

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.

A. Amendment Data

Round	23-A2	Intake Date	August 10, 2022
Application Name	Cagigas Medical Center	Control No.	1999-30103
Acres	2.11	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-44-12-00-000-1020; a Legal Description is included in Attachment A		
Location	East side of Military Trail, 0.26 miles south of Summit Blvd.		
	Current	Proposed	
Tier	Urban/Suburban	No Tier change is requested.	
Use	One-story commercial building containing 2,506 sq. ft.	Medical Center consisting of 18,000 sq. ft. of medical office and 2,710 sq. ft. of retail	
Zoning	General Commercial – CG (0.86 acres) and Multiple-Family Residential – RM (1.25 acres)	UI – Urban Infill	
Future Land Use Designation	Commercial High/High Residential 8 – CH/8 (0.86 acres) and Medium Residential 5 Units Per Acre – MR-5 (1.25 acres).	UI – Urban Infill	
Underlying Future Land Use Designation	High Residential 8 Units per Acre – HR-8 on the 0.86 acre portion	None	
Conditions	No prior Ordinance with Conditions of Approval have been approved	<i>No conditions of approval are proposed.</i>	
Density Bonus	None	None	
Total Number of Units	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	Commercial High - CH – 0.85 FAR, MR5 Medium Residential 5 - 5 unit per acre	UI – Urban Infill No Max FAR

Maximum Dwelling Units¹ (residential)	Multi Family, 7 unit 5 du/acre x 1.25 ac. = 7 unit	Not Applicable
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	7 max du x 2.39 = 17	Not Applicable

Maximum Square Feet^{2, 4} (non-residential designations)	0.85 FAR x 0.86 ac. = 31,842 sq. ft. of medical office or retail	Proposed site plan = 18,000 sq. ft. of medical office and 2,710 sq. ft. of retail,
Proposed or Conditioned Potential^{3, 4}	None	None
Max Trip Generator	Multi Family LR code 220. Daily: 7.32 trips/du AM: 0.46 trips/du PM : 0.56 trips/du Medical Office Code 720 Daily: 34.8 trips/1,000 SF AM: 2.78 trips/1,000 SF PM: 3.48 trips/1,000 SF Retail Code 820 Daily: $\ln(T)=0.68\ln(X)+5.57$ AM: 0.94 trips/1,000 SF PM: $\ln(T)=0.74\ln(X)+2.89$	Medical Office Code 720 Daily: 34.8 trips/1,000 SF AM: 2.78 trips/1,000 SF PM: 3.48 trips/1,000 SF Retail Code 820 Daily: $\ln(T)=0.68\ln(X)+5.57$ AM: 0.94 trips/1,000 SF PM: $\ln(T)=0.74\ln(X)+2.89$
Maximum Trip Generation	Daily: 1404 AM: 83 PM: 118	Daily: 667 AM: 46 PM: 64
Net Daily Trips:	<u>-737</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	-37 AM, -54 PM (maximum) <u>N/A</u> AM, <u>N/A</u> PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. 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.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	Kevin McGinley
Company Name	Land Research Management, Inc.
Address	2240 Palm Beach Lakes Blvd., Suite 103
City, State, Zip	West Palm Beach, FL 33409
Phone / Fax Number	(561) 686-2481/NA
Email Address	lrmi@bellsouth.net

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

Name	Alex Cagigas (Mariela Cruz, Registered Agent)
Company Name	Cagigas Family Holding Company, LLC
Address	1060 Grand Bahama Lane
City, State, Zip	West Palm Beach, Florida 33404
Phone / Fax Number	(561) 436-9597/NA
Email Address	alexcagigas@gmail.com
Interest	Property Owner. Property Owner has provided Attachments C & E.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	1248 S. Military Trail. One-story commercial building (LA Turf and Paver) containing 2,506 sq. ft. with outdoor storage in the rear. An inventory of all built features on the subject site is provided in Attachment F. Aerials are provided in Attachments A and F.
PCN	00-42-44-12-00-000-1020. A Legal Description, including acres is provided in Attachment A. A survey (dated within 18 months of the intake date) with acres is provided in Attachment P. Acreage and Legal Description are the same throughout the application.
Street Address	1248 S Military Trail, West Palm Beach 33406
Frontage	The site has approximately 150-feet of frontage on the east side of South Military Trail and an approximate depth of 614 feet.
Legal Access	Current and proposed legal access to the site is from South Military Trail.
Contiguous under same ownership	There are no adjacent properties under the same ownership.
Acquisition details	The site was purchased from M&M-FL Enterprises on December 9, 2019 for \$1,065,000. Evidence of the sale (price and Warranty Deed) are included in Attachment A.
Size purchased	The site was not part of a larger property acquired from the previous owner, as witnessed by the legal description on the Warranty Deed (Attachment A) versus that of the survey (Attachment P)

B. Development History

Control Number	1999-30103
Previous FLUA Amendments	The Commercial High/High Residential 8 units per acre - CH/8 - portion of the site was the subject of a Commercial Categories Amendment (Ref: Ordinance 2001-087) to change the Future Land Use (FLU) from Commercial/High Residential 8 units per acre - C/8 - to Commercial High/High Residential 8 units per acre - CH/8.
Concurrency	The 2,506 sq. ft. structure was built in 1957, prior to concurrency requirements. A concurrency determination will be made at the time of site plan approval.
Plat, Subdivision	The site was platted (Attachment P) in 1924 as part of the Palm Beach Plantations Plat (ORB 10 Page 20).
Zoning Approvals & Requests	DRO, resolutions, and variances have not been approved on the property.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 4. Consistency

