

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	22-B	<b>Intake Date</b>	November 10, 2021
<b>Application Name</b>	Encompass Health Rehabilitation Hospital of Lake Worth	<b>Control No.</b>	None
<b>Acres</b>	8.213 acres	<b>Concurrent Zoning application?</b>	Yes Z/CA2021-01817
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-43-27-05-034-0431 and 00-42-43-27-05-034-0432		
<b>Location</b>	North side of Lantana Road, approximately .26 miles west of State Road 7		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Urban/Suburban	
<b>Use</b>	Wholesale, nursery and SFD	Hospital	
<b>Zoning</b>	Agricultural Residential (AR)	Institutional Public Facility (IPF)	
<b>Future Land Use Designation</b>	Low Residential, 2 units per acre (LR-2)	Institutional	
<b>Underlying Future Land Use Designation</b>	Low Residential, 2 units per acre (LR-2)	The applicant is not proposing an underlying land use	
<b>Conditions</b>	There no existing conditions	The applicant is not proposing any conditions at this time	
<b>Density Bonus</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	Low Residential 2 du/ac	<i>Institutional</i>
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	2 du/acre x 8.21 = 16.42 = 16 units	No dwelling units
<b>Maximum Beds (for CLF proposals)</b>	Not proposing a CLF	Not proposing a CLF
<b>Population Estimate</b>	<u>16.42</u> max du x 2.39 = <u>39.25</u>	No residents
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	2 du/acre x 8.21 = 16.42 = 16 units	<u>.45 x 8.21 ac. = 160,932 s.f.</u>

<b>Proposed or Conditioned Potential</b> 3, 4	None	None
<b>Max Trip Generator</b>	Single Family Detached Residential Daily = 10 trips / du AM = 0.74 trips / du PM = $\ln(T) = 0.96\ln(X)+0.20$	Hospital Daily = 10.72 trips / ksf AM = 0.89 trips / ksf PM = 0.97 trips / ksf
<b>Maximum Trip Generation</b>	160 Daily / 12 AM / 17 PM	1552 Daily / 129 AM / 140 PM
<b>Net Daily Trips:</b>	1392 (maximum minus current) 1392 (proposed minus current)	
<b>Net PH Trips:</b>	117 AM, 123 PM (maximum) 117 AM, 123 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.

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	George G. Gentile
<b>Company Name</b>	2GHO, Inc.
<b>Address</b>	1907 Commerce Lane Suite 101
<b>City, State, Zip</b>	Jupiter FL 33458
<b>Phone / Fax Number</b>	561-575-9557 / 561-575-5260
<b>Email Address</b>	<a href="mailto:george@2gho.com">george@2gho.com</a> / <a href="mailto:pat@2gho.com">pat@2gho.com</a>

### B. Applicant Information

<b>Name</b>	Edmund Ball
<b>Company Name</b>	Encompass Health Rehabilitation Hospital
<b>Address</b>	9001 Liberty Parkway - Real Estate 4th Floor
<b>City, State, Zip</b>	Birmingham AL 35242
<b>Phone / Fax Number</b>	561-575-9557/561-575-6230
<b>Email Address</b>	<a href="mailto:George@2gho.com">George@2gho.com</a> (agent)
<b>Interest</b>	<i>Contract Purchaser</i>

<b>Name</b>	Stan Crooks & Evangeline Aguirre
<b>Company Name</b>	
<b>Address</b>	9645 Lantana Road
<b>City, State, Zip</b>	Lake Worth, FL 33467-6114
<b>Phone / Fax Number</b>	561-575-9557/561-575-6230
<b>Email Address</b>	<a href="mailto:George@2gho.com">George@2gho.com</a> (agent)
<b>Interest</b>	<i>Property Owner</i>

<b>Name</b>	William Hodges
<b>Company Name</b>	Eastwood Lantana LLC

<b>Address</b>	7089 Hemstreet Place
<b>City, State, Zip</b>	West Palm Beach FL 33413
<b>Phone / Fax Number</b>	561-575-9557/561-575-6230
<b>Email Address</b>	<a href="mailto:George@2gho.com">George@2gho.com</a> (agent)
<b>Interest</b>	<i>Property Owner</i>

## 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	The property has an existing single family dwelling
<b>PCN</b>	00-42-43-27-05-034-0431 and 00-42-43-27-05-034-0432
<b>Street Address</b>	9719 Lantana Road and 9645 Lantana Road
<b>Frontage</b>	Lantana Road
<b>Legal Access</b>	Lantana Road
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	00-42-43-27-05-034-0431 was purchased by Stan Crooks and Evangeline Aguirre on November 18, 2010 from First Citizens Bank and Trust Company for \$260,000.00 and 00-42-43-27-05-034-0432 was purchased by Eastwood Lantana, LLC on October 31, 2008 from William D. Hodges for \$431,900.00.
<b>Size purchased</b>	00-42-43-27-05-034-0431 is approximately 4.17 acres 00-42-43-27-05-034-0432 is approximately 4.05 acres

#### B. Development History

<b>Control Number</b>	There is a previous Control Number (1997-48) for the wholesale nursery, unclear at this time if it will be used since there is additional land. This DRO approval is being abandoned.				
<b>Previous FLUA Amendments</b>	To my knowledge there have been no other FLUA Amendments on these properties.				
<b>Concurrency</b>	None.				
<b>Plat, Subdivision</b>	The overall site will need to be platted once the project is approved.				
<b>Zoning Approvals &amp; Requests</b>	1997-48 was approved originally in 1997 through the DRO for a wholesale nursery and is being abandoned.				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency.

