transitional & AR-Agriculture Residential District

- North: There property immediately north of the Subject Property is developed as the 89 dwelling unit Grande Orchid Estates single family residential community, which is designated LR-3 on the County's FLUA, is located within the RTS zoning district, and was approved for a Planned Unit Development through Control No. 1996-00030. The +/- 4.94 acre retention pond for Grande Orchid Estates is located contiguous to the northern boundary of the Subject Property.
- South: The property located across Morikami Park Road to the south of the Subject Property is a +/- 18.26 acre park which is designated Park on the County's FLUA and is located within the PO, Public Ownership, zoning district. The rezoning to PO took place in 2015 via Resolution Number R-2015-0694, Control Number 2010-00336.
- East: The property located immediately east of the Subject Property is approved for and developed as a +/- 4.37 acre 250 child day care known as Get Ready Set Grow Academy, which is designated LR-3 on the County's FLUA, located within the RTS zoning district, and was approved through Control No. 1982-00184.
- West: There is a single family residence and nursery as well as the Grande Orchid Estates community located immediately west of the Subject Property. The single family resident/nursery property is +/- 5 acres, designated LR-3 on the County's FLUA, located within the AR zoning district, and has never received County zoning approvals.

The foregoing table and summary of surrounding uses demonstrate that the proposed land use will be compatible with overall surrounding land uses and promote development that will make a positive contribution to the character of the locality. The proposed Type 3 CLF use on the Subject Property is consistent and compatible with the surrounding FLU designations.

G.4 CONSISTENCY WITH COMPREHENSIVE PLAN

The following summary details the requested FLUA amendment compliance with the County's Comprehensive Plan.

- **Objective 1.2:** The Urban/Suburban Tier is intended to accommodate the bulk of the County's population along with the services and facilities consistent with the needs of urban and suburban development.
- **Applicant's Description:** The change to the FLU designation from INST to INST/CLR will allow for additional housing and care options to accommodate the growing and aging population of the County within the Urban/Suburban Tier. Based on 2013 population projections provided by the State of Florida Office of Economic and Demographic Research (ODER) and the Bureau of Economic and Business Research (BEBR), as shown in the PBC 2015 Population Allocation Model, the medium projections show the population in PBC growing by over 300,000 people between 2015 and 2035 (from 1,377,300 to 1,678,700). According to the U.S. Census Bureau, between 794 to 1,581 residents located within the 005937 census tract, where the Subject Property is located, are aged 65 and older. This exemplifies the need for alternative living facilities for those who cannot inhabit single family homes any longer and require assisted living. The subject property's location along Morikami Park Road provides a great opportunity to allow for community serving residential and hospital uses in an area that is generally lacking care facilities relative to other portions of the County. The subject property is already approved to be operational as a nursing home with its current FLU and zoning designations as its size and frontage along Morikami Park Road makes it attractive to residential consumers and those seeking assisted care. The property presents a great opportunity for a Type 3 Congregate Living Facility as they serve as a good transition between the all-encompassing residential uses.
- **Objective 2.1:** This objective states that PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.
Applicant's Description: Allowing the requested FLUA designation to permit a Type 3 CLF use will accommodate the expected growth in the population of the County.
- **Policy 2.1-a:** Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.
Applicant's Description: As shown in Attachments H through O the Subject Property is adjacent to and able to connect to all of the necessary urban services including, but not limited to, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, fire rescue services, etc.
- **FLUE Policy 2.1-f:** Before approval of a FLU amendment, the applicant shall provide an adequate justification for the proposed FLU amendment. Please see below for details regarding the impact of the proposed FLUA on the items listed:

- The natural environment, including topography, soils and other natural resources;
Applicant's Description: Please see Attachment L for the Environmental Inventory.
- The availability of facilities and services;
Applicant's Description: Below is more detailed information on the availability of each of those facilities and services:
 - a. *Traffic:* Please see Attachment H for the Comprehensive Plan Amendment Transportation Analysis prepared by Kimley Horn and Associates, Inc.
 - b. *Mass Transit:* The nearest Palm Tran bus route is Route 80 that stops at Delray Community Hospital Road at the Convalescent Center approximately 1.335 miles from the Subject Property. The closest Tri-Rail connection is the Delray Beach Tri-Rail stop located at 345 South Congress Ave.
 - c. *Potable Water and Wastewater:* Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department
 - d. *Drainage:* Please see Attachment J for the Drainage Statement
 - e. *Fire Rescue:* Please see Attachment K for the Fire Rescue Letter confirming availability of service.
- The adjacent and surrounding development;
Applicant's Description: Please refer to the surrounding uses section above.
- The future land use balance;
Applicant's Description: As stated previously, the proposed FLU Amendment to INST/CLR on the Subject Property will be in conformance with all of the provisions of FLUE Policy 2.1-f. As such, amending the FLU designation on the Subject Property will continue to provide a balanced FLU in the area as it will allow a CLF residential use found elsewhere in the area and needed to continue to meet the needs of the County's growing and aging population.
- Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
Applicant's Description: Not applicable.

