



**2016
FUTURE LAND USE ATLAS AMENDMENT APPLICATION**

Palm Beach County Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. Amendment Data

Round	Round 18-C	Intake Date	November 3, 2017
Application Name	Amicus Medical Center	Concurrent?	Yes
Acres	1.51 acres	Text Amend?	No
Location	SE Corner of Hagen Ranch Road, at the east terminus of Venture Center Way		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Previous Wholesale Nursery (Vacant)	Professional Medical Office	
Zoning	Agricultural Residential (AR)	Multiple-Use Planned Development (MUPD)	
FLU	Medium Resident – 5 Units per acre (MR-5)	Commercial Low Office (CLO)	
Underlying FLU	None	None	
Conditions	None	None	

II. Site Data

Built Features	The subject site was approved as a Wholesale Nursery. There is one single-family dwelling to be demolished on the subject property. See Attachment F.
PCN	00-42-43-27-05-055-0252. See Attachment A. Survey has been provided. See Attachment P
Street Address	10234 Hagen Ranch Road
Frontage	Approximately 200 feet along Hagen Ranch Road
Legal Access	Hagen Ranch Road
Contiguous under same ownership	None
Acquisition details	Owner purchased the property in July of 2017
Size purchased	Summarize here and provide copy of deed as Attachment A.

III. Development History

Previous FLUA Amendments	N/A
Zoning Approvals, Control Number	Current Zoning Approval: Jasmine Wholesale Nursery (Control: 2000-030) Zoning Approval for Jasmine Wholesale Nursery is valid (Verified 12-4-17) Control: 2000-030 Control: 2015-055
Concurrency	No
Plat, Subdivision	No

IV. Development Potential Data and Analysis

	Current	Proposed
Max Trip Generator	<i>[Provided by Engineering]</i>	
Maximum DU ¹	5 du/acre x 1.51 ac. = 7 DU's	N/A
Population Estimate	7 max du x 2.39 = 16	N/A
Maximum Beds	N/A	N/A
Maximum SF ^{2,4}	N/A	0.35 FAR x 1.5037 ac. = 22,925 SF
Max Trip Generation	<i>70 trips per day</i>	745 trips per day
Conditioned DU ^{3,4}	N/A	N/A
Conditioned Beds ^{3,4}	N/A	N/A
Conditioned SF ^{3,4}	N/A	N/A
Conditioned Trip G. ^{3,4}	N/A	
Trip Increase Max.	675 trips per day	
Trip Inc. Conditioned or Concurrent	N/A	

Notes

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.

V. Agent Information

Name	Aaron M. Taylor
Company Name	Arc Development Global, LLC
Address	4316 Emerald Vista
City, State, Zip	Lake Worth, FL 33461
Phone / Fax Number	561-629-2739
Email Address	archdevelopmentglobal@gmail.com

VI. Applicant Information

	Applicant A	Applicant B
Name	David R. Rodriguez	N/A
Company Name	Amicus Realty Holdings, LLC	N/A
Address	14201 W. Sunrise Blvd., Unit: 207	N/A
City, State, Zip	Sunrise FL, 33323	N/A
Phone / Fax Number	954-505-5000	N/A
Email Address		N/A
Type (Owner, Contract Purchaser)	Owner	N/A

VII. Consistency & Compatibility

Justification	Provide as Attachment G.		
Residential Density Increases	Zoning Approved Wholesale Nursery with one Single-family home		
Comprehensive Plan	Provide as Attachment G.		
Florida Statutes	Provide as Attachment G.		
Compatibility	Provide as Attachment G.		
Adjacent Lands	Uses	FLU	Zoning
North	Professional Medical Offices Hagen Ranch Medical Center (Pet: 2005-237)	CLO/5 Commercial Low/ 5 Units Per Acre	MUPD Multiple Use Planned Development
South	Residential PUD	MR-5	PUD

	Briella PUD (Pet: 2004-001)	Medium Residential/ 5 Units Per Acre	Planned Unit Development
East	Residential PUD Mizner Fall PUD (Pet: 1999- 068)	MR-5 Medium Residential/ 5 units Per Acre	PUD Planned Unit Development
West	Professional Medical Offices Bethesda Health Care (Pet: 1993-035)	INST Institutional	MUPD Multiple Use Planned Development

VIII. Public Facilities Information

A. Traffic Information			
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the FLUE of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets FLUE 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030 or visit http://www.pbcgov.com/pzb/planning/FLU.htm</p>			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	70 trips per day	745 trips per day	N/A
Trip Increase Max.	675 trips per day		
Trip Inc. Conditioned or Concurrent	N/A		
Significantly impacted roadway segments that fail Long Range	None	None	N/A
Significantly impacted roadway segments for Test 2	None	None	N/A
Traffic Consultant	Kyle Duncan – Simmons & White, Inc.		
B. Mass Transit Information			
Nearest Palm Tran Route (s)	Palm Tram Route 73 traverse Boynton Beach Boulevard from State Road 7 to Federal Highway		
Nearest Palm Tran Stop	Bethesda West Hospital		
Nearest Tri Rail Connection	Boynton Beach Tri-Rail		

C. Portable Water & Wastewater Information

The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

Potable Water & Wastewater Providers	Palm Beach County Water Utilities will be the utility service providers
Nearest Water & Wastewater Facility, type/size	There is an 8" watermain stubbed out along the north property line and an 8" gravity sewer main along the south side of the subject parcel.

D. Drainage Information

The drainage providers will be South Florida Water Management District and Lake Worth Drainage District. Legal Positive Outfall for the subject parcel is available via discharge to the Hagen Ranch Road drainage system with ultimate outfall to the E-2-East Canal. Drainage Statement as Attachment J.

E. Fire Rescue

Nearest Station	Fire Station #47. Located at 7950 Enterprise Center Circle, Boynton Beach FL 33437.
Distance to Site	.75 Miles
Response Time	Estimated time 4 min., Average Response time: 6 min 55 sec
Effect on Resp. Time	The estimated response time to the subject site is 2 min. 55 sec. faster than the average response time for Fire Station#47. Therefore, the development of the subject site has no negative impacts on the response time. See Attachment K.

F. Environmental

Significant habitats or species	The site consists mostly of the native plants that were installed. The site does consist of potted plants which is consistent with the current Zoning approved Wholesale Nursery Use. The scattered remaining trees will be evaluated for preservation, relocation, or mitigation. See Attachment L.
Flood Zone*	The subject parcel is located in Flood Zone AH as shown on FEMA Flood Rate Insurance Panel 185 of 245 (Palm Beach County)
Wellfield Zone*	The subject parcel is not located within a Wellfield Protection Zone

G. Historic Resources

None. See Letter as Attachment N.

