

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	26-SCA	Intake Date	February 11, 2025
Application Name	Exalt Health	Revised Date	March 10, 2026
Acres	4.89 Acres.	Control Number	2017 - 00128
		FLUA Page	99
		Text Amend?	No
PCNs	00-42-46-14-00-000-3170		
Location	West side of Sims Road, approximately 670 feet south of Lake Ida Road.		
BCC District	Maria Sachs - District 5		
	<b>Current</b>	<b>Proposed</b>	
Tier	Urban / Suburban Tier	No change requested.	
Use	Single-Family (Art.4.B.1.C.7)	Hospital (Art.4.B.4.C.11)	
Zoning	Multi-Family Residential Medium Density (RM)	Institutional & Public Facilities (IPF)	
Future Land Use Designation	Congregate Living Residential with an Underlying 8 units per acre (CLR/8)	Institutional and Public Facilities with an underlying High Residential, 8 units per acre (INST/8)	
Conditions	N/A	N/A	

### B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	_____ FAR x _____ ac. = _____	<u>0.45</u> FAR x <u>4.89</u> ac. = <u>95,854 S.F</u>
Maximum Units (for residential)	<u>8</u> du/acre x <u>4.89</u> ac. = <u>39.12 Units (39)</u>	<u>8</u> du/acre x <u>4.89</u> ac. = <u>39.12 Units (39)</u>
Maximum Beds (for CLF proposals)	N/A	N/A

\*Current approval was based on 4.9055 acres prior to a dedication of right of way. Code allows right of way dedicated without compensation as conditioned to be utilized to calculate density/intensity, resulting in the current zoning approval allowing for 141 beds.

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Joni Brinkman & Alejandro Toro
<b>Company Name</b>	Urban Design Studio
<b>Address</b>	610 Clematis Street Suite CU-02
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561-366-1100
<b>Email Address</b>	<a href="mailto:jbrinkman@udsflorida.com">jbrinkman@udsflorida.com</a> / <a href="mailto:atoro@udsflorida.com">atoro@udsflorida.com</a>

### B. Applicant Information

<b>Name</b>	Erik W. De Vries - Manager
<b>Company Name</b>	Delray Beach Rehab, LP
<b>Address</b>	4430 Lively Lane
<b>City, State, Zip</b>	Dallas TX 75220
<b>Phone / Fax Number</b>	214-762-7334
<b>Email Address</b>	<a href="mailto:erik@astreadevelopment.com">erik@astreadevelopment.com</a>
<b>Interest</b>	Tenant, Operator & Contract Purchaser

### B. Applicant Information

<b>Name</b>	Bennett V. York
<b>Company Name</b>	The Wellery Delray, LLC
<b>Address</b>	112 Sheffield Loop Ste. D
<b>City, State, Zip</b>	Hattiesburg, MS 39402-1406
<b>Phone / Fax Number</b>	Contact Agent
<b>Email Address</b>	<a href="mailto:bvyork@gmail.com">bvyork@gmail.com</a>
<b>Interest</b>	Fee simple owner & Manager

### Part 3. Site Data

#### A. Site Data

<b>PCN</b>	00-42-46-14-00-000-3170
<b>Built Features</b>	One Single Family Residence approximately 2,724 SF – Currently unoccupied
<b>Street Address</b>	14051 SIMS RD
<b>Frontage</b>	Approximately 359.67 feet linear feet of frontage along Sims Road and 547.08 feet of depth.
<b>Legal Access</b>	Current and proposed access via Sims Road (80' ROW)
<b>Contiguous under same ownership</b>	No adjacent property under the same ownership
<b>Acquisition details</b>	Acquired on August 27, 2018 from Barbara Desfor Kamhi to Wellery Delay LLC.
<b>Size purchased</b>	4.8925 Acres

#### B. Development History

<b>Previous FLUA Amendments</b>	Ordinance No. 2018-017 approved for CLR/8
<b>Concurrency</b>	Concurrency was approved for 141 Beds of assisted living facility
<b>Plat, Subdivision</b>	The subject property has not been part of a plat or subdivision however there was an eminent domain right-of-way taking (recorded in ORB Book 8930 Page 1254).