Policy 2.1-g: The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

Applicant's Description: The proposed amendment would modify the existing INST FLU designation to allow development of a Type 3 CLF in close proximity to existing single family residential developments. The existing plat nursing home does not provide the highest and best use of the land. Therefore, the proposed amendment would utilize an underdeveloped parcel within the Urban/Suburban Tier and contribute to livable communities and help balance land uses that is within the character of the community, and furthers these Directives.

- **Policy 2.1-h:** The County shall not approve site specific FLUA amendments that encourage piecemeal development.

Applicant's Description: The Subject Property is surrounded by parcels currently developed and used for residential purposes and is located along Morikami Park Road, which is not a heavily traveled corridor. As such, the proposed infill amendment does not encourage piecemeal development, nor does it create residual parcels.

- **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.

Applicant's Description: The proposed amendment is consistent with this policy as the uses proposed are compatible with the purpose of the Urban/Suburban Tier and is consistent with the INST/CLR future land use allowed through the Residential Use Matrix identified in Table 4.B.1.D of the ULDC with a Class A Conditional Approval from the BCC.

G. 5. CONSISTENCY WITH FLORIDA STATUTES

The following summary details the requested FLUA amendment compliance with Florida Statutes.

- **Florida Statutes, Section 163.3177.(6).(a).9.a:** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the Applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.
 - Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
Applicant's Description: The Applicant is requesting to change the FLU of the Subject Property from INST to INST/CLR for the purpose of providing additional housing and care options in close proximity to existing single family residential communities. By allowing the proposed CLF to be developed on the Subject Property the County is promoting redevelopment of an underutilized infill parcel strategically located close to the community of friends and family in the nearby existing residential community.
 - Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development
Applicant's Description: The Subject Property is within the Urban/Suburban Tier surrounded by non-rural lands. The Subject Property is located in close proximity to urban areas which include urban services such as police, fire rescue and water/wastewater/drainage utilities.
 - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
Applicant's Description: The proposed development is not isolated in nature as existing development exists to the north, south, east, and west within the Urban/Suburban Tier.

- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Applicant's Description: This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system.

- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Applicant's Description: The Subject Property is located within the Urban/Suburban tier. It is not located within any zoning district or overlay which would mandate the continued use of the Subject Property for agriculture, and, in fact, those activities many times are not compatible with the types of uses already existing in the surrounding area. As such, the proposed FLUA Amendment does not fail to adequately protect said activities.

- Fails to maximize use of existing public facilities and services.

Applicant's Description: The Subject Property is located with access to the necessary public facilities and services. The existing single family home and nursery use does not maximize the existing capacity and promotes a pattern of sprawl. The FLUA amendment will allow greater density for a Type 3 CLF, which will maximize the use of the existing public facilities and promote compact, smart growth.

- Fails to maximize use of future public facilities and services.

Applicant's Description: The FLUA amendment will maximize the use of future public facilities and services as the Subject Property is located so as to concentrate the use of the facilities within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing and future facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Applicant's Description: As a result of the existing development located within this area, the proposed amendment will not increase the costs of providing services as they already exist in the area. The additional tax revenue from the proposed development will aid in maintaining the existing infrastructure. Also, the proposed development will address stormwater management on the Subject Property and no significant off-site roadway improvements are anticipated due to the insignificant amount of traffic anticipated to be created by the proposed use. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Fails to provide a clear separation between rural and urban uses.

Applicant's Description: Allowing a Type 3 CLF on the Subject Property is consistent with the style of development in the Urban/Suburban Tier, as well as adjacent areas. The Subject

Property is located within the Urban/Suburban Tier of the County and is not envisioned to be a rural area. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant's Description: This amendment will allow for what could be considered infill development as urban/suburban styles of development have occurred and/or been approved in each direction from the Subject Property while it has been underutilized as a vacant parcel.

- Fails to encourage a functional mix of uses.

Applicant's Description: As previously discussed the Subject Property is currently underutilized having been left vacant since its approval for use as a nursing home. The proposed Type 3 CLF on the Subject Property, which is compatible with surrounding uses, will provide additional housing options and services to surrounding residents.

- Results in poor accessibility among linked or related land uses.

Applicant's Description: The development will be designed with pedestrian interconnectivity through required pathways along the major roadways. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Results in the loss of significant amounts of functional open space.

Applicant's Description: This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.

- **Florida Statutes, Section 163.3177.(6).(a).9.b:** Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Applicant's Description: This amendment does not fail to protect and conserve natural resources as the Subject Property is vacant of natural resources.

- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant's Description: The amendment for a FLUA amendment will maximize the use of future public facilities and services existing and within an urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Applicant's Description: The development will be designed with pedestrian interconnectivity required along the major roadway. As such, this will provide for an interconnected pedestrian environment. Therefore, the proposal discourages the proliferation of Urban Sprawl.

- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Applicant's Description: The proposed amendment would modify the existing INST FLU designation and provide additional housing types and options by utilizing an infill parcel within an area that is mostly developed. Therefore, the proposed amendment would utilize an undeveloped parcel within the Urban/Suburban Tier and contribute to livable communities and help balance land uses that is within the character of the community.

In conclusion the requested FLU Amendment from INST to INST/CLR on the Subject Property is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

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Dave Kerner, Vice Mayor

Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

March 7, 2019

Kimley Horn
600 N Pine Island Rd. Suite 450
Plantation, FL.