A. Consistency – Responses are provided in Attachment G as G.1 through G.5.

Justification Refer to Attachment G.1.	<p><i>Provide a justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification <u>list all of the following headings with responses in order to be found sufficient for processing.</u> To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</i></p> <p><i>1) The proposed use is suitable and appropriate for the subject site; and</i></p> <p><i>2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</i></p> <p><i>a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</i></p> <p><i>b. Changes in the access or characteristics of the general area and associated impacts on the subject site;</i></p> <p><i>c. New information or change in circumstances which affect the subject site;</i></p> <p><i>d. Inappropriateness of the adopted FLU designation; or</i></p> <p><i>e. Whether the adopted FLU designation was assigned in error.</i></p> <p>Note: <i>The amendment does not include a text change.</i></p>
Residential Density Increases Refer to Attachment G.2.	<p><i>Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:</i></p> <p><i>1) Demonstrate a need for the amendment.</i></p> <p><i>2) Demonstrate that the current FLUA designation is inappropriate.</i></p> <p><i>3) Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.</i></p>
Compatibility Refer to Attachment G.3.	<p><i>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</i></p>
Comprehensive Plan Refer to Attachment G.4.	<p>Optional: <i>The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</i></p>
Florida Statutes Refer to Attachment G.5.	<p>Optional: <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</i></p>

B. Surrounding Land Uses. Indicate the following for each surrounding property. **Uses.** Indicate the existing land use, subdivision name, and existing units and 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 (1)	Use	Future Land Use	Zoning
North 1: 1230 and 1240 S military Trail	7,600 sq. ft. office building on 0.55 acres (Fantacy Video and Lingere and Metro by T Mobile). Subdivision: Palm Estates (ORB 10 Page 20)	Urban Infill	Urban Infill
North 2: 4448 Palm Avenue	958 sq. ft. office building and open storage on 0.53 acres Subdivision: Palm Estates (ORB 10 Page 20)	Urban Infill	Urban Infill
North 3: 4422, 4408, and 4396 Palm Avenue	Three single-family residences on 0.53 acre lots. Subdivision: Palm Estates (ORB 10 Page 20)	Medium Residential – 5 units per acre	Multifamily Residential
North 4: 4390 and 4378 Brentwood	Two single-family residences on 0.18 and 0.22 acre lots. Subdivision: Palm Estates (ORB 10 Page 20) :	Medium Residential – 5 units per acre	Multifamily Residential
South: 1294 S Military Trail	7,765 sq. ft. Autozone auto parts store on 2.58 acres. No subdivision. Petition 2020-0125	Urban Infill	Urban Infill
East: 4401 Pine Street	One single-family residence on a 0.20 acre lot. Melaleuca Estates Unrecorded.	Medium Residential – 5 units per acre	Multifamily Residential
West: Military Trail followed by 4533 Kelmar Drive	Outdoor storage of vehicles and equipment on 0.73 acres. Subdivision: Kelmar Center. Petition 2005-00600	Urban Infill	Urban Infill

(1) For details, refer to Attachment F:

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
<p>The application includes a written letter in Attachment H from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter states that the traffic generation for the amendment meets Policy 3.5-d at the square footage/use proposed to be assigned as a voluntary condition of approval.</p>		
	Current	Proposed
Max Trip Generator	ITE Use Name & the trip generation rate: Residential Multi-Family LR – 7.32 trips/unit; and Medical Office – 34.8 trips/1,000 sq. ft. or General Commercial Greater Than 10,000 sq. ft. - 86.7 trips per 1,000 sq. ft.	ITE Use Name & the trip generation rate: Medical Office – 34.8 trips/1,000 sq. ft. and General Commercial Less Than 10,000 sq. ft. – 125.61 trips per 1,000 sq. ft.
Maximum Trip Generation	Trip generation for the maximum potential = 1,404 trips per day (total less pass-by)	Trip generation for the proposed potential = 649 trips per day (total less pas-by).
Net Daily Trips:	<u>Reduction of 755 trips</u> (maximum minus current) <u>Reduction of 755 trips</u> (proposed minus current)	
Net PH Trips:	<u>46</u> AM, <u>62</u> PM (maximum) <u>46</u> AM, <u>62</u> PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Pinder Troutman Consulting, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The nearest Palm Tran Route(s) that services the property is Route 3.	
Nearest Palm Tran Stop	The locations of the nearest bus stops within a tenth of a mile from the site are: Bus Stop1216 (Route 3N) – 1080 S Military Trail (east side of Military Trail 0.06 mile north of the property); and Bus Stop 1049 (Route 3S) – 1209 S Military Trail (west side of Military Trail 0.04 mile north of the property).	
Nearest Tri Rail Connection	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route Route 3N to Okeechobee Boulevard and then Route 33 to the Mangonia Park Tri-County Commuter Rail station..	

C. Potable Water & Wastewater Information

A Potable Water & Wastewater Level of Service (LOS) comment letter is included as Attachment I. The letter states the provider 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	The Provider Letter is included in Attachment I. The Provider Letter states that water and sewer service is available from Palm Beach County Water Utilities Department (PBCWUD) subject to a capacity reservation agreement with PBCWUD.
Nearest Water & Wastewater Facility, type/size	Per the Provider Letter in Attachment I, the nearest point of connection to potable water and sanitary sewer is a 12" water main and an 8" sewer forcemain located on Military Trail adjacent to the property.

D. Drainage Information

A summary of the Drainage Statement is provided here.