<b>Justification</b> Provide as G.1.	See Attachment G. Section G.1
<b>Residential Density Increases</b> Provide as G.2.	See Attachment G. Section G.2
<b>Compatibility</b> Provide as G.3.	See Attachment G. Section G.3
<b>Comprehensive Plan</b> Provide as G.4.	See Attachment G. Section G.4
<b>Florida Statutes</b> Provide as G.5.	See Attachment G. Section G.5

### 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	Use	Future Land Use	Zoning
North	PARK	LR-2	PO
South	RESIDENTIAL	LR-2	PUD
East	PARK	LR-2	PO
West	COMMERCIAL	CL/2	MUPD

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

A. Traffic Information		
<p><i>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 Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 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.</i></p>		
	Current	Proposed
<b>Max Trip Generator</b>	Single Family Detached Residential Daily = 10 trips / du AM = 0.74 trips / du PM = $\text{Ln}(T) = 0.96\text{Ln}(X)+0.20$	Hospital Daily = 10.72 trips / ksf AM = 0.89 trips / ksf PM = 0.97 trips / ksf
<b>Maximum Trip Generation</b>	160 Daily / 12 AM / 17 PM	1552 Daily / 129 AM / 140 PM
<b>Net Daily Trips:</b>	1392 (maximum minus current) 1392 (proposed minus current)	
<b>Net PH Trips:</b>	117 AM, 123 PM (maximum) 117 AM, 123 PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Kimley-Horn - 1920 Wekiva Away Suite 200 West Palm Beach FL 33411 561-845-0665	
B. Mass Transit Information		
<b>Nearest Palm Tran Route (s)</b>	Route 62	
<b>Nearest Palm Tran Stop</b>	Bus Stop – 5935 located at Lake Worth Road and Woods Walk Blvd.	
<b>Nearest Tri Rail Connection</b>	Lake Worth Beach Tri-Rail Station – Via Palm Tran Route 62	
C. Portable Water & Wastewater Information		

<b>Potable Water &amp; Wastewater Providers</b>	The potable water and wastewater provider is Palm Beach County Water Utilities Department (PBCWUD).
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	<p>The nearest water facility is an existing 24-inch water main constructed of DIP running along the north side of the westbound lanes of Lantana Road, just south of the project site.</p> <p>The nearest wastewater facility is an existing 20-inch force main constructed of PVC running along the center of the westbound lanes of Lantana Road, just south of the project site.</p>

## **D. Drainage Information**

Please refer to the Drainage Statement included in Attachment J. The site is located within the South Florida Water Management District (SFWMD)'s C-16 Basin. There are no previous permits issued from SFWMD for the project site. The proposed project will require issuance of a new Environmental Resource Permit (ERP) and will provide a stormwater management system to meet previously permitted drainage criteria under ERP No. 50-06732-P for the adjacent Super Target Shopping Center to the west.

Water quality will be provided for the greater of the first inch of stormwater runoff from the entire site or the amount of 2.5 inches over the total impervious area of the site. Pre- vs. Post-development analysis as well as stage storage calculations will be performed for the site to ensure minimum site feature elevations are established and met. The following three main design storm events will be analyzed: 5-year, 1-day (minimum storm inlet rim elevation), 25-year, 3-day (minimum perimeter berm elevation), and 100-year, 3-day with zero discharge (Finished Floor Elevation). Legal positive outfall is available to the south via the existing Palm Beach County owned and maintained drainage inlet on the north side of Lantana Road.

1. The proposed onsite stormwater management system will include drainage inlets to collect stormwater runoff and underground pipes to convey it to the onsite dry detention and swale areas. These detention areas will treat the stormwater runoff and meet the above-mentioned water quality criteria prior to discharge into the existing Palm Beach County drainage system within Lantana Road. The proposed detention areas are sufficiently sized to meet both water quality and quantity requirements for the proposed improvements and will include a control structure prior to outfall.

## **E. Fire Rescue**

<b>Nearest Station</b>	Station 48 – 8560 Hypoluxo Road
<b>Distance to Site</b>	Approximately 3 miles from the site
<b>Response Time</b>	8 minute 30 seconds
<b>Effect on Resp. Time</b>	<i>Letter attached - Exhibit K</i>

## **F. Environmental**

<b>Significant habitats or species</b>	Most of the site has been cleared and used for a nursery or mulch.
<b>Flood Zone*</b>	Flood Zone X – Community Panel No. 120192 0755 F
<b>Wellfield Zone*</b>	The property is not located within a Wellfield Protection Zone.



## G. Historic Resources

There are no significant structures or identified historic or architecturally significant resources within 500 feet of the property. See Attachment N for Historic Resources Letter

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

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

## I. Libraries - Residential Only (Including CLF) – Not Applicable

Library Name			
Address			
City, State, Zip			
Distance	Indicate the distance from the site to the nearest library.		
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 Including CLF) – Not Applicable

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

---

- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)
- B. Agent Consent Form
- C. Applicant's Ownership Affidavit
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels
- E. Disclosure of Ownership Interests
- F. Built Feature Inventory & Map
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)
- H. Traffic Approval Letter & Traffic Study
- I. Water & Wastewater Provider LOS Letters
- J. Drainage Statement
- K. Fire Rescue Letter
- L. Natural Feature Inventory & Map
- M. Wellfield Zone
- N. Historic Resource Evaluation Letter
- O. Palm Beach County School District LOS Letter
- P. Survey
- Q. Text Amendment Application (Part 7, if applicable, in PDF & Word)**

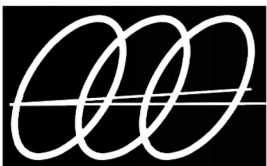
Forms for Attachments B, C, D, and E are located on the web at:

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

T:\Planning\AMEND\00Administration\Application-FLUA\2020 Application\2020-FLUA-Application-Form.docx

# Encompass LW

Palm Beach County, Florida



Built Features Map



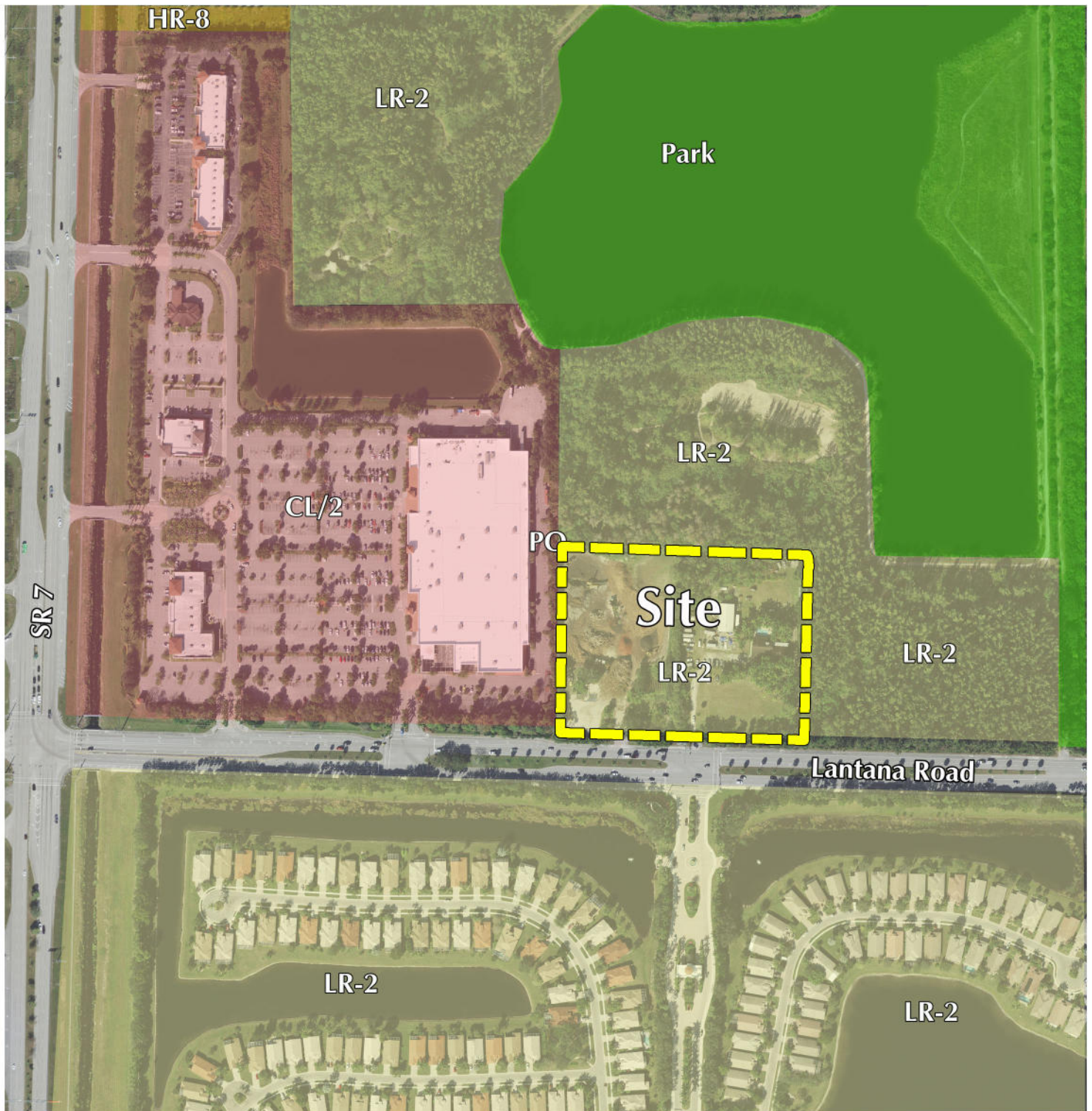
10.22.21



# Encompass LW

---

## Palm Beach County, Florida



**Existing Future Land Use Map**  
LOW Residential - 2du/ac (LR-2)

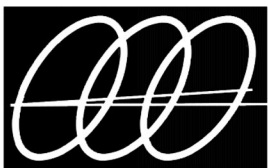
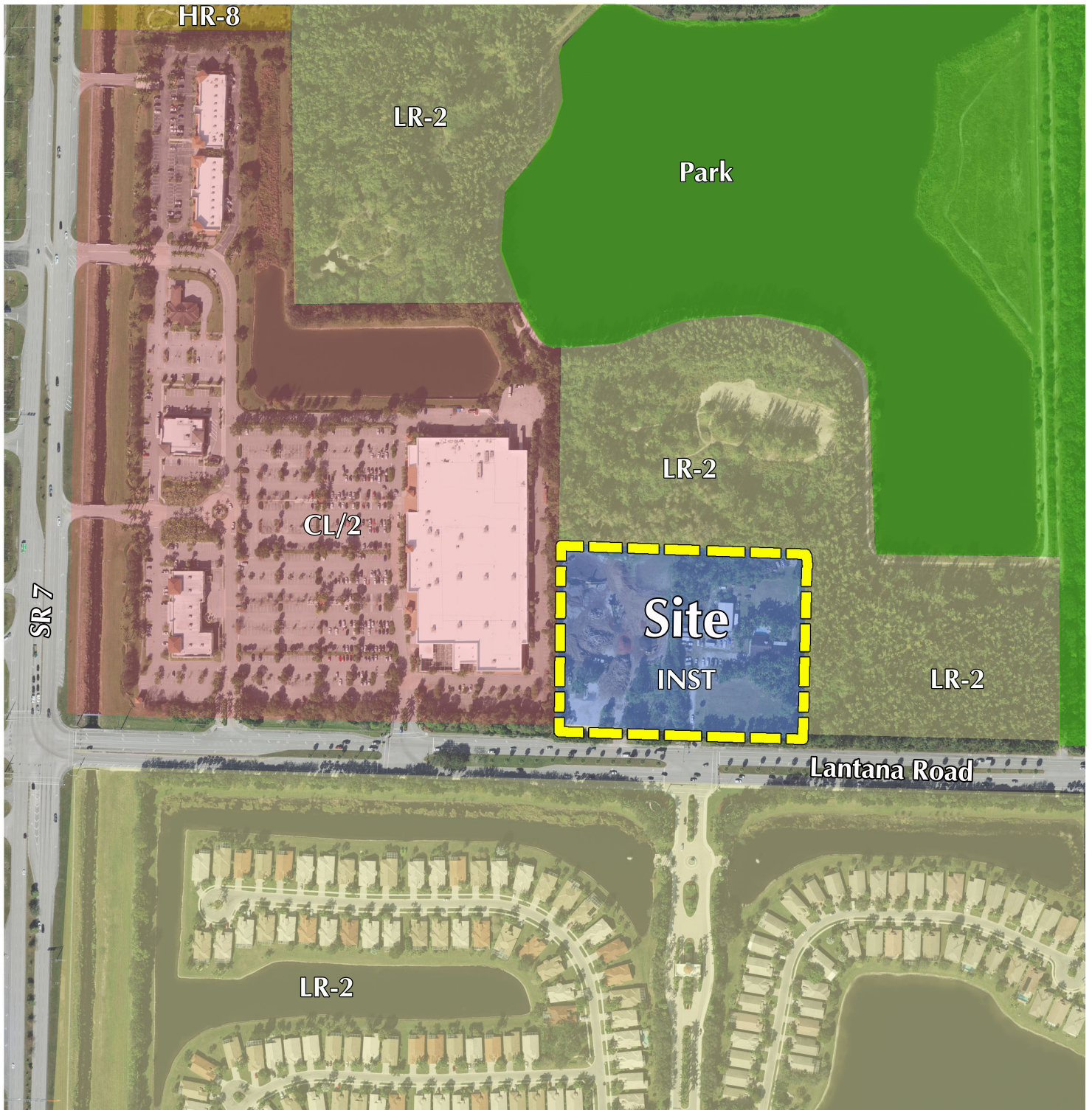


10.22.21



# Encompass LW

Palm Beach County, Florida



**Proposed Future Land Use Map**  
**Institutional (INST)**



10.22.21



*Encompass Health Rehabilitation Hospital*  
*Small Scale Comprehensive Plan Amendment*  
*Round – 22B*  
*Application No.:*  
**Attachment G**

**Introduction:**

On behalf of the Applicant, *Encompass Health Rehabilitation Hospital*, 2GHO, Inc., acting as agent, respectfully request approval of a Small Scale Comprehensive Plan Amendment for the 8.21 acre property located on the north side of Lantana Road, .26 miles east of the intersection of State Road 7 and Lantana Road. The property control numbers are:

00-42-43-27-05-034-0431 and 00-42-43-27-05-034-0432

**Development Program:**

The Applicant is proposing a Small Scale Comprehensive Plan Amendment for the subject site currently designated as Low Residential 2 du/acre (LR-2). The Applicant is requesting to amend the future land use designation to Institutional (INST).

The Applicant is requesting a Concurrent Official Zoning Map Amendment to change the zoning from Agricultural Residential (AR) to Institutional Public Facilities (IPF). Also included with this request is a Conditional Use "A" for a hospital to allow a rehabilitation hospital located on the property identified above.

The following table is a breakdown of the Future Land Use and Zoning designation:

**Project History:**

Previous PBC APPROVALS		
Petition No.	Application Request	Date of Approval
1997-48	DRC approval for a Wholesale Nursery –	June 25, 1997

Petition 1997-48 was approved on June 25, 1997 for the establishment of a wholesale nursery. The wholesale nursery will be abandoned through the DRO process which was submitted on November 1, 2021 with the Rezoning and Conditional Use Application.

**Justification, Consistency, and Compatibility**

**G.1 – Justification**

The Applicant is requesting to amend the Future Land Use Atlas designation of the subject property from Low Residential 2 du/acre (LR-2) to Institutional (INST). Per Policy 2.1 – f of

the Future Land Use Element (FLUE) of Palm Beach County's Comprehensive Plan, the Applicant must provide adequate justification for the proposed future land use. For the land use amendment to be considered sufficient, the justification must demonstrate consistency with the following factors, items one and two below.

1. The proposed use is suitable and appropriate for the subject site.

**Response:** The property's location on Lantana Road is appropriate for the Institutional land use designation. As previously stated, an approval for a wholesale nursery was granted in 1997, However the use will be abandoned with a separate application. The proposed land use designation of Institutional will allow for a hospital that can provide specialized care to patients recovering from orthopedic, neurological, stroke and heart conditions. Additionally, the siting of a hospital in this location has no detrimental impact to the surrounding properties. The type of hospital in this location will provide substantial benefit to the residential neighborhoods mostly made up of over 55 years of age residents.