RE: Holden of Delray Beach
Service Availability Letter

Dear Mr. Balaban,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation and for the proposed designation of Institutional /Congregate Living Facility (INST/CLR) with a maximum FAR of 12 du/acre.

There is an 8" watermain located within Morikami Park Road right of way adjacent to the subject property and an 8" watermain located northeast of the subject property. In addition, there is a 4" forcemain within Morikami Park Road right of way adjacent to the subject property.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E,
Plan Review Manager



January 29, 2019

Palm Beach County Land Development
2300 North Jog Road
West Palm Beach, FL 33411

RE: *Holden of Delray Beach – 6895 Morikami Park Road*

DRAINAGE STATEMENT

The project proposes 207 beds (mixture of Assisted Living, Independent Living, and Memory Care uses) on approximately 7.23 acres. The site is located on the west side of Jog Road along Morikami Park Road in unincorporated Palm Beach County. The project is within the jurisdiction of South Florida Water Management District (SFWMD) C-15 Drainage Basin, Lake Worth Drainage District (LWDD) and Palm Beach County Land Development. The project will discharge via control structure through a piped connection directly into the existing off-site lake at the northwest corner of the property (via drainage easement OR Book 23590/ Page 165), the point of legal positive outfall, which ultimately discharges to LWDD L-37 Canal.

There is an existing SFWMD Permit No. 50-11102-P that will be modified to accommodate the new site plan. The finished floor elevations will be set at or above the calculated 100 year-3 day, zero discharge storm event, 18 inches above the crown of the adjacent road or 1 foot above the FEMA elevation, whichever is greater. A berm will be placed around the perimeter of the site with an elevation equal to or exceeding the 25 year- 3 day routed storm event to prevent authorized discharge from the site. The crown of the on-site road will be design above the 5 year -1 day storm event elevation.

The water quality volume will be detained in the underground exfiltration trench proposed.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the on-site lake. In accordance with SFWMD Permit No. 50-11102-P, the design water level will be 14.50' NAVD. The on-site drainage system will be designed for a 3 year storm event.

George Balaban, P.E.
Senior Project Manager
Florida License No. 74543
CA 00000696

This item has been electronically signed and sealed by
George Balaban, P.E. 01-29-2019 using a digital
signature. Pinned copies of this document are not
considered signed and sealed and signature must
|be verified on any electronic copies.



January 7, 2019

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

Kimley Horn
George Balaban
600 North Pine Island Road
Suite 450
Plantation, FL 33324

Re: Holden of Delray Beach

Dear George Balaban:

Per your request for response time information to the subject property located on the north side of Morikami Park Road and just west of Jog Road. This property is served currently by Palm Beach County Fire-Rescue station #45, which is located at 15450 S Jog Rd. The subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 6:13.

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

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

Sincerely,

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

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



Listed Species Technical Memorandum

To: Mr. Robert Hall
Alliance Realty Partners, LLC

From: Rick Browne
Kimley-Horn & Associates, Inc.

Date: January 15, 2019

RE: Holden of Delray Beach
6895 Morikami Park Road
Delray Beach, FL 33446

Kimley-Horn and Associates, Inc. conducted a limited environmental due diligence of the above referenced property located at 6895 Morikami Park Road in Delray Beach, Palm Beach County, Florida (see **Figure 1 – Project Location Map**). Kimley-Horn reviewed readily available state and federal environmental databases and a field reconnaissance was conducted on December 27, 2018 to review existing environmental conditions and evaluate the potential for usage by state and/or federally protected species. It should be noted that the scope of services did not include detailed species surveys or field flagging of any wetland and/or surface water areas.

Methodology:

A review of the Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), Florida Natural Areas Inventory (FNAI) and the Soil Survey of Palm Beach County were completed prior to the field review. Kimley-horn biologists established random pedestrian transects through the property to identify habitats and note signs of listed species on the property (burrows, scat, vocalizations or individual species observances). At least 15% of the property was traversed with the transects, meeting the FWC guidelines for conducting gopher tortoise presence/absence surveys.

Vegetative communities on the project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the site is attached as **Figure 2**. A description of the upland land covers characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. There were no wetlands or surface waters identified within the project site.

Field Reconnaissance Results:**Uplands****FLUCFCS 740 – Disturbed Lands (± 7.23 acres)**

According to historical aerial imagery, the project site was previously used as a plant nursery. However, nursery activities are no longer active, and the majority of the site has been cleared. Numerous piles of earthen materials were observed across the site associated with the land-clearing activities. Several remnant nursery trees, weeping fig (*Ficus benjamina*) and starfruit tree (*Averrhoa carambola*), remain on the northern portion of the site. Other vegetation observed included scattered amounts of live oak (*Quercus virginiana*), Australian pine (*Casuarina equisetifolia*) and Brazilian pepper (*Schinus terebinthifolius*), with groundcover consisting of bahiagrass (*Paspalum notatum*), Caesar's weed (*Urena lobata*), beggarticks (*Bidens alba*) and other ruderal grasses.