1. A sealed Drainage Statement is provided in Attachment J. Offsite drainage will be directed to the FDOT drainage system along Military Trail.
2. The site is located within the South Florida Water Management District, C-51 Basin. The onsite drainage system will be designed to meet the C-51 Basin requirements.
3. Offsite discharge will be accomplished through an approved discharge control structure which will direct runoff to the FDOT drainage system .located within the Military Trail right-of-way.
4. The drainage system will provide for a maximum discharge of 35 CSM for a 10 year 3-day storm event which exceeds the level of protection for a commercial parking lot per Policy 1.1-a, Table 1 of the Stormwater Management Sub-Element in the Comprehensive Plan. The regulatory requirements of Palm Beach County, NPDES and SFWMD, including C-51 East Basin compensating storage requirements will be incorporated in the system..

E. Fire Rescue: A letter from the Fire-Rescue Department is included as Attachment K.

Nearest Station	Per the Fire Rescue Letter, Station No.. 33, located at 830 Kirk Road provides service to the site.
Distance to Site	Per the Fire Rescue Letter, the distance, from the above Fire-Rescue Station No.33 to the site is 1.25 miles.
Response Time	Per the Fire Rescue Letter, the average response time from Fire-Rescue Station No. 33 is 6 minutes and 51 seconds...
Effect on Resp. Time	Per the Fire Rescue Letter, changing of the FLUM of subject property will have minimum impact on Fire-Rescue Station No. 33 .

F. Environmental

Significant habitats or species

The property has previously been cleared (Ref: Aerial Photo in Attachment L) for the existing structure and rear equipment and materials storage area with the exception of several Sabal Palms (NOTE: Tree species conclusion by Keri Smith of Palm Beach County ERM). A survey indicating the locations and size (DBH) of the palms is presented in Attachment L. Trees along the southern property line are located on the adjacent property. Further, according to ERM representatives, a pre-application meeting to discuss potential tree removal is required prior to submitting an associated zoning application. A specific tree inventory and associated clearing permit will be required at that time.

Flood Zone*

The site is located within Flood Zone X; an area of low-to-moderate flood risk, as determined by the Federal Emergency Management Agency (FEMA).

Wellfield Zone*

The site is not located in a wellfield protection zone as illustrated on the map provided in Application Attachment M.

** If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.*

G. Historic Resources

The following summarizes the Historic Resources Evaluation letter which is provided as Application Attachment N.

1. No historic or architecturally significant resources are located on or within 500 feet of the property.
2. No known archaeological sites or resources are located on or within 500 feet of the property.

H. Parks and Recreation – Not Applicable Residential Only (Including CLF)

Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

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

I. Libraries - Residential Only (Including CLF)

Indicate the name and location of the closest County Library. Information is available from the PBC Library System at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

Library Name	NA
Address	NA

City, State, Zip	NA		
Distance	<i>Indicate the distance from the site to the nearest library. NA</i>		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	NA	NA
All staff	0.6 FTE per 1,000 persons	NA	NA
Library facilities	0.6 square feet per person	NA	NA
J. Public Schools - Residential Only (Not Including CLF)			
<i>Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.</i>			
	Elementary	Middle	High
Name	NA	NA	NA
Address	NA	NA	NA
City, State, Zip	NA	NA	NA
Distance	NA	NA	NA

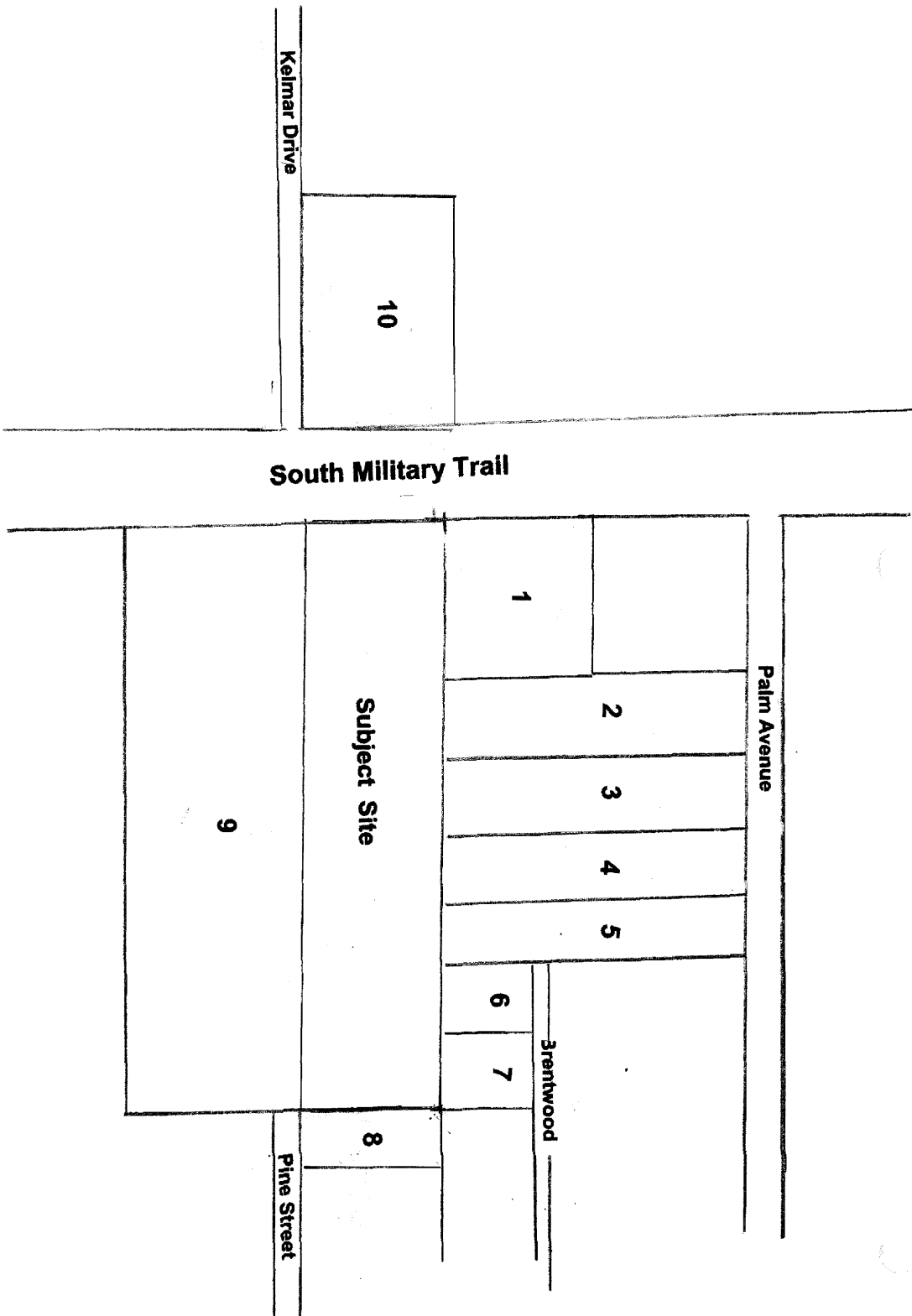
2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