### C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
<b>R-2018- 1289</b>	Z/CA-2017-01817	Complete	Rezoning	Rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District	Rezone to IPF
<b>R-2018-1290</b>	Z/CA-2017-01817	Complete	Conditional Use	Class A Conditional Use to allow a Type 3 Congregate Living Facility	Abandon CLF use and Request for Conditional Use for Hospital
<b>Ordinance No. 2018 -017</b>	SCA-2018-00010	Complete	FLUA	To change a future land use designation from High Residential, 8du/acre to CLF Residential with underlying High residential, 8du/acre CLR/8	CLR/8 to INST/8
<b>Exhibit #: 6</b>	DROE-2018-01712	Complete	DROE	The plans approved by the Board of County Commissioners for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District; and, a Class A Conditional Use to allow a Type 3 Congregate Living Facility.	All Current zoning plans to be replaced.
	ZAR-2019-00222	Complete	ZAR	Modify the last approved FSP and FRP to delete trees approved as 'remain' due to conflict with existing/proposed easements or because they are dead from past hurricanes	“
	ZAR-2020-01826	Complete	ZAR	Amend to the last approved FSP and FAE to match the building permit.	“
	DTE-2021-90979	Complete	Time Extension	Time Extension - Commencement of Development	Time extension will be voided with rezoning
	CDTE-2022-95717	Complete	Time Extension	Time Extension - Conditions of Approval/Commencement of Dev.	“
	CDTE-2022-95916	Complete	Time Extension	Time Extension - Conditions of Approval/Commencement of Dev.	“

## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Lake Worth Drainage District Canal	N/A	N/A
South	Aspen Square PUD - 171 units or a density of 14.4 du/ac	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD) – The Aspen Square Subdivision was approved and constructed at a density of 14.4 du/ac based on 171 units and 11.86 acres.
East	High Point of Delray West PUD - 1,084 units or a density of 6.25 du/ac	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD) – The High Point of Delray Subdivision was approved and constructed at a density of 6.25 du/ac based on 1,084 units and 173.52 acres.
West	Stonybrook on the Lake PUD - 346 units or a density of 11.14 du/ac	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD) – The Stonybrook on the Lake Subdivision was approved and constructed at a gross density of 11.14 du/ac and a net density of 11.65 du/ac based on 346 units. Gross density was calculated on 31.07 acres and net density on 29.7 after dedications.

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Assisted Living Facility (ITE Code 254) Daily: 2.6 trips per bed AM Peak Hour: 0.18 trips per bed PM Peak Hour: 0.24 trips per bed	Hospital (ITE Code 610) Daily: 10.77 trips per 1,000 square feet AM Peak Hour: 0.82 trips per 1,000 square feet PM Peak Hour: 0.86 trips per 1,000 square feet
<b>Maximum Trip Generation</b>	Daily: 364 Trips AM Peak Hour: 25 Trips (+15 Inbound, +10 Outbound) PM Peak Hour: 34 Trips (+13 Inbound, +21 Outbound)	Daily: 929 Trips AM Peak Hour: 71 Trips (+48 Inbound, +23 Outbound) PM Peak Hour: 74 Trips (+26 Inbound, +48 Outbound)
<b>Net Daily Trips:</b>	565 Daily Trips (maximum minus current) 565 Daily Trips (proposed minus current)	
<b>Net PH Trips:</b>	46 Trips AM, 40 Trips PM (maximum) 46 Trips AM, 40 Trips PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	N/A – No significantly impacted roadway segments.	N/A – No significantly impacted roadway segments.
<b>Significantly impacted roadway segments for Test 2</b>	N/A –No significantly impacted roadway segments for Test 2.	N/A –No significantly impacted roadway segments for Test 2.
<b>Traffic Consultant</b>	Kimley-Horn and Associates, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	<ul style="list-style-type: none"> <li>- PalmTran Route 3</li> <li>- PalmTran Route 80</li> <li>- PalmTran Route 81</li> </ul>	
<b>Nearest Palm Tran Stop</b>	<ul style="list-style-type: none"> <li>- Military Trail at Lake Ida Road – Stop 1107 (Route 3), located approximately 0.8 miles from the site.</li> <li>- Military Trail at Lake Ida Road – Stop 1161 (Route 3), located approximately 0.8 miles from the site.</li> <li>- Military Trail at NW 5<sup>th</sup> Street – Stop 1160 (Route 3 &amp; Route 80), located approximately 0.95 miles from the site.</li> <li>- Atlantic Avenue at Sims Road – Stop 7632 (Route 81), located approximately 0.7 miles from the site.</li> </ul>	
<b>Nearest Tri Rail Connection</b>	The nearest connection to the Tri-County Commuter Rail is PalmTran Route 81, which can be accessed via Stop 7632 at Atlantic Avenue and Sims Road, located approximately 0.7 miles south of the site.	