Wetlands and Surface Waters

The presence of wetlands and other surface waters within the project site was evaluated in accordance with Chapter 62-340, Florida Administrative Code (F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on an assessment of the vegetative communities, hydrologic conditions, and soils observed during field reconnaissance, no wetlands or surface waters were observed within the project site. Soils mapped within the project site are shown on **Figure 3**.

Wildlife Observations

Wildlife observed on-site during field reconnaissance included a blue jay (*Cyanocitta cristata*), blue-gray gnatcatcher (*Poliophtila caerulea*), red-bellied woodpecker (*Melanerpes carolinus*), and turkey vulture (*Cathartes aura*). Additionally, a kestrel (*Falco spp.*) was observed flying overhead and could not be verified if it was a Southeastern American kestrel (*Falco sparverius paulus*), a state-threatened species protected by the FWC, since the migratory species is found throughout Florida in the winter and is not protected. No evidence of nesting was observed, and no further action is necessary with respect to this species. None of the other previously mentioned species are protected.

Database Review and Listed Species Survey Results:**USFWS**

Based on a review of USFWS consultation areas, the site is located within the consultation areas for the Florida scrub-jay (*Aphelocoma coerulescens*) and Everglade snail kite (*Rostrhamus sociabilis plumbeus*). Habitat types that occur within the project site include disturbed lands recently cleared of most vegetation which were previously utilized as a plant nursery. There is no habitat on-site for the Florida scrub-jay or Everglade snail kite.

The project site is also located within two core foraging areas (CFA) of wood stork (*Mycteria americana*) colonies (Wakodahatchee and Lox NC-4). The CFA for the project site is defined as 18.6 miles from an active wood stork colony. No wood storks were observed during field reconnaissance and there is no suitable nesting or foraging habitat present on-site.

The USFWS Information for Planning and Consultation (IPaC) Trust Resources identified a list of protected species that may occur within the project site. The USFWS IPaC includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. There were no species listed in the database that have suitable habitat within the project site. The following species listed in the database that do not have suitable habitat on-site include: Florida panther (*Puma concolor coryi*), southeastern beach mouse (*Peromyscus polionotus niveiventris*), West Indian manatee (*Trichechus manatus*), Everglade snail kite, Florida scrub-jay, Ivory-billed woodpecker (*Campephilus principalis*), Kirtland's warbler (*Setophaga kirtlandii*), piping plover (*Charadrius melodus*), red knot (*Calidris canutus rufa*), red-cockaded woodpecker (*Picoides borealis*), whooping crane (*Grus americana*), wood stork, American alligator (*Alligator mississippiensis*), American crocodile (*Crocodylus acutus*), hawksbill sea turtle (*Eretmochelys imbricate*), eastern indigo snake (*Drymarchon corais couperi*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), Batram's hairstreak butterfly (*Strymon acis bartrami*), Florida leafwing butterfly (*Anaea troglodyte flroidalis*), Miami blue butterfly (*Cyclargus thomasi bethunebakeri*), beach jacquemontia (*Jacquemontia reclinata*), Florida prairie-clover (*Dalea cathagenesis floridana*), Four-petal pawpaw (*Asimina tetramera*), Okeechobee gourd (*Cucurbita okeechobeensis spp. okeechobeensis*), tiny polygala (*Polygala smallii*) and Florida perforate cladonia (*Cladonia perforate*). The project site is not within any USFWS designated critical habitat.

FWC

No state-listed species have been documented by FWC to occur within the project limits. There are no recorded active bald eagle (*Haliaeetus leucocephalus*) nests within the project limits or within several miles from the site and no eagle nests were observed during field reconnaissance.

There are no recorded wading bird rookeries within the project limits or within several miles from the site and no rookeries were observed within the site during field reconnaissance.

FNAI

FNAI has no documented occurrences of listed species on or within the vicinity of the project site. However, the FNAI database report listed the following species that could potentially occur within the project site (that were not previously mentioned in this memorandum). Although the FNAI reports the Florida bonneted bat (*Eumops floridanus*) as possibly occurring within the project site, it is not within the USFWS Consultation Area and therefore this species is not discussed further.

Eastern Indigo Snake

No eastern indigo snakes were observed during field reconnaissance and no suitable habitat was observed on-site. No further action is anticipated for the eastern indigo snake.

Florida Burrowing Owl

No burrowing owls (*Athene cunicularia*) or burrows were observed during field reconnaissance and no suitable habitat was observed on-site. No further action is anticipated regarding this species.