2. There is a basis for the proposed amendment for the particular subject site based upon one or more 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 character of the Lantana Road corridor has changed over the last several years. This area generally consists of land uses comprised of low- density land use designations to planned unit developments with high density residential land uses. Development potential based on the current market trends with the current land use designation is minimized, hence the request to change it to something that will allow the Applicant to develop the subject property with a use beneficial to the surrounding community.**

New Information or change in circumstances which affect the subject site;

**Response: The existing conditions were imposed on the property at the early stages of westward development in Palm Beach County. In this context, it was appropriate to have larger (3+ acre lots) develop at 2 units an acre to stay consistent with the development trends of suburban Palm Beach County. However, it is important to note that the adjacent land to the north and east of the subject property was purchased by Palm Beach County and functions as a park within the PO zoning district. Because of this, the Applicant proposes a land use change to foster a use to reach compatibility with the overall area. Further, with the existing MUPD to the west of the property, the Applicant's request of a land use change to Institutional is a logical proposal which will provide an adequate use for the property.**

Inappropriateness of the adopted FLU Designation;

**Response: While the existing land use of LR-2 surrounds the property (with the exception of to the west), it should be noted that the existing conditions**



**are no longer appropriate. As discussed above, significant changes in development patterns in the immediate area surrounding the property have occurred, thus making any redevelopment strategies for the site cumbersome.**

Whether the adopted FLU designation was assigned in error.

**Response: N/A**

Future Land Use Element 2.1-f of the County's Comprehensive Plan states that before an approval of a future land use amendment, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate impacts based on the following:

3. The natural environment, including topography, soils, and other natural resources.  
**Response: There are no listed or endangered species of animals or plants within the subject property. Furthermore, the tree conservation area on the western portion of the property will remain unimpeached during the development of the property.**
4. The availability of facilities and services.  
**Response: The facilities have been confirmed within this FLUA application and are summarized below:**

**Traffic: Please see Attachment H for the FLUA Amendment Traffic Analysis prepared by Kimley Horn which concluded that the proposed FLU designation will cause no roadway links to be significantly impacted during the short-range and long-range planning horizons.**

**Mass Transit: The Nearest Palm Tran route is 62. The Nearest Palm Tran Bus Stop is stop 5935 located at Lake Worth Road and Wood Walks Blvd. The nearest Tri Rail Connection is located at the Lake Worth Beach Tri-Rail Station.**

**Potable Water and Wastewater: The potable water and wastewater provider is Palm Beach County Water Utilities Department (PBCWUD).**

**The nearest water facility is an existing 24-inch water main constructed of DIP running along the north side of the westbound lanes of Lantana Road, just south of the project site.**

**The nearest wastewater facility is an existing 20-inch force main constructed of PVC running along the center of the westbound lanes of Lantana Road, just south of the project site.**

**Drainage**



**Please refer to the Drainage Statement included in Attachment J. The site is located within the South Florida Water Management District (SFWMD)'s C-16 Basin. There are no previous permits issued from SFWMD for the project site. The proposed project will require issuance of a new Environmental Resource Permit (ERP) and will provide a stormwater management system to meet previously permitted drainage criteria under ERP No. 50-06732-P for the adjacent Super Target Shopping Center to the west.**

**Fire Rescue**

**Station 48 is located at Hypoluxo Road. The letter is attached in Exhibit K.**

5. The adjacent and surrounding development  
**Response: The property is adjacent to the Target MUPD to the west. To the north and east of the property is vacant land owned by Palm Beach County. The Bellagio Lakes PUD is to the south of the development on approximately 247.18 acres of land with a total of 1,099 units at a mix of single family and zero lot line homes. The proposed rehabilitation hospital will provide a benefit to the residents of this PUD along with other developments within the area.**
6. The future land use balance  
**Response: The requested amendment is consistent with the surrounding land uses and the intent of the Urban Tier.**
7. The prevention of urban sprawl as defined by 163.3164(51), F.S.  
**Response: The proposed amendment is consistent with this state statute as the request is for the development of a hospital that will be utilized to serve the surrounding community.**
8. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners  
**Response: The subject site is not located in an area with a Community Plan or Special Planning Area.**
9. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1  
**Response: Through the review process, this proposed amendment will be consistent with Objective 1.1 of the Intergovernmental Coordination Element.**

**G.2 Residential Density Increases**

This proposed FLU amendment is not requesting to increase residential density.

**G.3 Compatibility**

Surrounding Property Information:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	LR-2	AR	00-42-43-27-05-034-0431 00-42-43-27-05-034-0432	VACANT and SFD	N/A
North	LR-2	PO	00-42-43-27-05-034-0212	Park	1983-00090 R2021-0548
South	LR-2	PUD	00-42-44-42-01-018-0000	Bellaggio PUD SFD	1995-00116 R2000-1716
East	LR-2	PO	00-42-43-27-05-034-0441	Park	1983-00090 R2021-0548
West	CL/2	MUPD	00-42-44-31-04-003-0050	Commercial (Target)	2003-007 R2009-1826

As previously mentioned, the subject site is surrounded by LR-2 to the north, south, and east, with a Commercial Low with underlying LR-2 to the west. Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation.

The proposed land use change will not hinder the ability for the proposed use to coexist in relative proximity to other properties in a stable fashion over time. This requested change will be compatible with the surrounding area, as it will not adversely impact the other sites. To the contrary, the proposed land use change will foster the development of a rehabilitation hospital that will be a desired use for the surrounding western communities. Finally, primary access of the site will be provided via Lantana Road, a major east-west right of way

#### **G.4 Comprehensive Plan**

The proposed future land use amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below:

#### **Goals – The Proposed future land use amendment furthers the County’s goals as described below:**

##### **Goal 1 – Strategic Planning**

It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.