H. Parks and Recreation - Residential Only Not Applicable to this application

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 Only

Library Name	Not Applicable to this application			
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 Only

Not Applicable to this application

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

IX. Attachments

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in Word)
- B. **Agent Consent Form**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- C. **Applicant's Ownership Affidavit**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- D. **Applicant's Notice Affidavit and Property Appraiser Information List**
www.pbcgov.com/pzb/planning/FLU_docs/Affidavits.pdf
- E. **Disclosure of Ownership Interests**
Applicant - *www.pbcgov.com/pzb/Zoning/newapps/Form-08.pdf*
Owner - *www.pbcgov.com/pzb/Zoning/newapps/Form-09.pdf*
- 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. **Palm Beach County School District LOS Letter (Not Applicable)**
- P. **Survey**
- Q. **Text Amendment Application (Not Applicable)**

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

<http://www.pbcgov.com/pzb/planning/FLU.htm>

T:\Planning\AMEND\00Administration\Application-FLUA\2016 Application\2-2016_FLUA_Application_Form.doc



**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
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Commissioners**

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

October 24, 2017

Aaron Taylor
Arc Development Global, LLC
3160 N. Jog Road
West Palm Beach, FL 33411

**RE: Historical and Archaeological Resource Review for project:
10234 Hagen Ranch Road, PCN: 00-42-43-27-05-055-0252**

Dear Mr. Taylor,

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's 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.

Lastly, should any 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 Historic Preservation Officer/Archeologist

T:\Planning\Archaeology\CountyDepartments\Planning\Land Use Amendments and Development Review\Arc Development Global, LLC\10234 Hagen Ranch Road_ Letter 10-24-2017.doc



October 31, 2017
Job No. 17-123

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

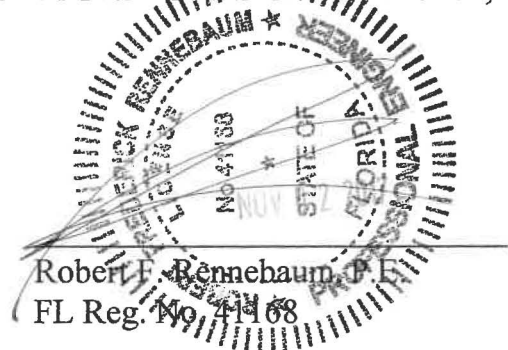
Amicus Medical Office
1.4 Acre LUPA
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the southeast corner of Hagen Ranch Road and Venture Center Way in Palm Beach County and contains approximately 1.4 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-055-0252. The property is currently designated as Medium Residential, 5 dwelling units per acre (MR-5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 1.4 acre parcel's designation to Commercial Low Office (CL-O) on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

The above referenced project is not located within a Wellfield Protection Zone as shown on the exhibit "Wellfield Protection Zones of Influence in Palm Beach County, Florida," adopted June 12, 2015.



sa x:/docs/trafficdrainage/lupawellfield.17123



HAGEN RANCH ROAD PARCEL PALM BEACH COUNTY FUTURE LAND USE AMENDMENT ENVIRONMENTAL ASSESSMENT

INTRODUCTION

The subject property is located on the east side of Hagen Ranch Road, approximately 0.25 mile south of Boynton Beach Boulevard in unincorporated Palm Beach County, Florida (Figure 1). The property is within Section 28, Township 45 South, Range 42 East and is ± 1.5 acres in size (Figure 2). The property was reviewed on October 26, 2017 for the presence of any significant environmental resources that should be noted in the Future Land Use Amendment Application. The property was reviewed through a combination of methods of investigation including internet research and field reconnaissance.

SITE CONDITIONS

Chronological review of historical aerial imagery of the site and surrounding areas indicate that local and regional roads and drainage systems were present in 1940 including an unimproved road where Hagen Ranch Road is currently located and an unimproved road along the southern property boundary. The property during this time was mostly cleared of canopy vegetation. The property appears to have been maintained as cleared through the 1950's. Row crops appear within the northern portion of the property in imagery from the 1960's and into the 1970's. A house is present at the southern end of the property in imagery dated 1968. Consecutive imagery from 1979 through to 2017 depicts the establishment of canopy vegetation surrounding the location of the house. The house was demolished between 2016 and 2017. The property is currently undeveloped, partially forested, and vacant. A site inspection revealed that the property has previously been used as a plant nursery as indicated by numerous plastic plant containers, remnant irrigation, and abandoned potted vegetation.

VEGETATIVE COMMUNITIES

The site has previously been utilized as a plant nursery which has been abandoned for some time and the combination has made an apparent influence on the vegetation assemblages of the site. The vegetation is comprised mostly of invasive exotic and exotic landscape species with

few native species of vegetation occurring. The land use and habitat on the site has been mapped according to the *Florida Land Use, Cover and Forms Classification System (1999)* as 'Urban Land in Transition' (see Figure 4).

The vegetation on the parcel includes a dominance of exotic, nuisance and exotic landscape vegetation, with some scattered natives. Exotic and nuisance vegetation includes Brazilian pepper, earleaf acacia, melaleuca, java plum, carrotwood, lead tree, schefflera, castor bean, guinea grass, smutgrass, ragweed, and oyster plant. Landscape species include ficus, Norfolk pine, areca palm, solitaire palm, queen palm, Washington palm, bismark palm, robellini palm, date palm, screw pine, mango, orchid tree, bird of paradise, coconut palm, morning glory, and taro. Sparse native vegetation includes slash pine, royal palm, live oak, myrtle oak, coco plum, and Virginia creeper vine. It should be noted that with exception of the slash pine and Virginia creeper, native vegetation appears to have been planted or is still growing in pots.

SIGNIFICANT HABITAT/LISTED SPECIES

No significant native upland habitat was observed on the site and wetland habitat is not present on the property.

During field reconnaissance, observations were made for the potential presence of listed wildlife species. No listed plant or animal species, nor signs of such species were observed on the subject property. Due to the absence of native upland habitat and wetland conditions, the habitat conditions on site do not support nesting or foraging for listed wildlife.

Non-listed wildlife observed included boat-tailed grackle, dove, exotic lizards, and spiders.