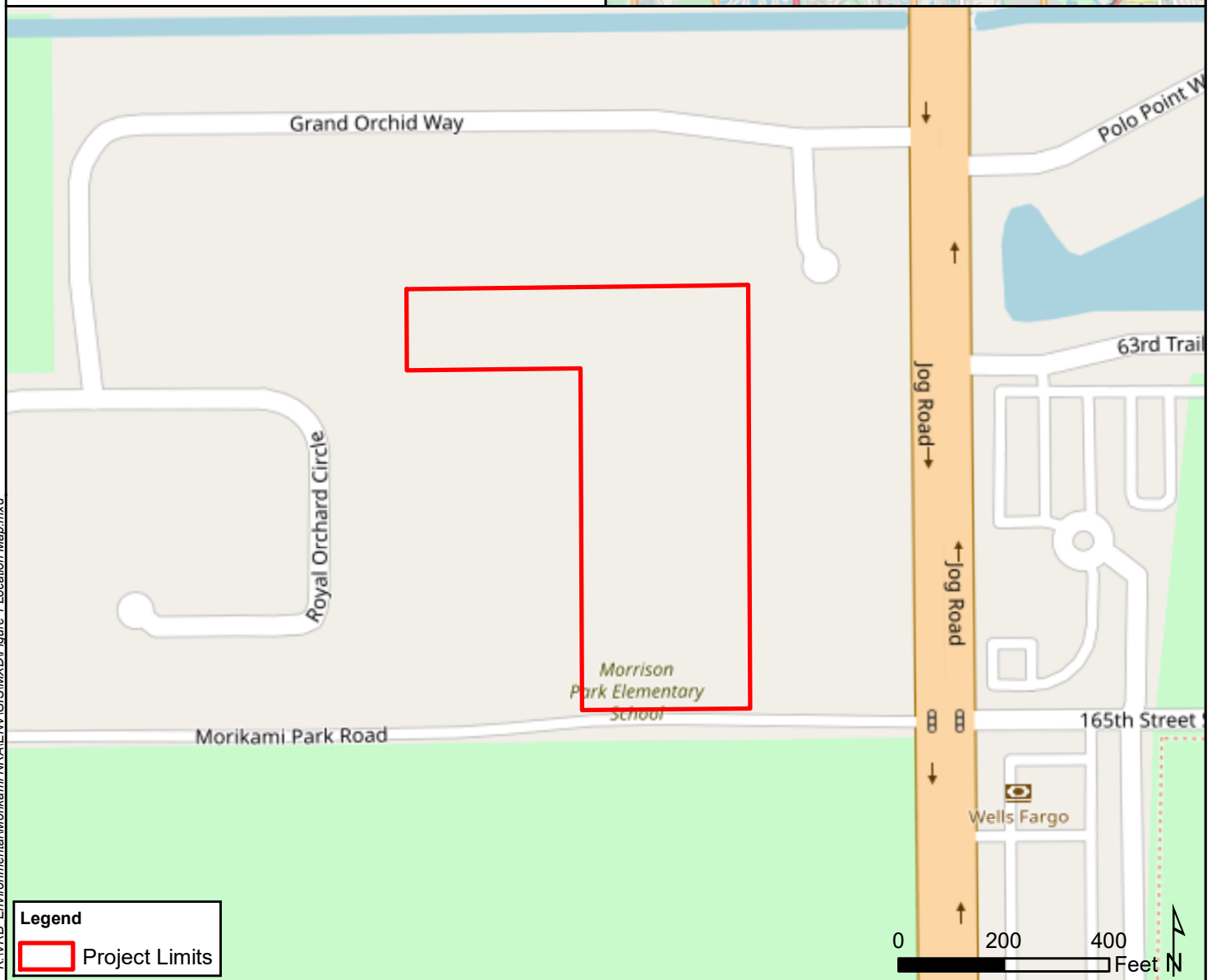
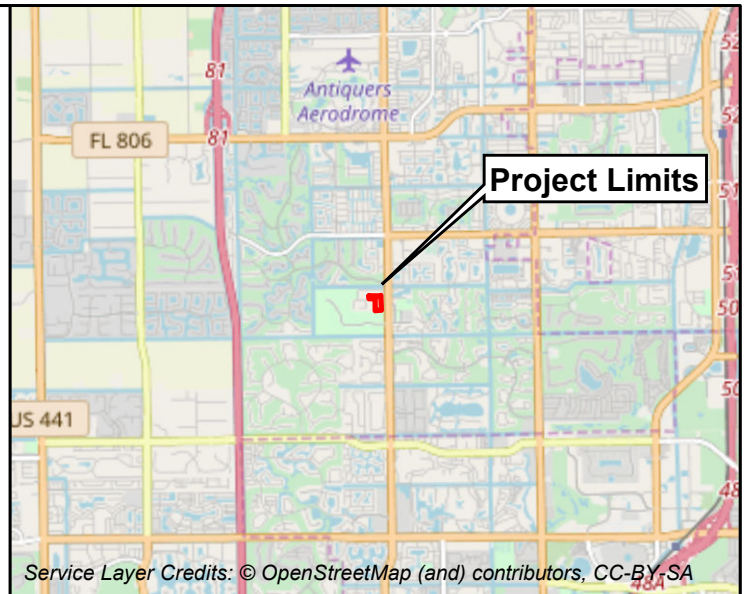
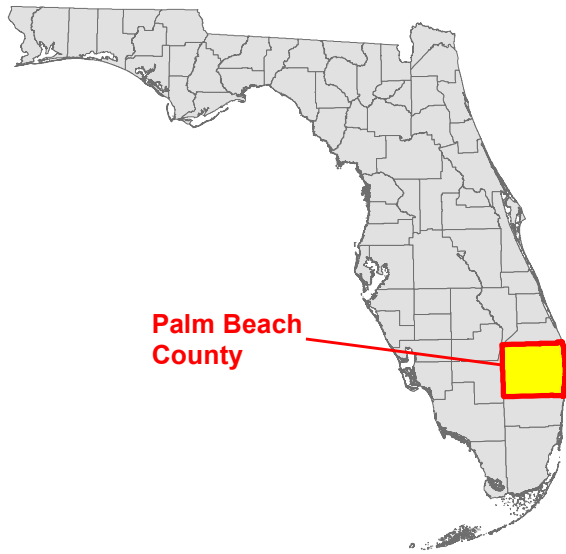
Gopher Tortoise