<b>C. Potable Water &amp; Wastewater Information</b>	
<b>Potable Water &amp; Wastewater Providers</b>	Water & Wastewater Provided by Palm Beach County Water Utilities
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest potable water connection points include an 8-inch potable water main stubbed out to the southwest corner of the property and a 12-inch potable water main located along Sims Road. Sanitary sewer service is available via an existing gravity sewer stubbed out to the southwest corner of the property, as well as a 6-inch force main along Sims Road.
<b>D. Drainage Information</b>	
A signed and sealed drainage statement prepared by Kimley Horn is submitted herewith outlining the legal positive outfall to the LWDD L-32 Canal, the location of the parcel in the C-15 basin and the level of protection as outlined in the Stormwater Sub-Element of the plan.	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Fire Rescue Station #45 located at 15450 S. Jog Road
<b>Distance to Site</b>	2.50 Miles from the site
<b>Response Time</b>	For fiscal year 2025, the average response time for this station's zone is 6 minutes 36 seconds. The estimated response time to the subject property is 7 minutes 30 seconds.
<b>Effect on Resp. Time</b>	Changing the land use will have some impact on fire rescue
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	The 4.89-acre property consists primarily of a wooded, overgrown former residential lot with a mix of open grassy areas, dense canopy, and understory vegetation. The site contains native trees (Live Oak, Sabal Palm, Slash Pine) intermixed with numerous non-native and invasive species, including Brazilian Pepper, Australian Pine, Banyan, Schefflera, and extensive Golden Pothos groundcover. These conditions reflect a disturbed, semi-natural habitat rather than a conserved or high-value natural community. No listed species, migratory birds, or listed plant species were identified.
<b>Flood Zone*</b>	Based on the FEMA Flood Zone Map (Exhibit 5) included in the assessment, the subject property is located entirely within FEMA Flood Zone X, which is defined as an area outside the 0.2% annual-chance (500-year) floodplain.

<b>Wellfield Zone*</b>	The subject property is <i>not</i> located within a County-designated Wellfield Protection Zone under the Palm Beach County Water Utilities Department or the Department of Environmental Resources Management (ERM).
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**G. Historic Resources**

A review of Palm Beach County’s surveys and maps found no historic or architecturally significant structures and no properties listed or eligible for the National Register of Historic Places located on the site or within 500 feet. Additionally, the County’s archaeological site maps indicate no known archaeological resources on or within 500 feet of the property.

**H. Parks and Recreation - Residential Only (Including CLF)**

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

**I. Libraries - Residential Only (Including CLF)**

Library Name	N/A			
Address	N/A			
City, State, Zip	N/A			
Distance	N/A			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	N/A	N/A	
All staff	0.6 FTE per 1,000 persons	N/A	N/A	
Library facilities	0.6 square feet per person	N/A	N/A	

**J. Public Schools - Residential Only (Not Including CLF)**

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

<b>Distance</b>	N/A	N/A	N/A
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**Attachment G**  
**Exalt Physical In-Patient Rehabilitation Hospital**  
**Land Use Amendment Justification**  
**Submittal Date: February 11, 2026**  
**Resubmittal date: March 10, 2026**



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Urban Design  
Land Planning  
Landscape Architecture

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Introduction

On behalf of Delray Beach Rehab, LP (contract purchaser) and The Wellery Delray, LLC (fee owner), Urban Design Studio requests a Future Land Use Atlas (FLUA) Map Amendment from Congregate Living Facility with underlying High residential, 8du/acre (CLR/8) to Institutional with underlying High residential, 8du/acre (INST/8) for the 4.8925-acre site located at 14051 Sims Road in unincorporated Palm Beach County. The amendment will facilitate development of a one-story, ±39,300 square-foot, 40-bed inpatient physical rehabilitation hospital operated by Exalt Health. No Comprehensive Plan Text Amendment is proposed with this application.

As such, the Small-Scale Land Use Plan Amendment is being requested in Round 26-B2 for the 4.89± acres of land to change the Land use designation from CLR/8 to INST-8 with a concurrent zoning application to rezone the land from Residential Medium (RM) to Institutional Public Facilities (IPF).