SOILS

Soils were mapped according to the Soil Survey of Palm Beach County published by the U.S. Department of Agriculture and Consumer Services (1979). The soils map has been included as an attachment. The mapped soils found on the property are described below. However, it should be noted that the mapped soils may not accurately represent current soils conditions on the property due to prior land use and earthwork that has occurred on the property.

Myakka fine sand, 0 to 2 percent slopes (21): This is a nearly level, poorly drained, deep sandy soil. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years and recedes to below 40 inches during extended dry periods. The typical natural vegetation is slash pine, saw palmetto, inkberry, fetterbush, pineland three-awn, and many other grasses.

SURFACE WATERS AND WETLANDS

No jurisdictional wetlands occur on the property. The absence of wetland habitat may require review and verification by the South Florida Water Management District (SFWMD) and the Army Corps of Engineers (CE).

FLOOD ZONE INFORMATION

According to Palm Beach County's Information Systems Services (which reflects FEMA information updates in October 2017), the subject property is located within Flood Zone X. Flood zone X represents areas that are outside of the 500-year flood plain with less than 0.2% annual probability of flooding.

WELLFIELD PROTECTION ZONE

The subject property is not located within a wellfield protection zone according to the Palm Beach County Wellfield Protection Zones of Influence Map. However, there is a wellfield protection zone immediately adjacent to the east of the subject property.

SUMMARY

In summary, the property consists of non-native upland areas that contain mostly exotic and nuisance vegetative species. The majority of the native plants that occur on the property are not naturally occurring but were installed, or are still remaining within their pots and are of poor quality. The scattered remaining native trees should be evaluated for preservation, relocation, or mitigation if site conditions, development plans, and construction activities would allow. Due to the absence of native habitat, habitat preservation should not be required.

No wetland conditions were observed on the property. The absence of wetland conditions may require review by wetland permitting agencies (SFWMD and CE).

No listed wildlife, nor sign of such wildlife, nor conditions that would support listed wildlife were observed on the property.

ATTACHMENTS

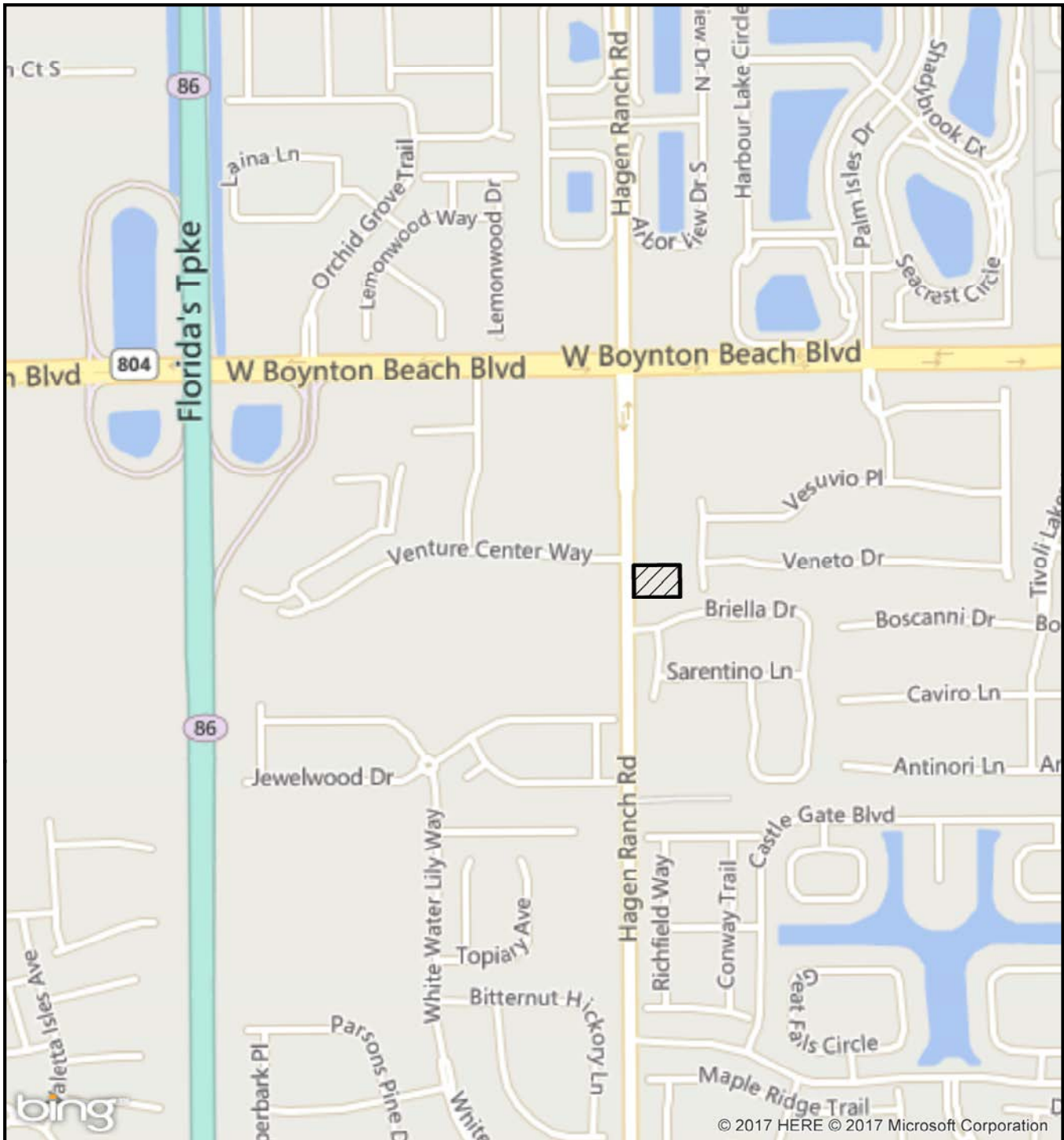
Figure 1. Location Map

Figure 2. Quad Map

Figure 3. Aerial Photo

Figure 4. FLUCFCS Map

Palm Beach County Soils Report



LEGEND

 - SITE (1.5+/- AC)