At least 15% of the property was traversed with pedestrian transects, meeting the FWC guidelines for conducting gopher tortoise (*Gopherus polyphemus*) presence/absence surveys. No burrows were identified onsite. Marginal habitat does exist onsite; however, it is unlikely that gopher tortoises would utilize this site due to the disturbed nature, heavy surrounding development and physical barriers (i.e. walls and fences) along the site perimeter. It is unlikely that additional survey would be required for the gopher tortoise.

Listed Plant Species

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although eleven (11) state-listed plants and two (2) federally-listed plants were noted by FNAI as possibly occurring in this area, none were observed during field reconnaissance and habitat within the study area is not suitable for these species. No further action is required regarding listed plant species.

Based on the desktop and field review there does not appear to be any involvement related to state or federally protected species on the project site.



K:\VRB_Environmental\Morikami NRA\ENVGIS\MXD\Figure 1 Location Map.mxd

Kimley»Horn

© 2019 Kimley-Horn and Associates, Inc.
600 N. Pine Island Road, Plantation, FL 33324
Phone (954) 535-5100
www.kimley-horn.com

Project Location Map

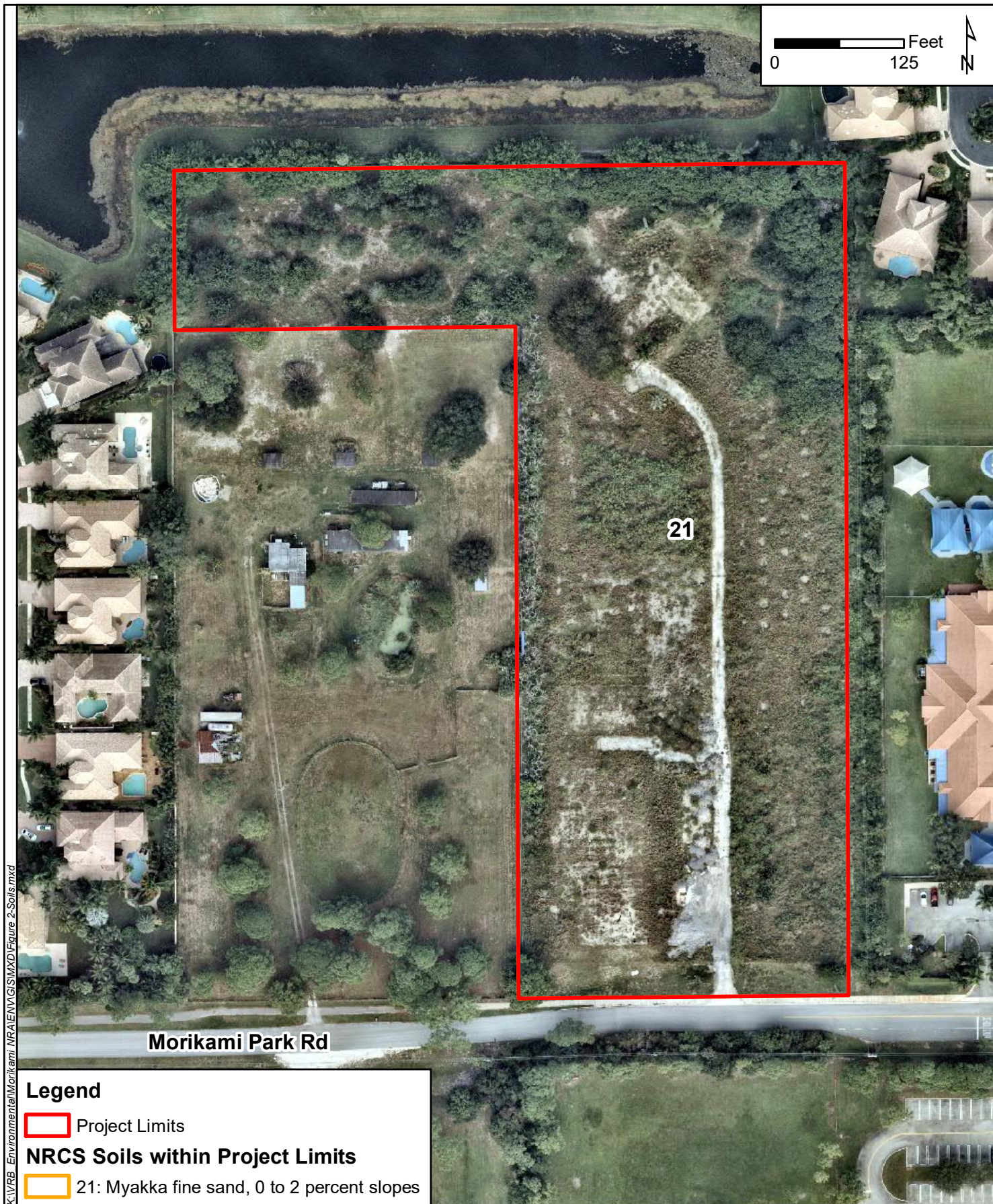
Morikami Property
Palm Beach County, Florida