**Response: Approval of this proposed FLU Amendment will allow for the development of an institutional use. The current residential market, and existing conditions of the property limits the property’s development potential. The**

**Applicant intends to develop a specialized rehabilitation hospital that will better serve the needs of the surrounding community.**

**Goal 2 – Land Planning**

It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

**Response: The property is located in the Urban/Suburban Tier where existing services and facilities are available. The property's location along a major highway, Lantana Road affords the proposed development with proper access and frontage, which contributes to the cost-effective provision of public facilities and services. The proposed project will better serve the immediate and future needs of the community as it will provide additional employment opportunities.**

**Objectives - The proposed amendment is consistent with the following objectives, as described below:**

**Objective 1.2 Urban/Suburban Tier**

Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.

**Response: The subject property is located in the urban/suburban tier, and as referenced in other parts of this application is able to utilize existing levels of service. The proposed development does not create any adverse impact to this objective.**

**Policies – The proposed future land use amendment is consistent with the policies as described below.**

Policy 1.2-b: Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

**Response: The subject property presents an opportunity for an infill redevelopment project, as the surrounding properties are all developed, or under County Ownership. The Applicant will develop the parcel to consistent with the surrounding areas to ensure a logical urban development pattern.**

Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.

**Response: The proposed Future Land Use Amendment from LR-2 to INST is contemplated to get rid of a wholesale nursery and single family dwelling and replace it with a rehabilitation hospital. The proposed amendment will make the property more consistent with the development pattern in this area, and will not have an impact on the existing natural systems and will continue to respect the manmade constraints of the area.**

Policy 2.1-h: The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.

**Response: The request for the Institutional Land Use Designation does not create piece meal development as the application provides for a valuable service to be added in an area that will serve the Palm Beach County population.**

#### **G.5 Florida Statutes**

The proposed amendment is consistent with Florida Statutes. Chapter 163, FS was substantially revised. Rule 9J-5 was repealed and removed from the Florida Administrative Code. (§ 72, HB 7207). The statutes, however, continue to require that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. The proposed amendment is supported by the data and analysis provided in the application and justification above.



**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 3, 2021

Kimley Horn  
189 South Orange Avenue Suite 1000  
Orlando, Florida 32801

RE: Encompass Lake Worth  
PCN 00-42-43-27-05-034-0431 & 00-42-43-27-05-034-0432  
Service Availability Letter

Dear Ms. Casasus,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

There is a 24" potable watermain and a 12" sanitary sewer forcemain located within Lantana Road 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.,  
Project Manager

ENGINEER'S DRAINAGE STATEMENT  
ENCOMPASS LAKE WORTH  
UNINCORPORATED PALM BEACH COUNTY, FLORIDA

**Project Description**

The proposed project is for a new 73,417 SF rehabilitation hospital with 80 patient beds that is to be constructed in two phases. There will also be associated parking, ancillary drive aisles, landscaping, dry detention areas, swales, and a stormwater management system. The site is located north of the intersection of Lantana Road and Bellaggio Lakes Boulevard within unincorporated Palm Beach County just east of South S.R. 7 (U.S. 441). For additional site layout details, please refer to the site plan prepared by Gentile Holloway O'Mahoney & Associates, Inc.

**Permitting Requirements**

The site is located within the South Florida Water Management District (SFWMD)'s C-16 Basin. There are no previous permits issued from SFWMD for the project site. The proposed project will require issuance of a new Environmental Resource Permit (ERP) and will provide a stormwater management system to meet previously permitted drainage criteria under ERP No. 50-06732-P for the adjacent Super Target Shopping Center to the west as well as the following minimum SFWMD criteria:

**Water Quality:**

- Water quality will be provided for the greater of the first inch of stormwater runoff from the entire site or the amount of 2.5 inches over the total impervious area of the site.
- The site is not located within an area designated as Waters Not Attaining Standards (WNAS) by the Florida Department of Environmental Protection (FDEP). Therefore, additional water quality will be not be required.

**Water Quantity:**

- Pre- vs. Post-development analysis as well as stage storage calculations will be performed for the site to ensure minimum site feature elevations are established and met. The following three main design storm events will be analyzed: 5-year, 1-day (minimum storm inlet rim elevation), 25-year, 3-day (minimum perimeter berm elevation), and 100-year, 3-day with zero discharge (Finished Floor Elevation).

**Legal Positive Outfall:**

- Outfall is available to the south via the existing Palm Beach County owned and maintained drainage inlet on the north side of Lantana Road.

**Drainage Facilities**

The existing site is comprised of 2 adjacent parcels. The eastern parcel consists of an existing residence with a pool and metal storage building. The western parcel contains an existing trailer, dumpster pad, and aggregate storage area. Both parcels are heavily vegetated along the perimeters and there is no evidence of an existing stormwater management system. The proposed onsite stormwater management system will include drainage inlets to collect stormwater runoff and underground pipes to convey it to the onsite dry detention and swale areas. These detention areas will treat the stormwater runoff and meet the above-mentioned water quality criteria prior to discharge into the existing Palm Beach County drainage system within Lantana Road. The proposed detention areas are sufficiently sized to meet both water quality and quantity requirements for the proposed improvements and will include a control structure prior to outfall.