0 1,000 Feet



**HAGEN RANCH RD PARCEL
LOCATION MAP**



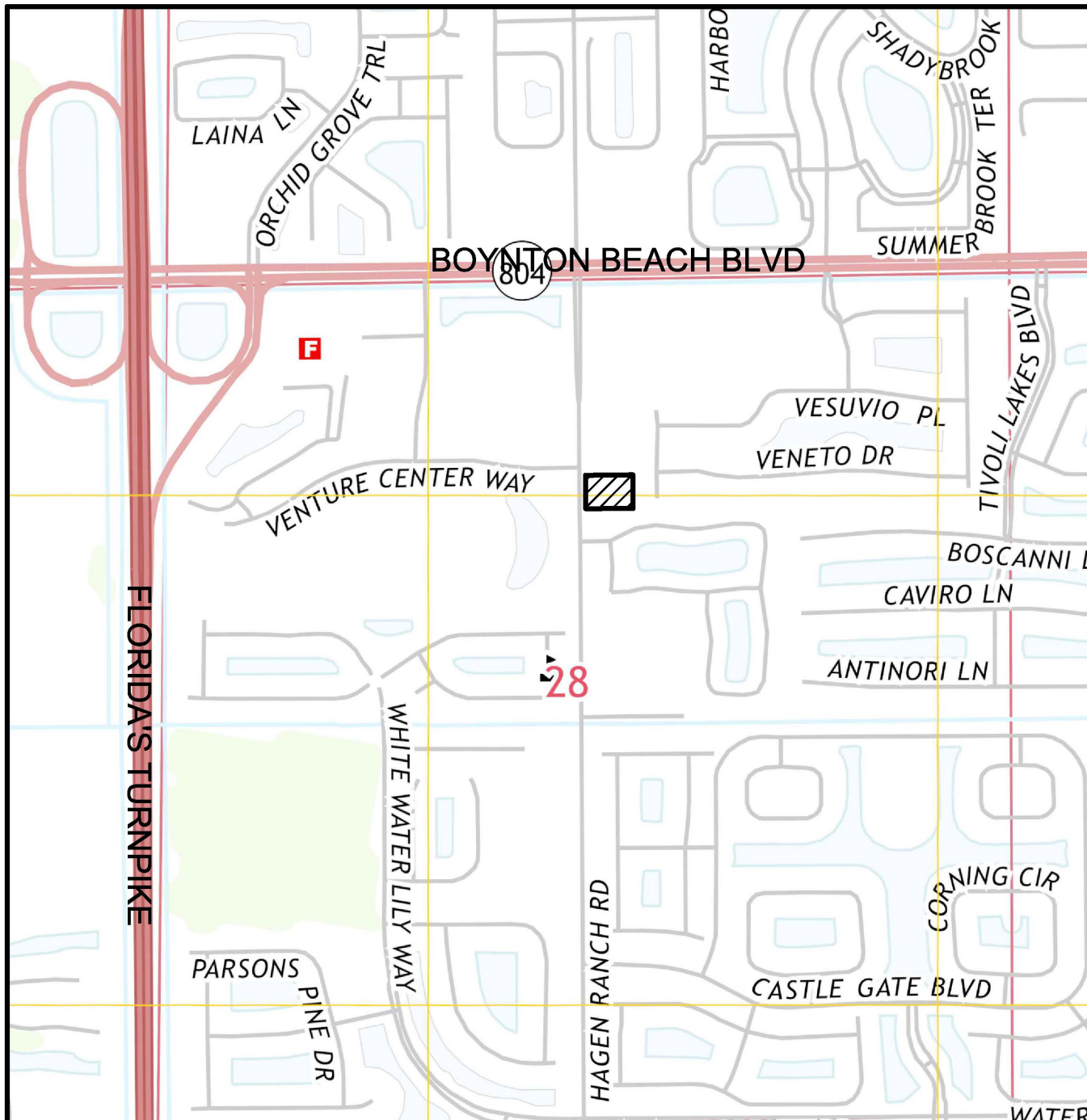
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

OCT 2017

FIGURE

1



USGS QUAD MAP "GREENACRES CITY", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°31'27" LONGITUDE -80°09'48"

LEGEND

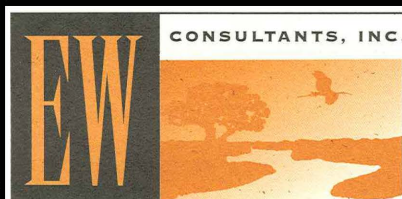
 - SITE (1.5± AC)