1 inch = 300 feet

PROJECT NUMBER: TBD

JANUARY 2019

FIGURE 1



Kimley»Horn

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600 N. Pine Island Road, Plantation, FL 33324
Phone (954) 535-5100
www.kimley-horn.com

Natural Resources Conservation Service (NRCS) Soils Map

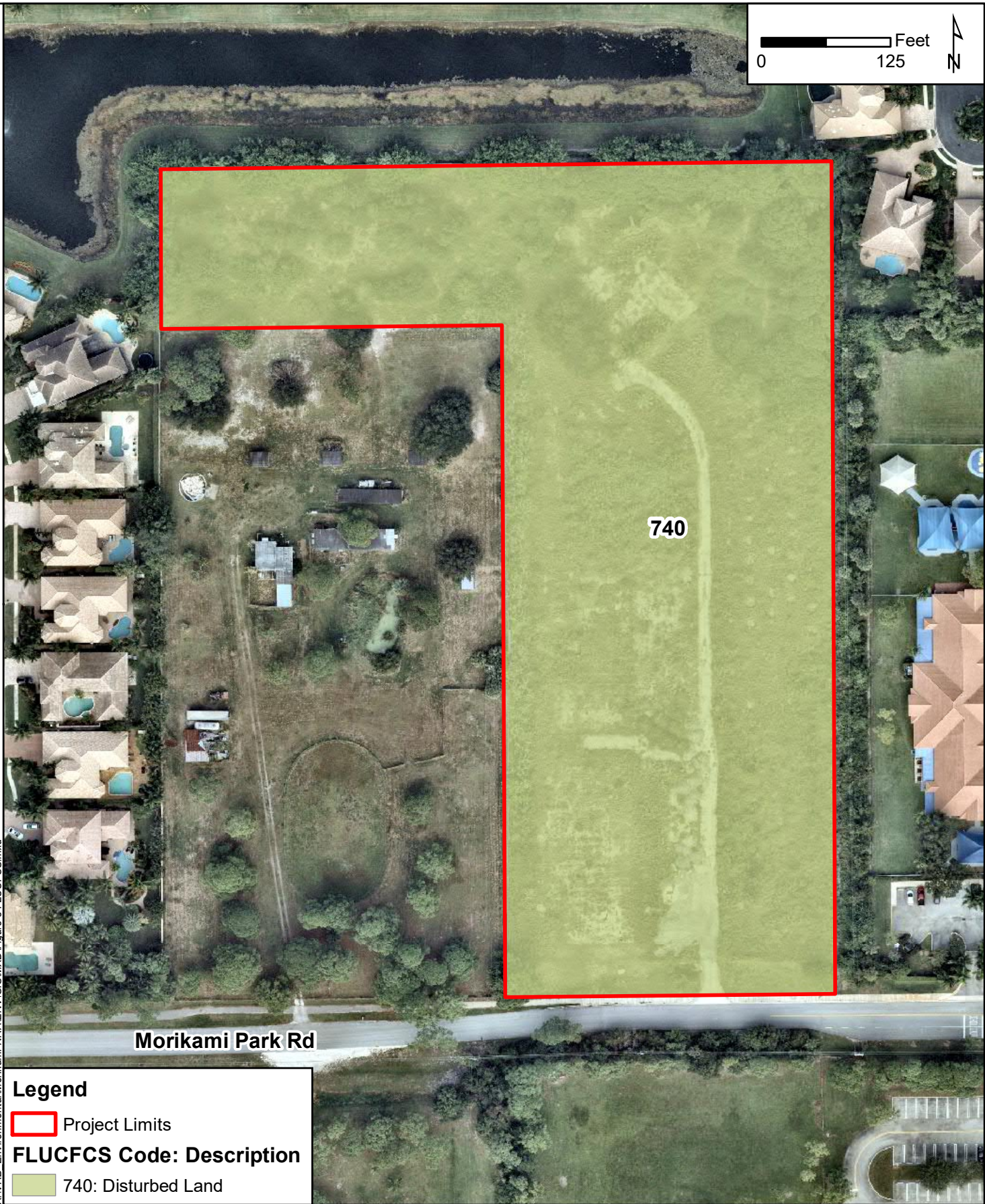
**Morikami Property
Palm Beach County, Florida**

1 inch = 125 feet

PROJECT NUMBER: TBD

JANUARY 2019

FIGURE 3



K:\VRB_Environmental\Morikami_NRA\ENV\GIS\MXD\Figure 3-FLUCFCS.mxd

Kimley»Horn

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 600 N. Pine Island Road, Plantation, FL 33324
 Phone (954) 535-5100
www.kimley-horn.com