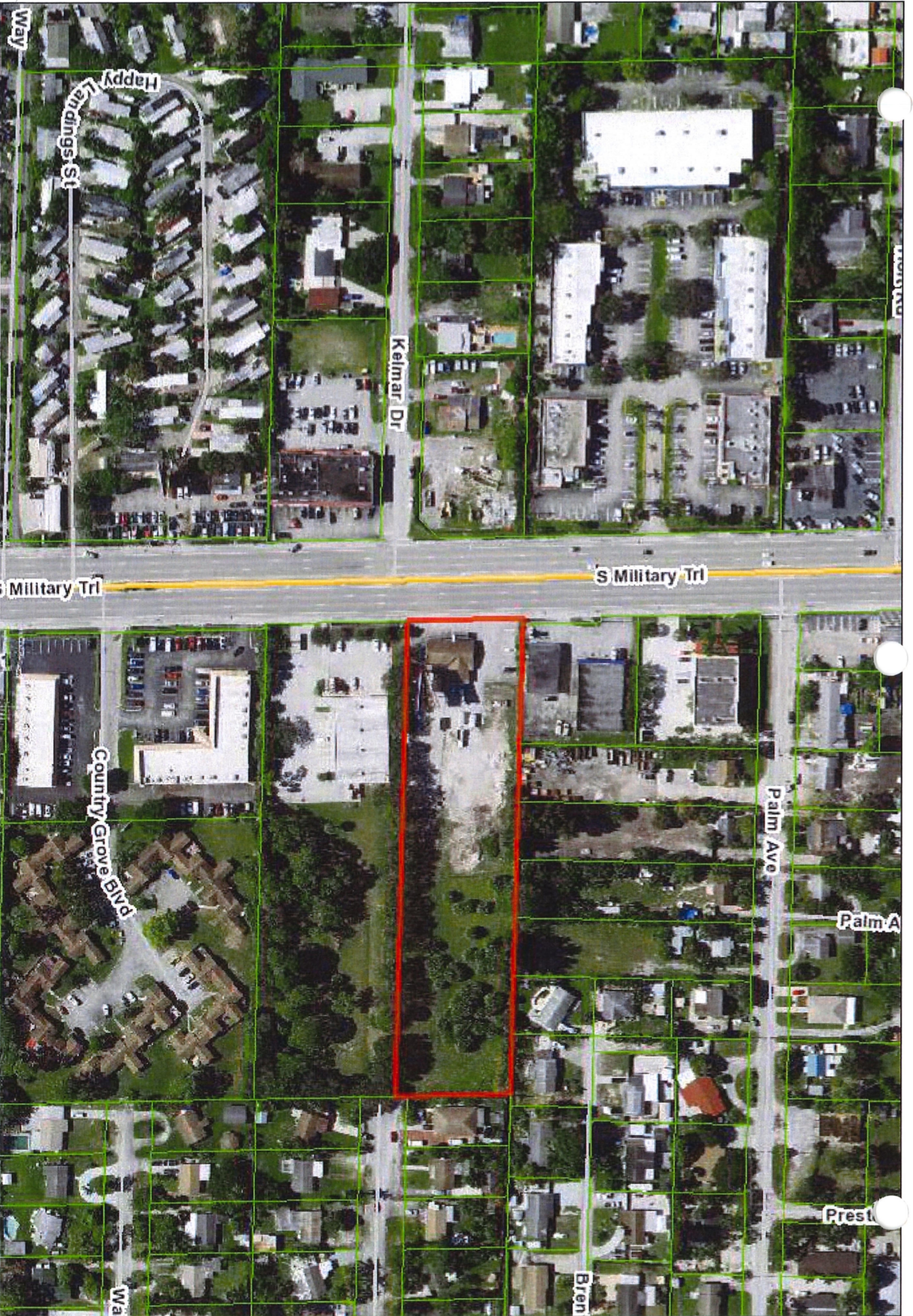
- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Features 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 (Part 7, if applicable, in PDF & Word) - Not Applicable**