HAGEN RANCH RD PARCEL

QUAD

Hagen Ranch Rd Parcel.dwg QUAD



EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

OCT 2017

FIGURE

2

BOYNTON BEACH BLVD

HAGEN RANCH RD



PALM BEACH COUNTY AERIALS DATED 2017

0 300
SCALE IN FEET



HAGEN RANCH RD PARCEL

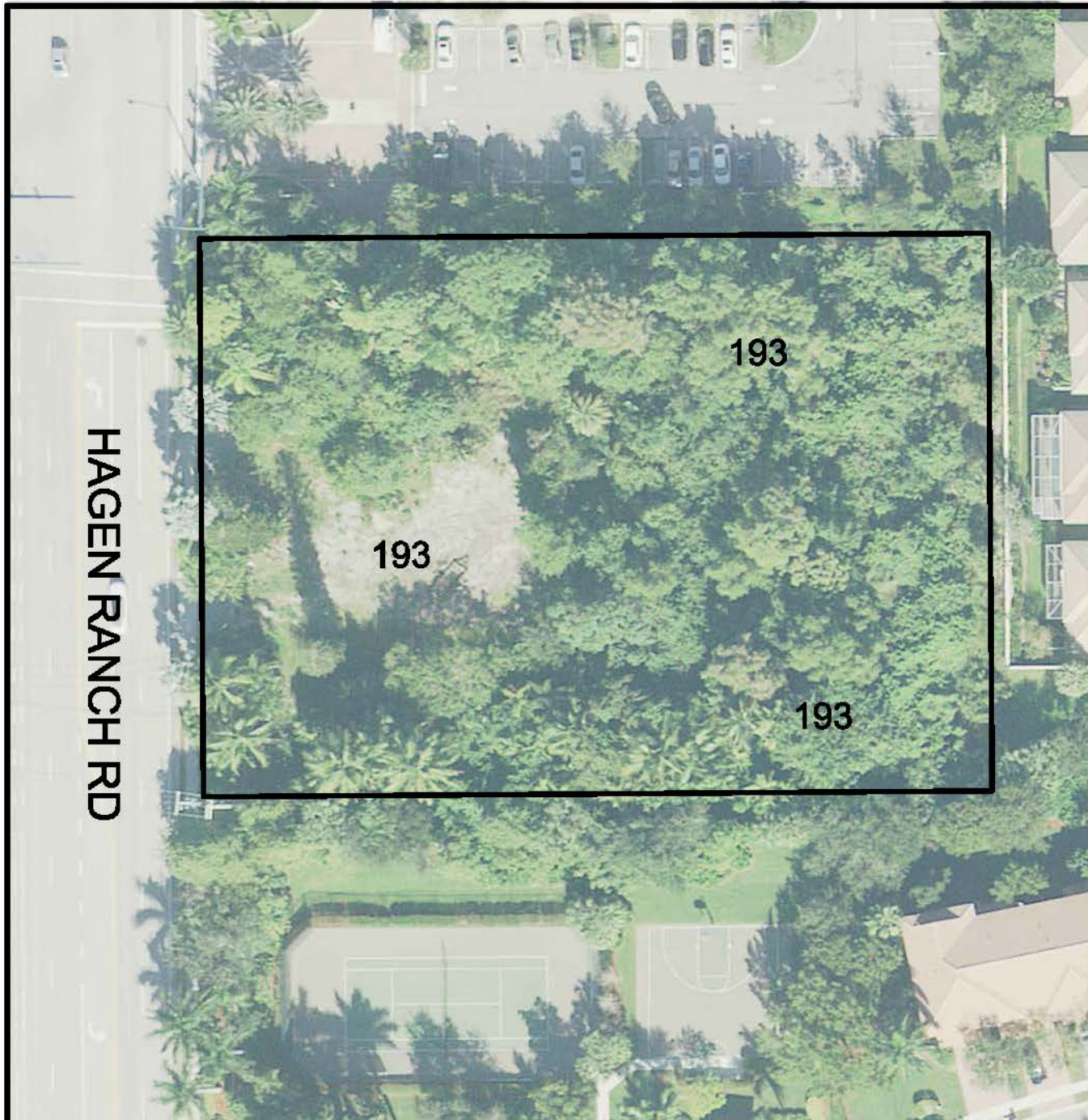
AERIAL

Hagen Ranch Rd Parcel.dwg AERIAL



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OCT 2017
FIGURE
3



PALM BEACH COUNTY AERIALS DATED 2017

LEGEND

193 - URBAN LAND IN TRANSITION WITHOUT POSITIVE INDICATORS OF INTENDED ACTIVITY (1.5± AC)

HAGEN RANCH RD PARCEL



FLUCFCS

Hagen Ranch Rd Parcel.dwg FLUCFCS



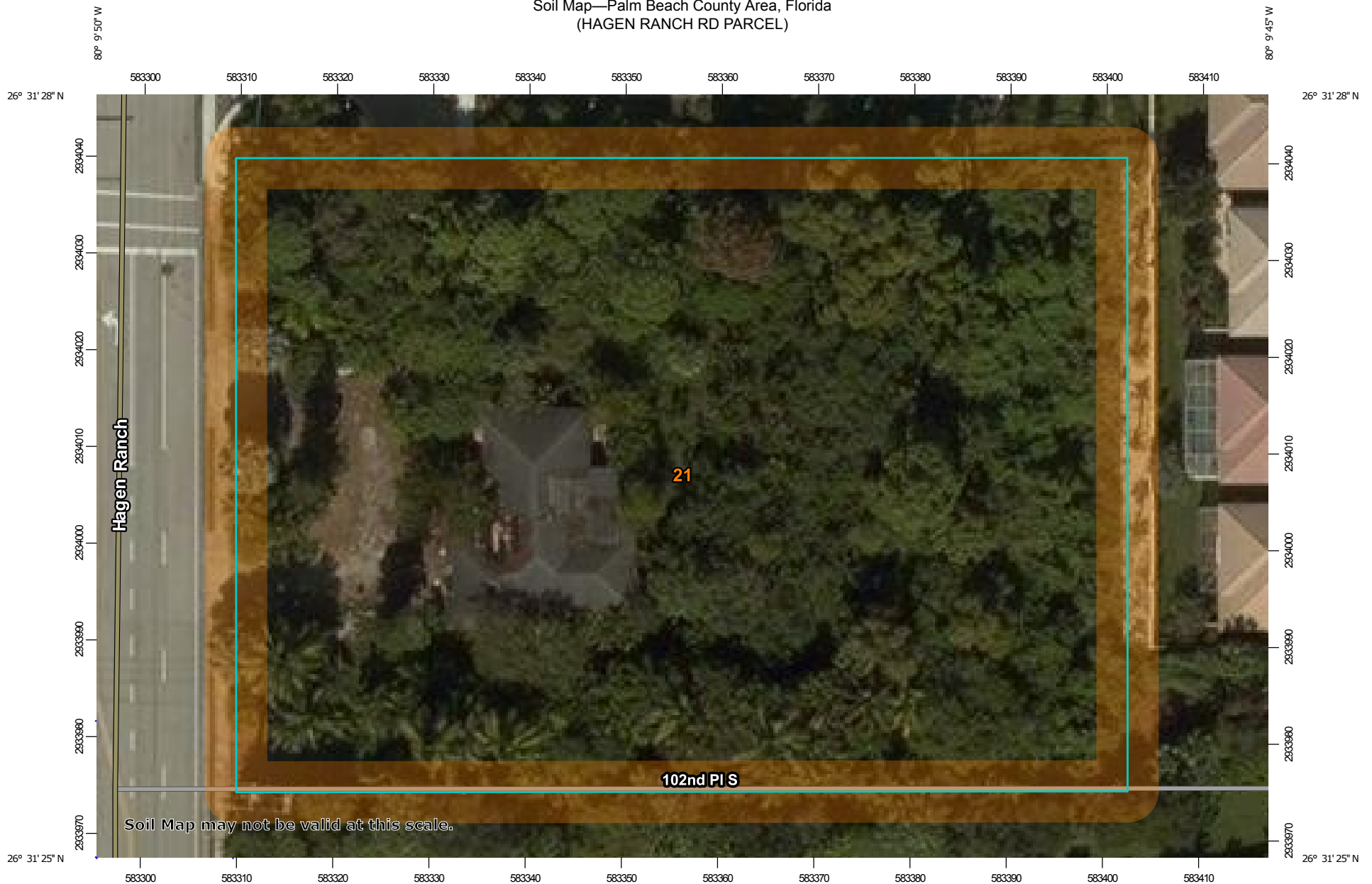
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OCT 2017

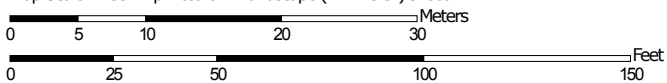
FIGURE

4

Soil Map—Palm Beach County Area, Florida
(HAGEN RANCH RD PARCEL)