The property control number and ownership information for the 4.89 acres are as follows:

PCN	Address	Ownership
00-42-46-14-00-000-3170	14051 Sims Road	The Wellery Delray, LLC

Request (FLUA Map Amendment Only)

The request is to change the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8). A concurrent Zoning application will be submitted rezone from RM to IPF, abandon the prior Type 3 CLF approval, request a Class A Conditional Use for Hospital, and seek a variance to the minimum five-acre lot size for Hospital due to a prior eminent domain right-of-way taking.

Site Characteristics

The subject property consists of 4.8925 acres and is identified under Parcel Control Number 00-42-46-14-00-000-3170. It is located at 14051 Sims Road, approximately 670 feet south of Lake Ida Road, within unincorporated Palm Beach County. The site lies in the Urban/Suburban Tier, an area intended to accommodate compact development patterns supported by existing infrastructure and public facilities. The parcel contains a single built feature: an unoccupied

±2,724-square-foot single-family residence. The property has approximately 359.67 feet of frontage along Sims Road and extends to a depth of approximately 547.08 feet, creating a rectangular configuration conducive to redevelopment. Legal access to the site is provided directly from Sims Road, an 80-foot right-of-way.

The northern property line of the subject parcel appears to extend into the “29.56-foot LWDD Canal No. 32 Easement” because this 29.56-foot strip is not a separate piece of LWDD land. It is an easement located on our property. The actual LWDD fee canal right-of-way is located north of the site and is already removed from the property by the legal description, which states: “LESS the North 55.44 feet for Lake Worth Drainage District Canal L-32.” This means the canal right-of-way is not part of the parcel, but the 29.56-foot easement is a part of the subject parcel.

Public utilities are readily available to the property. Potable water service is provided by the Palm Beach County Water Utilities Department (PBCWUD), with both an 8-inch water main and a 12-inch water main located adjacent to the site along Sims Road.

Sanitary sewer service is similarly accessible via an existing gravity sewer stub and a 6-inch force main within the same corridor, allowing the site to be efficiently served without requiring major infrastructure extensions.

### Project History

Ordinance 2018-017 approved a small-scale Future Land Use Atlas (FLUA) amendment for the subject property for approximately 4.91 acres, which was prior to a small dedication for Sims Road. The ordinance changed the site’s land use designation from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with an underlying HR-8 (CLR/8) to support a proposed congregate living facility. The amendment enabled the property to achieve a higher bed count up to 141 CLF beds, compared to the 94 beds allowed under HR-8. The change was reviewed by the Local Planning Agency in July 2018 and adopted by the Board of County Commissioners on August 23, 2018, then filed with the Florida Department of State on August 29, 2018. There were no conditions of approval associated with the land use amendment approval.

This land use change was processed together with two zoning approvals: R-2018-1289, which rezoned the property to RM, and R-2018-1290, which granted a Class A Conditional Use for a Type 3 Congregate Living Facility with 141 beds in a 110,925-square-foot, three-story building.

Over the next few years between 2019 and 2022—the property went through several administrative steps, including ZARs and time extensions to keep the original CLF approval active. None of those updates changed the core entitlement; they basically maintained the 2018 development program while the owner evaluated next steps.

One important factor in the site’s history is that the parcel was previously affected by an eminent domain right-of-way taking, recorded in ORB 8930/1254. That taking removed roughly 0.3573 acres, which pushed the lot below the five-acre minimum required for certain institutional uses. Under ULDC Article 1.G.1.B.6, a Type 2 Variance to the minimum five acre requirement for hospital use will be requested and zoning staff has confirmed this will qualify to be granted hardship status for the request due to the prior eminent domain taking.

After the 2018 zoning approvals, the property was reduced again, this time through a required right-of-way dedication along the Sims Road frontage. This dedication was tied to Engineering Condition 2 from the 2018 approvals and slightly trimmed the site even further. Updated survey work confirms that the parcel now totals 4.8925 acres.

Surrounding and Adjacent Uses

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Lake Worth Drainage District Canal	N/A	N/A
<b>South</b>	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)
<b>East</b>	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)
<b>West</b>	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)

**NORTH:** Immediately to the north of the property is a Lake Worth Drainage District Canal with further to the north being a parcel of land under the ownership of Palm Beach County utilized for retention associated with the Lake Ida Road Project No. 86130. The stipulated order of taking was recorded in ORB 8650/740. The property appears to still retain its HR-8 land use and AR zoning and is approximately 5.03 acres in size.