ATTACHMENT F – BUILT FEATURES INVENTORY AND MAP

Adjacent Lands	Use	Future Land Use	Zoning
Subject Site	1248 South Military Trail: LA Turf and Paver (artificial grass, pavers, travertine wholesale and installation). 2,710 sq. ft. office and outdoor storage on 2.11 acres	CH/MR5	CG
North			
Map #1	1230 and 1240 South Military Trail. (Fantacy Video and Lingere and Metro by T Mobile). 7,600 sq. ft. office building on 0.55 acres.	UI	UI
Map #2	4448 Palm Avenue. 958 sq. ft. medical office building and open storage on 0.53 acres	UI	UI
Map #3	4422 Palm Avenue. 570 sq. ft. single family unit on 0.53 acres.	MR5	MR5
Map #4	4408 Palm Avenue. 956 sq. ft. single family unit on 0.53 acres	MR5	MR5
Map #5	4408 Palm Avenue. 1,337 sq. ft. single family unit on 0.53 acres	MR5	MR5
Map #6	4390 Brentwood. 1,152 sq. ft. single family unit on 0.18 acres	MR5	MR5
Map #7	4378 Brentwood. 1,388 sq. ft. single family unit on 0.22 acres	MR5	MR5
East			
Map #8	4401 Pine Street. 1,388 sq. ft. single family unit on 0.22 acres	MR5	MR5
South			
Map #9	1294 South Military Trail. 7,765 sq. ft. Autozone auto parts store on 2.59 acres	UI	UI
West			
Map #10	4533 Kelmar Drive. 1,957 sq. ft. office building and outdoor storage (vehicles and equipment) on 0.73 acres	UI	UI

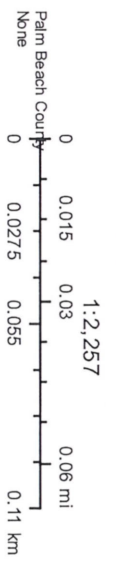


Adjacent Land Use Map



Created by: Palm Beach County
July 7, 2022

1248 S Military Trail



Attachment G
Consistency with the Comprehensive Plan and Florida Statutes
(include in PDF & Word)

Attachment G.1 - Justification

Justification	<p><i>Justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification lists all of the following headings with responses in order to be found sufficient for processing. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</i></p> <p>1) The proposed use is suitable and appropriate for the subject site.</p> <p>Response: The 2.11 acre property, 1248 South Military Trail, currently contains a 2,710 sq. ft. office building built in 1957. The business, LA Turf and Paver, includes wholesale sales and installation of artificial grass, pavers, and travertine. The rear area of the property is used for outdoor storage of equipment and materials. The existing FLUM designation consists of a two categories; CH on the South Military Trail frontage (0.86 acres) and MR5 (1.25 acres) behind the frontage.</p> <p>The proposed FLUM is Urban Infill. (UI) within the Urban Redevelopment Area (URA) for the purpose of redevelopment. The proposed FLUM is consistent with the purpose of the URA which is to focus the County's redevelopment and infill efforts by promoting economic growth, improving present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.</p> <p>Within the URA designated Priority Redevelopment Area (PRA) transects are depicted in the Map Series LU 9.1 (Urban Center) and LU 9.2 (Urban Infill). The subject property is located within the UI Transect which is planned as an urban mixed-use area at the edges of existing neighborhoods proximate to an arterial thoroughfare. In terms of land use, the UI Transect is intended to be flexible, allowing residential, civic, employment generating and commercial uses.</p> <p>The subject property is located within the mixed-use corridor along the Military Trail, an arterial thoroughfare, which includes retail stores and offices (personal and business services), used vehicle sales, car wash, and outdoor storage uses. Also, the property is located at the edge of the existing Palm Estates residential neighborhood to the east.</p> <p>As redevelopment of the subject property is consistent with the purpose and characteristics of the UI Transect, it is concluded that the proposed UI FLUM designation is suitable and appropriate.</p>
----------------------	--

	<p>2) <i>There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</i></p> <p><i>a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.</i></p> <p>Response: The proposed designation will create subject property land use and zoning consistency and compatibility with properties fronting the east side of Military Trail from Forest Road south to Forest Hill Boulevard which have been assigned UI FLUM and zoning designations. Further, the subject property will be subject to ULDC Article 3 Chapter B Section 16 Urban Redevelopment Area Overlay (URAO) land development regulations which will insure design compatibility with neighboring development and redevelopment projects.</p> <p><i>b. Changes in the access or characteristics of the general area and associated impacts on the subject site.</i></p> <p>Response: NA</p> <p><i>c. New information or change in circumstances which affect the subject site.</i></p> <p>Response: Redevelopment of the subject is now proposed. A UI designation within the URAO is the most appropriate FLUM designation to accomplish this objective. Further, assignment of the proposed UI FLUM designation will create consistency with the adjacent property (Autozone) to the south.</p> <p><i>d. Inappropriateness of the adopted FLU designation.</i></p> <p>Response: The current mix (CH and MR 5) of FLUM designations is not appropriate to accommodate the proposed redevelopment of the subject property.</p> <p><i>e. Whether the adopted FLU designation was assigned in error.</i></p> <p>Response: NA</p>
--	--

Attachment G.2 - Residential Density Increases

Residential Density Increases	<p><i>Per Future Land Use Element Policy 2.4-b, a written analysis of the following:</i></p> <p>1) <i>Demonstrate a need for the amendment.</i></p> <p>2) <i>Demonstrate that the current FLUA designation is inappropriate.</i></p> <p>3) <i>Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.</i></p> <p>Response: Not Applicable. A residential density increase is not proposed.</p>
--------------------------------------	--