Map Scale: 1:557 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Soil Map—Palm Beach County Area, Florida
(HAGEN RANCH RD PARCEL)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 12, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Myakka fine sand, 0 to 2 percent slopes	1.5	100.0%
Totals for Area of Interest		1.5	100.0%



Fire Rescue

Chief Jeffrey P. Collins

405 Pike Road

West Palm Beach, FL 33411

(561) 616-7000

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

October 20, 2017

Arc Development Global, LLC
Attention: Aaron M. Taylor

Re: 10234 Hagen Ranch Road

Dear Aaron Taylor:

Per your request for response time information to the subject property located at 10234 Hagen Ranch Road. This property is served currently by Palm Beach County Fire-Rescue station #47 which is located at 7950 Enterprise Center Circle. The subject property is approximately .75 miles from the station. The estimated response time to the subject property is 4 minutes. For fiscal year 2016, the average response time (call received to on scene) for this stations zone is 6:55.

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,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



October 31, 2017
Job No. 17-123

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

Amicus Medical Office
1.4 Acre LUPA
Palm Beach County, Florida

SITE DATA

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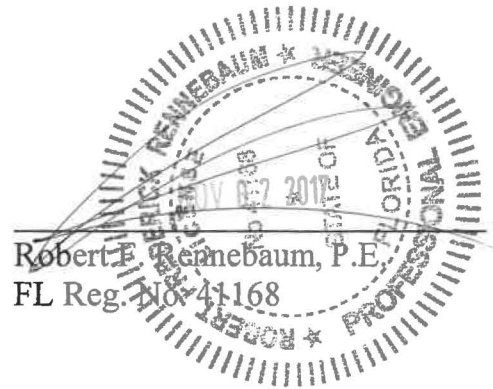
SITE DRAINAGE

The site is located within the boundaries of the South Florida Water Management District C-16 Drainage Basin. Legal positive outfall is available to the site via a connection to the Hagen Ranch Road drainage system adjacent to the parcel's west property line. The Hagen Ranch Road drainage system outfalls into the E-2 (East) Canal via a dedicated easement through the adjacent property. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.

SITE DRAINAGE (CONTINUED)

5. Allowable discharge to be in accordance with South Florida Water Management District and Lake Worth Drainage District criteria.
6. Due consideration to water quality.





October 31, 2017
Job No. 17-123

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

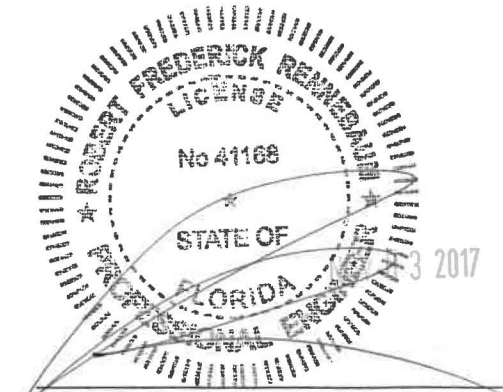
Amicus Medical Office
1.4 Acre LUPA
Palm Beach County, Florida

SITE DATA

The subject parcel is located in the southeast corner of Hagen Ranch Road and Venture Center Way in Palm Beach County and contains approximately 1.4 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-055-0252. The property is currently designated as Medium Residential, 5 dwelling units per acre (MR-5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 1.4 acre parcel's designation to Commercial Low Office (CL-O) on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zone AH as shown on the F.E.M.A. Flood Rate Insurance Map Panel 185 of 245 (Palm Beach County). For additional details, see the attached graphic.



Robert F. Rennebaum, P.E.
FL Reg. No. 41168

Sa: x:/docs/trafficdrainage/lupafp.17123



October 31, 2017

**Water Utilities Department
Engineering**

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

Arc Development Global, LLC

Attn: Aaron M. Taylor

RE: 10234 Hagen Ranch Road
Service Availability Letter



**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor
Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

Dear Mr. Taylor,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water, wastewater and reclaim water service provider for the referenced property and this property is located within the Mandatory Reclaimed Water Area. Water, sewer and reclaim services are available, subject to a capacity reservation agreement with PBCWUD.

A potable water main is located within Hagen Ranch Road right of way adjacent to the subject property. Connections to a potable watermain are also available at the properties north and south boundary. A gravity sewer connection is available south of the subject property. A reclaim water main is located within Hagen Ranch Road adjacent to the 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,

Jackie Michels
Plan Review Manager

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



Compatibility Statement

November 3, 2017

Revised: December 5, 2017

Attachment: G

Project Name: Amicus Medical

Request:

On behalf of the applicant (Amicus Realty Holdings, LLC.) we are requesting a Small Scale Comprehensive Plan Amendment for the 1.4-acre property located at the Southeast corner of Hagen Ranch Road, at the east terminus of Venture Center Way within Unincorporated Palm Beach County. The subject property is further legally described in the Palm Beach County Property Appraiser's records under property control number: 00-42-43-27-05-055-0252.

The 1.4-acre parcel of land has a Zoning designation of Agricultural Residential (AR), with a Future Land Use of Medium Residential – 5 (Max 5 units per acre). The property was previously a Wholesale Nursery, currently has one single-family dwelling to be demolished. The applicant is requesting to modify the Future Land Use designation of the subject property on the Palm Beach County Future Land Use Atlas Map. Approval of this request would change the future land use designation from MR-5 to Commercial Low - Office (CLO). The CLO FLU designation is consistent with the proposed concurrent Rezoning request to rezoning the property from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning designation. The property owner is proposing a Professional Medical Office Use on site. In accordance with Art.4 of the Unified Land Development Code (ULDC), Professional Medical Office is a "**Permitted Use**" in the MUPD Zoning designation.

The property owner is requesting a Small-Scale Future Land Use Amendment from MR-5 to CLO. The proposed Use of Professional Medical Office is consistent with the Comprehensive Plan. In accordance with the Comprehensive Plan, the CLO Future Land Use is described as,

"The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas."

Justification Statement

Consistency & Compatibility with the Comprehensive Plan Element 2.1-f:

Proposed FLUA Amendments must be found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan. FLU Element 2.1 requires an applicant to provide adequate justification for the proposed FLU Amendment, and states that Palm Beach County 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.