**SOUTH:** To the south of the parcel is the Aspen Square PUD. Per the approved master plan (exhibit 29), the overall PUD is 11.86 acres in size and has a land use designation of HR-8 with PUD zoning. The development contains 171 units for a density of 14.4 du/ac achieved via a workforce density bonus of 42 units and the purchase of 35 Transfer of Development Rights (TDR's). These approvals were granted via Resolutions R-2008-276 and R-2008-277. The northern portion of the PUD, adjacent to the subject site's southern property line provides for a 15' Incompatibility Buffer with a six-foot-high opaque concrete wall located on a 2' berm. To the south of the buffer parking area is provided with the closest building being setback 73.8' from the PUD's north property line.

**EAST:** To the east of the parcel is the High Point of Delray West PUD. The land use on the property is also HR8 and the zoning was approved as a Special Exception for a PUD in the RM zoning district via Resolution R-74-425 and as amended via R-79-1087 to amend conditions. The master plan indicates approval for 1,084 units on 173.52 acres for a density of 6.25 du/ac with all units constructed.

**WEST:** To the west of the parcel is the Stonybrook on the Lake PUD. The development has a land use designation of HR8 as well and the PUD zoning. The development is 31.07 gross acres in size and with 346 units equates to a gross density of 11.14 units per acre and a net density after dedications of 11.65. The project, similar to Aspen Square, also gain additional density via 83 units associated with a workforce density bonus and the purchase of 53 TDR's. The approvals were granted via Resolutions R-2014-1106, 1107 and 1108. The final site plan also reflects a condition that was imposed on the development to provide a 10' Type 1 Incompatibility Buffer with a six-foot wall along the north 390 feet of the east property line (where adjacent to the subject parcel).

## Consistency with the Comprehensive Plan

### G.1 – Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use. The applicant is requesting to change the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8).

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

**Response:** The proposed inpatient physical rehabilitation hospital is both suitable and appropriate for the subject site based on its location, surrounding development pattern, the

nature of the use, and the availability of essential public services. The hospital use is functionally compatible with adjacent residential neighborhoods by providing a needed medical service that generates lower peak-hour traffic than many retail, office, or outpatient-intensive medical facilities. The planned one-story building design and required landscape buffering help ensure that the project fits comfortably within its surroundings, minimizing visual and operational impacts on the multifamily communities located to the south, east, and west. The site also fronts an 80-foot right-of-way on Sims Road, which provides safe, direct access and already contains the necessary utility infrastructure.

The proposed facility is strictly an inpatient physical rehabilitation hospital, not a general hospital or outpatient medical center. This means no emergency room, no outpatient imaging, surgeries, dialysis, or pharmaceutical distribution significantly reducing noise, traffic, nighttime activity, and delivery frequency compared to other institutional health uses. In fact, it is anticipated it will be a less intensive use than the prior congregate living facility approval.

The area surrounding 14051 Sims Road is already developed with high density multi-story multifamily communities on to the immediate south and west and High Point of West Delray PUD to the east across Sims Road (see surrounding uses narrative). The northern boundary is buffered by the Lake Worth Drainage District L-32 canal, a Palm Beach County detention pond and Lake Ida Road.

- 2) *There is a basis for the proposed amendment for the particular subject site based upon one or more of the following*
- a. *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site*

**Response:** While no changes to the surrounding area FLU designations have taken place since the last change on the subject parcel, that change to CLR did reflect the appropriateness of a higher intensity use on the parcel when compared to 8 dwelling units per acre. That land use change resulted in the current approval on the parcel for a 141-bed Type 3 Congregate Living Facility, tied to the residential density allowances of the CLR designation. The multifamily projects immediately west and south of the property, while not the subject of land use plan amendments, have been developed at densities of 11.65 units/acre and 14.4 units/acre, both exceeding the base HR-8 FLUA designation by using Workforce Housing (WHP) and Transfer of Development Rights (TDR) programs. These higher-density developments have shifted the land use toward a pattern of higher multifamily residential use, creating a built environment far more urban in character than what was originally expected via the Comprehensive Plan's designation assigned of HR-8.

The proposed Institutional (INST/8) designation and the hospital use represent a use that is compatible with the scale and intensity of surrounding properties and responds appropriately to changing development patterns

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

**Response:**

As addressed above, the characteristics of the general area include the buildout of multifamily communities to the west and south has resulted in increased residential density, making this portion of Sims Road a more urban corridor than before. As this area has shifted, the demand for rehabilitative care closer to the increased population in the area has increased making the request appropriate.