Florida Land Use, Cover, and Forms Classification System Map

**Morikami Property
 Palm Beach County, Florida**

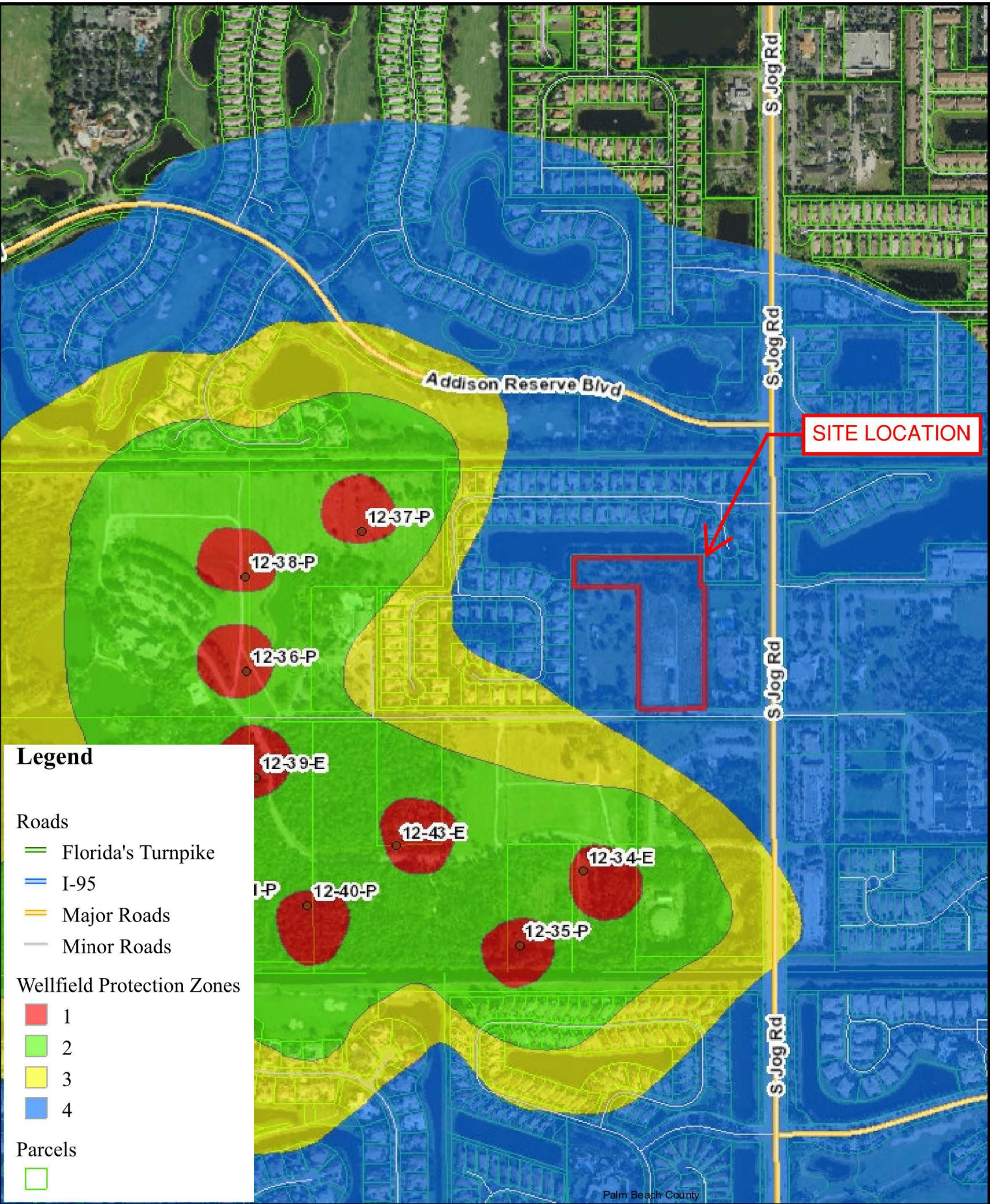
1 inch = 125 feet

PROJECT NUMBER: TBD

JANUARY 2019

FIGURE 2

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or incorporation of this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Legend

Roads

- Florida's Turnpike
- I-95
- Major Roads
- Minor Roads

Wellfield Protection Zones

- 1
- 2
- 3
- 4

Parcels



EXHIBIT NUMBER	DATE:	01/2019
M	DRAWN BY:	RT
	PROJECT NO:	XXXXX
	KHA NO.:	043531005

WELLFIELD ZONE

**Alliance Morikami
Health Campus**
Palm Beach County, Florida



Kimley»Horn
600 North Pine Island Road, Suite 450
Plantation, Florida 33324
(954) 535-5100 Phone
(954) 739-2247 Fax
www.kimley-horn.com



**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



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Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

January 14, 2019

Dunay, Miskel and Backman, LLP
Attn: Beth Schrantz
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

**RE: Historical and Archaeological Resource Review for: Holden of
Delray Beach- Future Land Use Atlas Amendment PCN#'s: 00-42-46-
27-30-001-0000**

Dear Ms. Schrantz,

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

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 property.

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,

A handwritten signature in black ink, appearing to read "Christian Davenport".

Christian Davenport, MA, RPA
County Archeologist

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development
Review\Dunay Miskel and Backman\Holden of Delray Bch Ltr 01_14_2019.doc