In accordance with Comprehensive Plan Element 2.1-f, a justification statement must be provided which illustrates the FLU Amendment is warranted, and must demonstrate the following two factors to be considered adequate:

1. The proposed Use is a suitable and appropriate for the subject site:
Response: The proposed change in the Future Land Use designation from MR-5 to CLO is appropriate for the subject site. Proposed FLU Amendment is a result of the current property owner's request to abandon current approved Wholesale Nursery (Jasmine Wholesale Nursery; Zoning Control# 2000-030) and receive Zoning site plan approval to development the site as a Professional Medical Office use. Current Unified Land Development Code (ULDC) regulations prohibit Professional Medical Office within the Agricultural Residential (AR) Zoning District. Therefore, the property must be rezoned to a Zoning Designation which allows Professional Medical Office. As a result, the current FLU must be amended to be consistent with the Zoning designation. The adjacent property to the North has a FLU designation of CLO/5, it is Zoned MUPD and is a Professional Medical Office Use. The approval of the property owner's request to amend the FLU from MR-5 to CLO on the subject property is necessary to accommodate the proposed Professional Medical Office use, and is consistent with existing FLU designation of the adjacent property to the north.
2. There is a basis for the proposed FLU change for the particular subject site based upon one of the following:
 - Changes in FLU Designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.
Response: The 3.2 acre parcel of land immediately to the north of the subject site previously received a FLU Designation of CLO to allow the development of a Medical Office Use (Hagen Ranch Medical; Zoning Control# 2005-237). The subject site is the only parcel of land between Boynton Beach Blvd. to south east of Venture Center Way which does not have a FLU that is Commercial or Institutional in nature.
 - Changes in access or characteristics of the general area and associated impacts on the subject site.
Response: As a result of the approval and development of the 3.2 acre Professional Medical Office project immediately to the North of the subject site (Hagen Ranch Medical Office; Control#2005-237). A "Declaration of Cross Access Agreement"

(Reference ORB:22891; PG: 0676) was required to ensure the existing Wholesale Nursery (Jasmine Wholesale Nursery) and any future development would have vehicular access from Hagen Ranch Road. The proposed FLUA promotes interconnectivity with the property immediately to the North, with a vehicular Cross-Access Easement which connects the south property line of the Hagen Ranch Medical Office parcel with the subject properties north property line which will also be a Professional Medical Office Use. The change in FLU, Zoning Designation, and Use of the property to the North to allow Professional Medical Office Use, changed the characteristics of the surrounding area by allowing the development of the only Professional Medical Office use on the east side of Hagen Ranch Road. The FLU Designation of the 39.58 acre parcel of land (Bethesda Health Care MUPD; Zoning Control#1993-035) on the west side of Hagen Ranch Road has a FLU of INST, with a Zoning Designation of MUPD and also consists of various Professional Medical Office Uses.

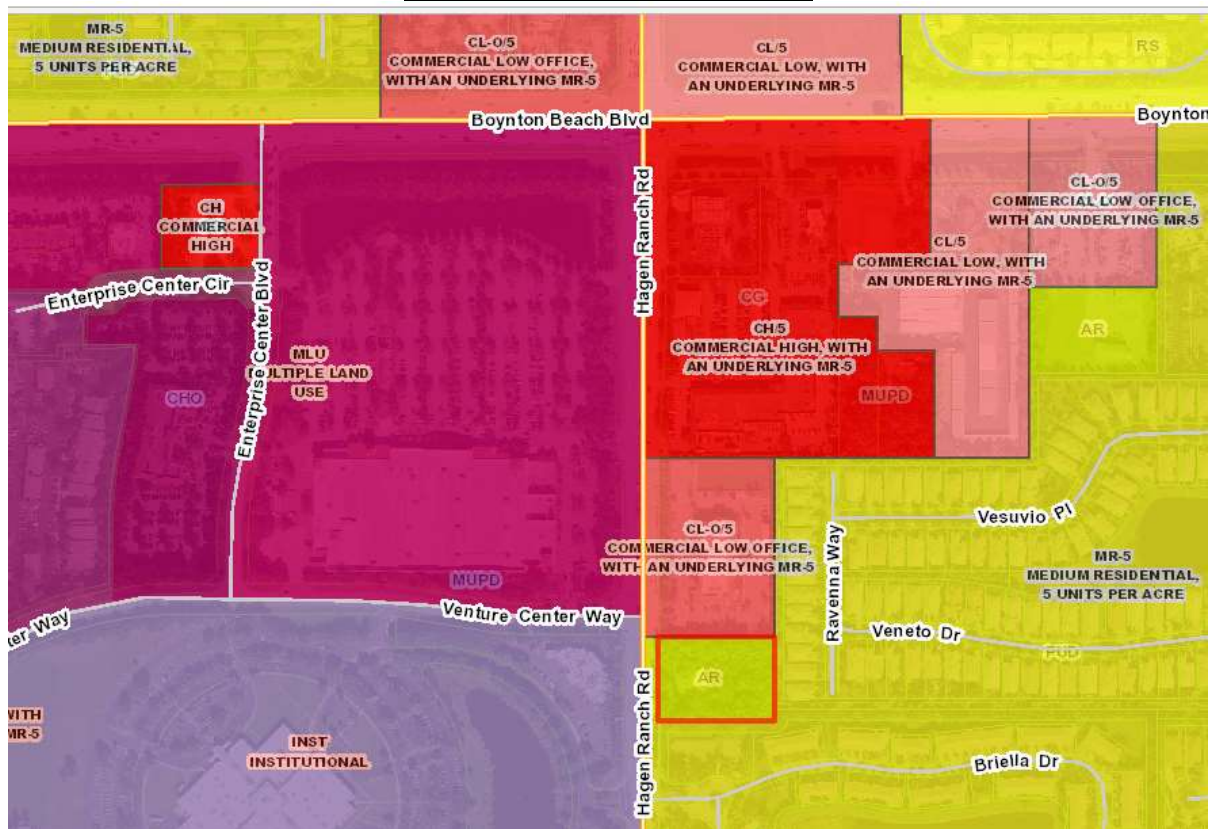
- New information or change in circumstances which affect the subject site.
Response: In 2006 the 3.22 acre site immediately to the north (Hagen Ranch Medical Plaza) received Zoning Site Plan approval for a 35,544 Medical Plaza, The Future Land Use Designation was changed to CLO/5 with a Zoning Designation of MUPD (Reference Zoning Control# 2005-237).
- Inappropriateness of the adopted FLU designation.
Response: Not applicable – The current FLU designation is consistent with the current Zoning designation
- Whether the adopted FLU designation was assigned in error.
Response: Not applicable – Current FLU designation was not assigned in error.