Attachment G.3 – Compatibility

Compatibility	<p><i>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</i></p> <p>Response: The current mix (CH and MR 5) of subject property FLUM designations is not consistent with neighboring properties. Properties fronting Military Trail to the north and south of the subject property are both assigned UI FLUM designations to the extent of their depth. Assignment of the UI to the subject property will create consistency. Also, both of the adjacent properties are bounded by residential subdivisions to their east. Assignment of the UI FLUM will create a similar situation for the subject property, consistent with the intent of URA designated Priority Redevelopment Area (PRA) transect</p>
----------------------	--

Attachment G.4 – Comprehensive Plan

Comprehensive Plan	<p><i>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</i></p> <p>Response: Refer to Attachments G.1 and G.3, above.</p>
---------------------------	--

Attachment G.5 – Florida Statutes

Florida Statutes	<p><i>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.</i></p> <p>Response: Assignment of the proposed UI FLUM and the associated UI zoning designation are consistent with F.S. 163.3171(1) which encourages principles, guidelines, standards and strategies for orderly and balanced future economic, social, environmental and fiscal development along the Military Trail corridor.</p>
-------------------------	---



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481

July 13, 2022

Jackie Michels, Plan Review Manager
Palm Beach County Water Utilities Department
8100 Forest Hill Boulevard
West Palm Beach, FL 33413

Email: jmichels@pbcwater.com

Re: Cagigas Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail).

Dear Ms. Michels:

LRM, Inc. is processing a Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

As agent for the FLUM amendment application, LRM, Inc. respectfully requests that you review the subject property to determine the following for both potable water and sanitary sewer service:

1. Water and wastewater service is available subject to a capacity reservation agreement.
2. That the provider of potable water and wastewater service is able to maintain the established level-of-service standard, while accommodating the increase of intensity of the proposed amendment.
3. The nearest water and wastewater facilities (type and size)

Thank you in advance. If you need additional information, please call at the above number. Your response may be emailed to me at the following Email address:

lrnijim@bellsouth.net

Sincerely,

Jim Fleischmann
Vice President



**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**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

November 19, 2021

Last Devenport, Inc.
1860 Old Okeechobee Road Suite 504
West Palm Beach, Fl. 33409

Re: Service Availability
1248 S Military Trail
PCN 004244121000001020

Dear Ron,

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

The nearest point of connection to potable water and sanitary sewer is a 12" watermain and an 8" forcemain located in Military Trail 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 should have any questions, please do not hesitate to contact this office at (561) 493-6116.

Sincerely,

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

Jackie Michels, P.E.
Project Manager

*"An Equal Opportunity
Affirmative Action Employer"*

August 4, 2022

Re: **Drainage Statement for Cagigas Medical Center**
1248 S. Military Trail
West Palm Beach, Florida 33415
SEC 12, TWP 44S, RGE 42E
PCN: 00424412000001020
LDi Project No. 21-014

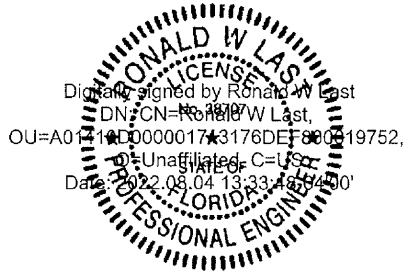
This drainage statement is prepared for the Cagigas Medical Center property located at 1248 South Military Trail West Palm Beach, Florida 33415, which consists of approximately 2.116 acres.

The proposed site consists of approximately 9,113 square feet of building footprint, including approximately 33,130 square feet of associated sidewalks and paved parking. The total combined green space equals approximately 54% of the overall site.

Onsite stormwater management for this project will be accomplished with a combination of onsite dry detention area with interconnected culvert pipes and drainage inlets and exfiltration trench (as required) that will provide for the calculated water quality runoff volume and sufficient onsite stormwater runoff storage. The site is bounded to the west by Military Trail that has its own drainage system, to the east by existing residential properties which direct runoff to Pine Street, to the south by the Autozone store site with an internal stormwater management system and to the north by various commercial, light industrial and residential uses that appear to be draining away from the proposed site development. Therefore, there are no off-site inflows to the site.

The site is situated in the SFWMD C-51 Basin and will be designed to meet C-51 Basin requirements. Offsite discharge will be accomplished through an approved discharge control structure providing a maximum discharge of 35 CSM for a 10 year-3 day storm event, which will direct runoff to the Florida Department of Transportation drainage system located within the Military Trail Right-of-Way and serving as the site's point of Legal Positive Outfall.

The property owner recognizes that any development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPDES and SFWMD including C-51 East Basin compensating storage requirements.



Ronald W. Last, P.E.
FL Reg. No. 38707
EB# 9889

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON 08/04/2022.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481

July 13, 2022

Cheryl Allan, Planner Palm
Beach County Fire Rescue 405
Pike Road
West Palm Beach, FL 33411

Email: callan@pbcgov.org

Re: Cagigas Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail).

Dear Ms. Allan:

LRM, Inc. is processing a Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

As agent for the FLUM application, LRM, Inc. respectfully requests that you review the subject property to determine the following:

1. The station (i.e. station number and street address) which would serve the property.
2. The appropriate driving distance from your station to the site.
3. The approximate response time.

Your help in addressing this issue is greatly appreciated. You may email your response to our office at the following address: lrnijim@bellsouth.net. If you have any questions, please call me at the following number (561) 686-2481.