Digitally signed by Michael F Schwartz  
DN: CN=Michael F Schwartz,  
OU=A01410C00000176F1EBD1F700010EBF,  
O=Unaffiliated, C=US  
Reason: This item has been digitally signed  
and sealed by Mike Schwartz on:  
Date: 2021.10.26 15:59:27-04'00'

---

*Michael F. Schwartz, P.E.*  
*Senior Vice President*  
*Florida Registration # 56200*



**Fire Rescue**

Chief Reginald K. Duren  
405 Pike Road  
West Palm Beach, FL 33411  
(561) 616-7000  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Mack Bernard, Mayor  
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"*

Official Electronic Letterhead

August 18, 2021

Gentile/Holloway/O'Mahoney  
Attention: Patricia Lentini  
1907 Commerce Lane  
Suite 101  
Jupiter, FL 33458

Re: PCN# 00-42-43-27-05-034-0431 and 0-42-43-27-05-034-0432 (North side of Lantana Rd, east of SR7)

Dear Patricia Lentini:

Per your request for response time information to the subject property located on the north side of Lantana Road, east of SR 7 in unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Road. The subject property is approximately 3 miles from the station. The estimated response time to the subject property is 8 minutes 30 seconds. For fiscal year 2020, the average response time (call received to on scene) for this stations zone is 7:07.

Changing the land use of this property will have an impact on Fire Rescue. It is estimated that the change will generate about 85 calls a year with a response time greater than our standard of 7 minutes 30 seconds.

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



K:\WPB\_GIS\140900000 - Encompass Health Rehabilitation Hospital of Lake Worth\GIS\MXD\Fig 4 - Flucis Map.mxd



**Kimley»Horn**

© 2021 Kimley-Horn and Associates, Inc.  
445 24th Street, Vero Beach, FL 32960  
Phone (772) 794-4100  
[www.kimley-horn.com](http://www.kimley-horn.com)

### Land Use Map

**Encompass Health Rehabilitation Hospital of Lake Worth  
Palm Beach County, Florida**

1 inch = 125 feet

PROJECT NUMBER: 1470900000

JULY 2021

FIGURE 4

## EXHIBIT L

Wildlife observed or evidence of wildlife observed during the site inspection included northern mockingbird (*Mimus polyglottos*), swallow-tailed kite (*Elanoides forficatus*), mourning dove (*Zenaida macroura*), white ibis (*Eudocimus albus*), red-bellied woodpecker (*Melanerpes carolinus*), common grackle (*Quiscalus quiscula*), blue jay (*Cyanocitta cristata*), monk parakeets (*Myiopsitta monachus*), and tricolored heron (*Egretta tricolor*). No listed species were observed onsite.

A listing of species potentially occurring within the project vicinity was reviewed using wildlife databases and are as follows:

Florida Natural Areas Inventory (FNAI) –The FNAI report includes information regarding protected or rare resources potentially occurring within FNAI Matrix Unit 68081. Based on the FNAI report, there is one habitat type, mesic flatwoods, likely occurring within the project vicinity. On-site habitat types are described above, and no mesic flatwoods were observed. Additionally, there is one listed species, wood stork (*Mycteria americana*), likely occurring on-site or within the vicinity of the project; however, there is no wood stork habitat present on-site.

Florida Fish and Wildlife Conservation Commission (FWC) – There are no known wading bird colonies or bald eagle nests located within one mile of the project site. Therefore, these species will not be discussed further.

US Fish and Wildlife Service (USFWS) Consultation Areas – The project site is within the below-listed USFWS Consultation Areas:

- Everglade snail kite
- Florida scrub-jay

Habitat for the Everglade snail kite and Florida scrub-jay does not occur on-site, thus, no further coordination regarding these species is anticipated and these species are not discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of four known wood stork colonies, Ballen Isles, Lox NC-4, Solid Waste Authority, and Wakodahatchee. A wood stork colony CFA is defined as the area within an 18.6-mile radius from an active wood stork colony. Habitat for the wood stork is not found on-site; therefore, this species will not be discussed further.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current onsite conditions. The following species is listed in the data and there is currently suitable habitat within the project limits: eastern indigo snake (*Drymarchon corais couperi*). Species listed in the data that do not have suitable habitat on-site and will not be discussed further in this report include: Florida panther (*Puma concolor coryi*), southeastern beach mouse (*Peromyscus polionotus niveiventris*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), whooping crane (*Grus americana*), American alligator (*Alligator mississippiensis*), American crocodile (*Crocodylus acutus*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), and the loggerhead sea turtle (*Caretta caretta*). The project site is not within any USFWS designated Critical Habitat.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring on, or within the immediate vicinity of, the project site has been compiled. **Table 1**



lists species that may occur and their likelihood of occurrence. Likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 1 Potential Listed Species Occurrence					
Common Name		Scientific Name	Federal Status	State Status	Likelihood of Occurrence
Reptiles	Eastern Indigo Snake	<i>Drymarchon couperi</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting/Foraging Low
	Gopher Tortoise	<i>Gopherus polyphemus</i>	C	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Burrowing/Foraging Low
<sup>1</sup> Based on <i>Florida's Endangered and Threatened Species</i> updated December 2019 available on <a href="http://myfwc.com/wildlifehabitats/imperiled/">http://myfwc.com/wildlifehabitats/imperiled/</a> . Federal Status: E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; SSC = Species of Special Concern; C = Candidate Species; NL = Not Listed. State Status: FE = Federally Endangered; FT = Federally Threatened; FT(S/A) = Federally Threatened due to Similarity of Appearance; ST = State Threatened. Note: Coordination is not required with FWC for Federally listed species.					

Based on database review and field reconnaissance, the following species could occur on-site or require additional evaluation, survey or permitting. The below species-specific sections summarize on site observations and recommendations.

### ***Eastern Indigo Snake***

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance; however, habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 1, 2017), with implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake* during any future construction, impacts to the eastern indigo snake are not anticipated to occur and no further action is anticipated to be required for this species.