Surrounding Uses & Designation Map



	Zoning	FLUM	Use
1	AR	MR-5	Vacant (Previous Wholesale Nursery)
2	MUPD	CLO/5	Medical Office (Hagen Ranch Medical)
3	PUD	MR-5	Residential PUD (Mizner Falls PUD)
4	PUD	MR-5	Residential PUD (Briella PUD)
5	MUPD	INST	Medical Office (Bethesda Health Care)
6	MUPD	INST	Medical Office (Bethesda Health Care)
7	MUPD	MLU	Retail (Target)

Zoning & Future Land Use Map



The Commercial Low Office CLO is an appropriate FLU designation for the subject site and has no negative impact the balance of FLU designations in the surrounding Urban/Suburban tier. Approval of the FLUA would allow for the development of a Professional Medical Office Use consistent with the existing developments to the immediate North and West of the subject site. In addition, verification of adequate Public Facilities and services has been received (Reference Attachments: H, I, J and K).

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.

Response:

The subject property is adjacent to and able to connect to all of the necessary public facilities and services including, but not limited to, the roadway network, water/wastewater and drainage facilities, Mass Transit, Fire Rescue, etc (Refer to Attachments H through N).

Policy 2.1-f: Impacts of the proposed FLUA is as follows:

Response (Natural environment, including topography, soils and other natural resources):

Environmental Assessment prepared by EW Consultants Inc. found in Attachment L, “there are *no* significant environmental resources or habitat existing on the property.” Furthermore, the assessment states that, “no significant impacts to natural resources are anticipated to result from this land use amendment.” Refer to Attachment L for the Environmental Assessment.

Response (Availability of Public Facilities and Services):

Traffic:

Refer to Attachment H for the Comprehensive Plan Amendment Traffic Analysis prepared by Simmons and White and corresponding Traffic Approval from PBC Traffic Division.

Mass Transit:

Palm Tran Rout 73 traverse Boynton Beach Blvd from State Road 7 to Federal Highway.

Potable Water and Wastewater:

Refer to Attachment I for the Level of Service letter from Palm Beach County Water Utilities, which provides proof of existing capacity for the proposed development.

Drainage:

Please see Application Attachment J for Drainage Statement prepared by Simmons and White.

Fire Rescue:

Please see Application Attachment K for the Fire Rescue letter which confirms that the nearest PBC Fire Rescue station is Station #47, the station is located approximately .75 miles from the subject property and that the estimated response time to the subject property is approximately 4 minutes.

School: Not Applicable to this FLUA Application.

Adjacent and Surrounding Development:

Refer to the Surrounding Uses and Designation Map above.

Future Land Use Balance:

The proposed FLUA from MR-5 to CLO is in compliance with all the provisions and intents of the Comprehensive Plan. As illustrated herein, all existing Future Land Use and Zoning Designations along Hagen Ranch extending West and North from the subject site are consistent in nature and character with the proposed CLO Future Land Use Designation.

Policy 2.2.2-a:

In accordance with Comprehensive Plan Policy 2.2.2 “Commercial” the proposed FLUA must discourage strip commercial development and foster interconnectivity in the Urban Service Area.

Response: The proposed FLUA is a contiguous to a series of lots starting from the intersection of Boynton Beach Blvd. extending south to the terminus of Hagen Ranch Road and Venture Center Way, which currently have Commercial Future Land Use designations. In addition, the proposed FLUA promotes interconnectivity with the property immediately to the North (Hagen Ranch Medical Office). Hagen Ranch Medical Office was approved May 24, 2006 (Zoning Petition: 2005-237) with a future vehicular connection which connects the south property line of the Hagen Ranch Medical Office parcel with the subject parcel’s north property line. This vehicular cross-access was further legally established with a Cross-Access Easement Agreement recorded with the Palm Beach County Clerk’s Office (Refer to ORB: 22891 PG:0676).

Policy 2.2.2-b:

All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.

Response:

The subject site will have a FLU of CLO. This Section of the Comprehensive Plan is not applicable.

Policy 2.2.2-c: (Relocated to Policy 4.4.4-d in Round 17-A)

Lifestyle Commercial Center (LCC) Lifestyle Commercial Center is a type of Traditional Marketplace Development (TMD) that allows an individual tenant to occupy up to 100,000 sq. feet. The LCC is only allowed in the in the Urban Suburban Tier and only on the sites assigned a commercial future land use designation and condition of approval requiring the use of the LCC by Ordinance 2008-048 and 2009-028.

Response:

The subject site will be development as a stand-alone Professional Medical Office Use. This Section of the Comprehensive Plan does not apply.

Policy 2.2.2-d:

The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.

Response:

The subject site is located between a Professional Medical Office Use to the North (Hagen Ranch Medical Office) and a Residential PUD to the South (Briella PUD) along Hagen Ranch Road (Refer to the Zoning & Future land Use Map above). The proposed development is a stand-alone Professional Medical Office Use. The approval of the FLUA and the subsequent development of the proposed Medical Office Use eliminates the possibility of strip commercial development.

Compliance with the Florida Statutes:

Florida Statute, Section 163.3177, provides indicators which pertain to findings that would indicate a plan or plan amendment does not discourage the proliferation of urban sprawl. The subject FLUA and subsequent development is within the urban service boundary and is the last developable site in the vicinity; and the proposed Professional Medical Office Use is another Commercial Low development on road where all uses are commercial in nature. Other factors outlined in the above referenced Florida Statutes include but are not limited to, Character of undeveloped land and Availability of Public Facilities. The proposed Professional Medical Office Use is consistent with the other existing Medical Office Uses in the immediate vicinity. The Use will be smaller in scale than the other Medical Uses; however, the Character of the proposed development is the same. The subject site is located in an area where are needed public facilities required to support the FLU Amendment and the proposed Medical Office Use are available (Reference Attachments: H, I, J and K).

The subject site is approved as wholesale nursery use on a portion of Hagen Ranch Road which is solely consists of Professional Medical Office and Commercial Retail uses.

Conclusion

The information provided in this statement demonstrates compliance with the Palm Beach County Comprehensive plan, Florida's State Statutes, and compatibility with all surrounding uses. On behalf of the applicant we respectfully request County staff's review and recommendation of approval of this FLU Amendment application request.



Built Inventory Features Map



	<u>Zoning</u>	<u>FLUM</u>	<u>Use</u>
1	AR	MR-5	Zoning Approved Wholesale Nursery with 1 Single-Family Home