Sincerely,

Jim Fleischmann
Vice President



Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

July 15, 2022

Land Research Management, Inc.
2240 Palm Beach Lakes Blvd. Suite 103
West Palm Beach, FL 33409

Re: Cagigas Property (PCN 00-42-44-12-00-000-1020)

Dear Jim Fleischmann:

Per your request for response time information to the subject property located on the east side of South Military Trail, 0.26 miles south of Summit Boulevard (1248 S. Military Trail). This property is served currently by Palm Beach County Fire-Rescue station #33, which is located at 830 Kirk Road. The subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 6:51.

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 561-616-6971.

Sincerely,

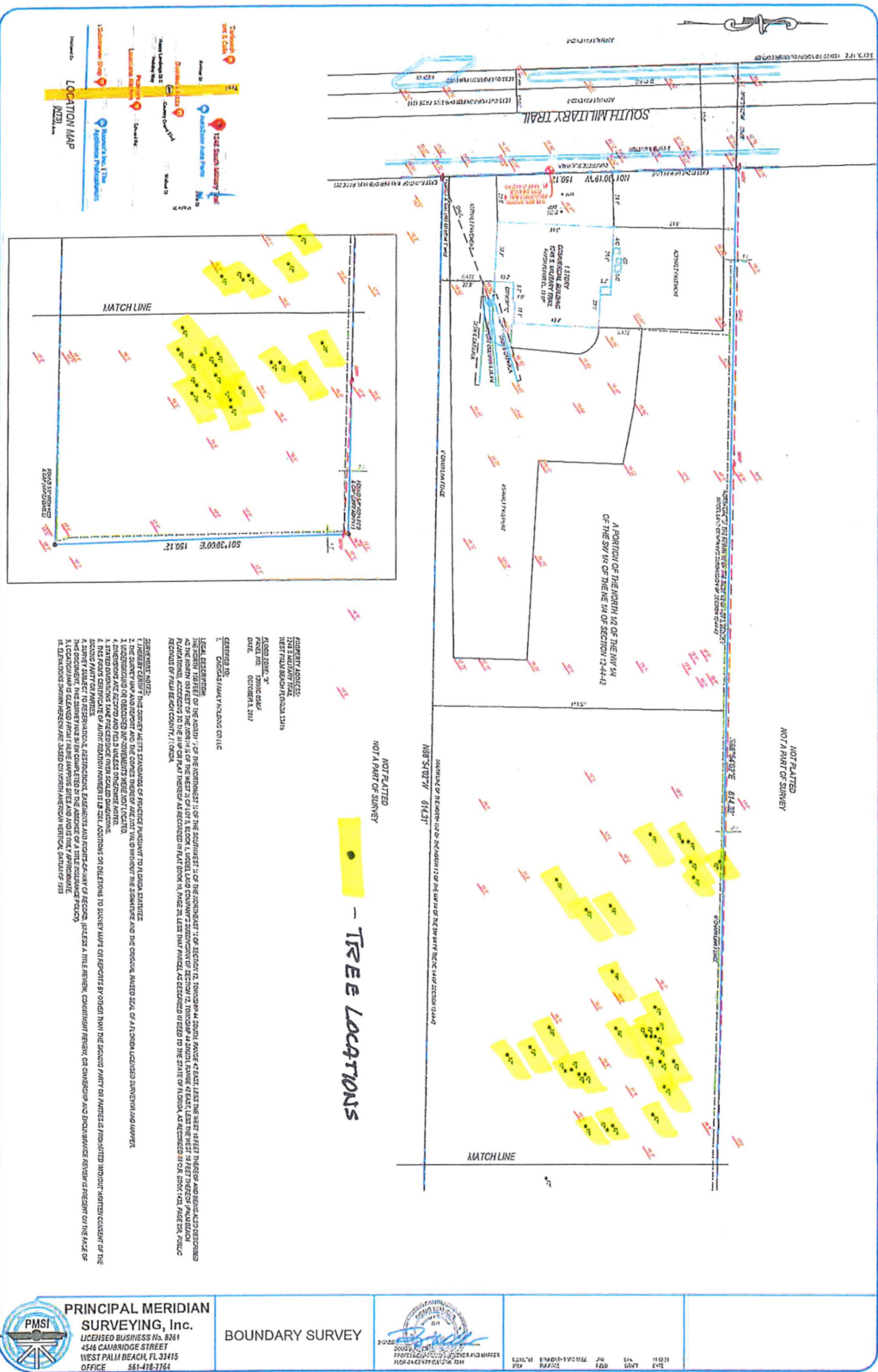
A handwritten signature in blue ink that reads "Cheryl Allan".