### ***Gopher Tortoise***

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but often can be found in disturbed areas too. A 15% gopher tortoise burrow survey was conducted within the project site and no gopher tortoises or gopher tortoise burrows were observed, however, marginal habitat for the gopher tortoise is present. A 100% gopher tortoise survey will be conducted prior to site development. If any gopher tortoise burrows are found on

or within 25 feet of the development footprint, an FWC gopher tortoise relocation permit will be obtained.

In summary, utilizing the *Standard Protection Measures for the Eastern Indigo Snake* and conducting a 100% gopher tortoise survey, this project will have no negative impacts on listed species.

**Tori Bacheler, M.S.**

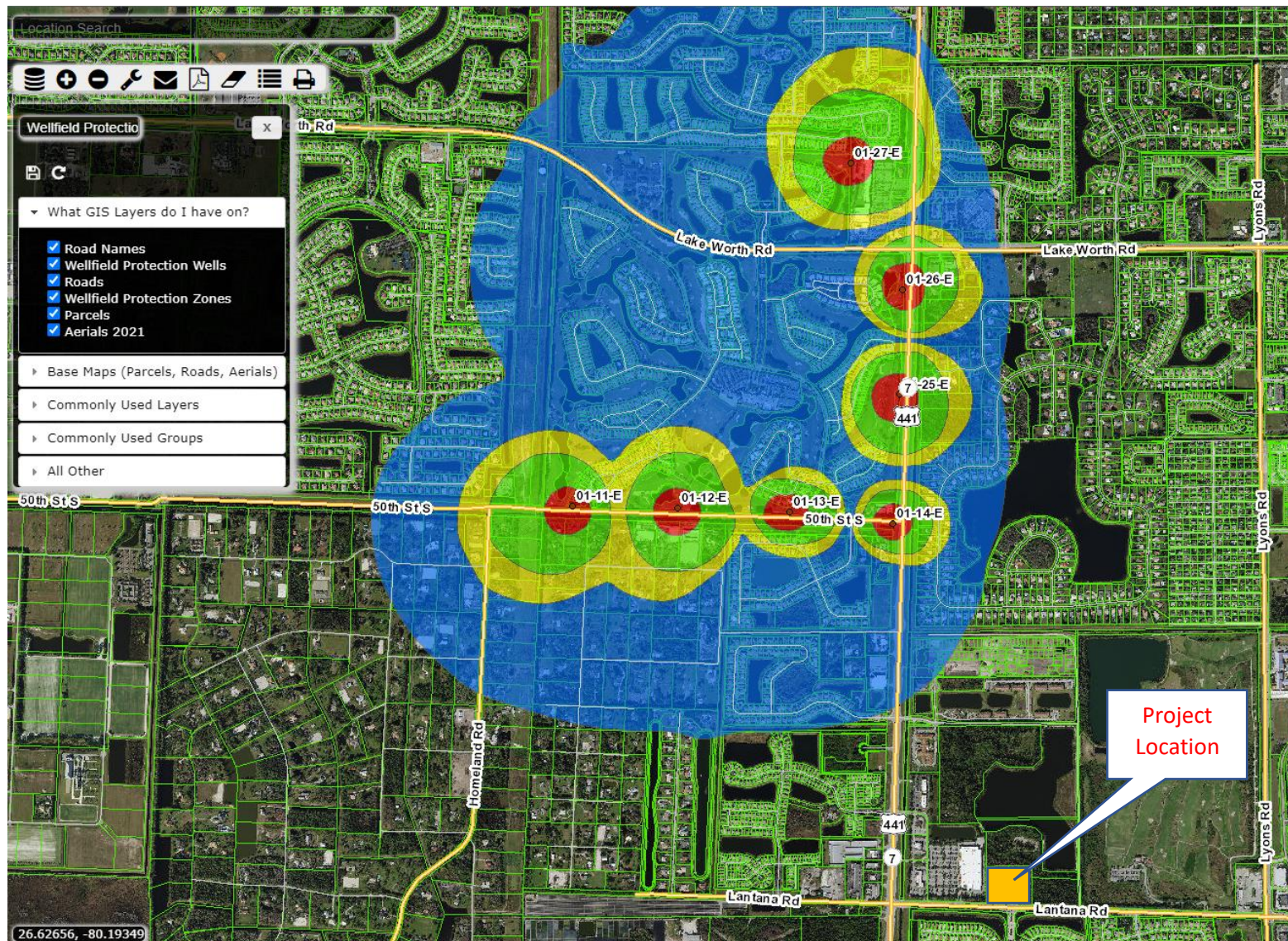
**Kimley-Horn** | 1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411

Direct: 561 421 1995 | Mobile: 561 307 6301 | [www.kimley-horn.com](http://www.kimley-horn.com)

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)



Wellfield Zone Map – Encompass Lantana Rd







**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](http://www.pbcgov.com/pzb)

**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

*"An Equal Opportunity  
Affirmative Action Employer"*

August 11, 2021

Patricia Lentini  
Gentile Holloway O'Mahoney & Associates, Inc.  
1907 Commerce Lane, Suite 101  
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for the following project named Encompass Health located: North side of Lantana Road, East of SR 7 under PCN's #: 00-42-43-27-05-034-0431 and 00-42-43-27-05-034-0432.**

Dear Ms. Lentini:

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

Staff'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 properties.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced properties.

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 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 Historic Preservation Officer/ Archaeologist

cc: Patricia Behn, 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\GentileHollowayO'Mahoney\Encompass Health\PCNs#00424327050340431&00424327050340432 Letter 08-11-2021.doc