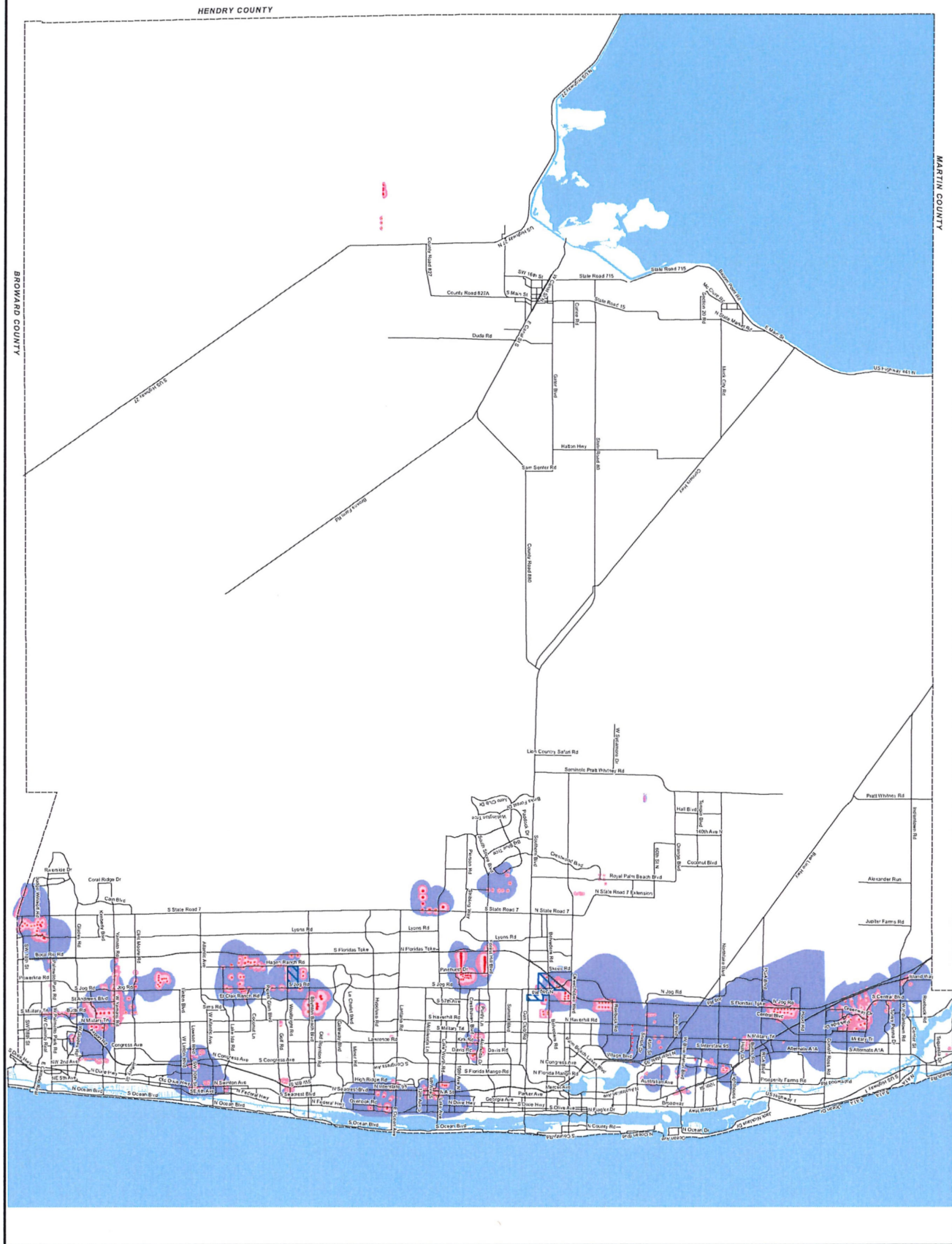
Cheryl Allan, Planner II
Palm Beach County Fire-Rescue



July 3, 2022

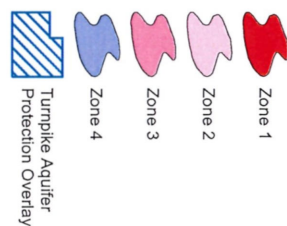
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km





MAP LU 4.1

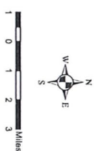
GENERALIZED WELLFIELD MAP



SOURCES:
 PREC. Dist. of Environmental Resources Management
 Major Critical Wetland Protection Map prepared and can be
 used for the purpose of the County Department
 of Environmental Resources Management.
 The information presented represents the most readily available
 data. No guarantee is made as to the completeness or accuracy
 of the information displayed. Consult appropriate County staff for
 final determination.
 Last Amended in Round 15-1 by Ord. 2015-015



PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES



Effective Date: 6/12/2015
 Planning: N. Map Series/Map/Adopted
 County: PBC Planning Dept.



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481

July 12, 2022

Christian Davenport, County Archaeologist
Planning Division
Palm Beach County Planning, Zoning and Building Department
2300 Jog Road
West Palm Beach, FL 33411

EMAIL: nacord@pbcgov.org

Re: Drysdale Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail)

Dear Mr. Davenport:

LRM, Inc. is preparing Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

To meet a requirement of the FLUM amendment application, we respectfully request that you complete an historical resource review to determine whether or not any historic or architecturally significant resources are located on, or within 500 feet of the subject property, and provide us with a Historic Resources Evaluation letter.

Thank you in advance. If you need additional information, please call at the above number. Your response may be emailed to me at the following address:
lrnijim@bellsouth.net

Sincerely,

Jim Fleischmann
Vice President



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

July 19, 2022

Jim Fleischmann
Land Research Management, Inc.
2240 Palm Beach Lakes Blvd., Suite 103
West Palm Beach, Florida 33409

RE: Historical and Archaeological Resource Review for project name: Drysdale Property, under PCN: 00-42-44-12-00-000-1020.

Dear Mr. Fleischmann:

This correspondence is in response 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.

However, should any artifacts or skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner 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

cc: Kevin Fischer, Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\LRM\Project.Drysdale Property_PCN_00-42-44-12-00-000-1020_Letter_7-19-2022.doc

"An Equal Opportunity
Affirmative Action Employer"

ATTACHMENT O
PALM BEACH COUNTY SHOOOL DISTRICT LOS LETTER

NOT APPLICABLE:
FLUM AMENDMENT DOES NOT HAVE A RESIDENTIAL LAND USE