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

**Response:** While not new information since approval of the CLR/8 designation in 2018, the proposed amendment has been deemed more appropriate than the previously approved CLF entitlement. The surrounding residential population has increased significantly due to the completion of multiple multifamily projects and the demand for assisted living has not materialized in this area as originally anticipated by the current owner

- d. *Inappropriateness of the adopted FLU designation*

**Response:** The existing CLR/8 designation was adopted to support a Type 3 CLF with 141 beds, as documented in Ordinance 2018-017. While the current designation may not be inappropriate, the proposed designation is appropriate as institutional uses are permitted in all tiers.

- e. *Whether the adopted FLU designation was assigned in error*

**Response:** The adopted CLR/8 designation was not assigned in error. Ordinance 2018-017 correctly applied the CLR category to support the congregate living facility proposal at that time, and the zoning approvals (R-2018-1289 and R-2018-1290) aligned with that intent. However, although not an error, the prior designation is simply no longer aligned with the development program or the community's current needs.

## **G.2 – Residential Density Increases**

1. *Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:*
2. *Demonstrate a need for the amendment.*
3. *Demonstrate that the current FLUA designation is inappropriate.*

*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.*

**Response:** The applicant is not requesting any residential density and is prohibited from doing so per Policy 1.8.b

### **G.3 – Compatibility**

*Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses*

Response: Compatibility is defined in the County's Unified Land Development code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions." Based on this definition and accepted growth management ideals, the proposed amendment to allow for changing the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8) is compatible with the surrounding uses and adjacent lands because the site is already surrounded in area characterized by high-density multifamily development, with residential projects to the south and west developed at 14.4 units/acre and 11.65 units/acre, respectively densities that exceed the underlying HR-8 designation through use of WHP and TDR bonuses. These established development patterns have created a built environment that is more urban in character, making non-residential, community-serving institutional uses appropriate. In addition, the proposed inpatient physical rehabilitation hospital is inherently low-impact compared to other institutional or medical uses.

### **G.4 – Consistency with Comprehensive Plan**

*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).*

### **Objective 2.1 – Balanced Growth**

*General: Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.*

**Response:** The proposed FLUA amendment from CLR/8 to INST/8 supports Objective 2.1 by directing development to an appropriate infill location already served by urban services and surrounded by established residential communities. The site is located within the Urban/Suburban Tier, where the Comprehensive Plan anticipates a balance of residential, employment-generating, and service-oriented land uses to meet the needs of a growing population. The surrounding corridor along Sims Road has transitioned into a built-out residential area, with nearby multifamily communities developed at 11.65 du/acre and 14.4 du/acre through WHP and TDR incentive programs. The proposed inpatient physical rehabilitation hospital complements this residential pattern by introducing a community-serving institutional use that meets a demonstrated need for localized rehabilitation services. By utilizing an infill site with existing access, utilities, and transportation infrastructure, the amendment directs growth into an area capable of accommodating it

**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 INST/8 designation does not exceed natural or man-made constraints. The site is in FEMA Flood Zone X, outside wellfield protection zones, and already served by existing water, sewer, and drainage infrastructure in the Sims Road ROW. Public facilities traffic, fire rescue, utilities, and drainage demonstrate available capacity, and the project does not require additional extensions of urban services. The parcel is not located within a Wellfield area and preservation and/or mitigation of native plant material will be addressed during the site planning process.

**Policy 2.1-c:** *The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location, timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.*

**Response:** Population growth in western Delray Beach, including surrounding high-density multifamily development, has increased demand for local rehabilitation services. This amendment supports service planning consistent with population trends and locates needed medical services where existing residents can access them more efficiently.

**Policy 2.1-d:** *The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land*

*Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.*

**Response:** The INST/8 designation is allowed within the Urban/Suburban Tier, and the amendment maintains the required underlying HR-8 density. The FLUA is updated consistently with County procedures, and the property already carries an adopted FLUA history through Ordinance 2018-017, confirming its eligibility for site-specific amendments. The proposed change aligns with Tier expectations for institutional uses in urbanized areas.

### **Sub-Obj. 2.2.8 – Instructional and Public Facilities**

***Policy 2.2.8-a:*** *Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and ULDC. Animal Shelters, Animal Control Facilities, and Humane Societies (as defined by the ULDC) shall be limited to Commercial, Industrial, Institutional and Public Facilities, and Transportation and Utilities categories, and may include co-located veterinary clinics operated by a licensed veterinarian for the care of the animals kept its shelter facility and which may also offer services to the public.*

**Response:** The proposed FLUA amendment to Institutional with an underlying 8 du/acre (INST/8) is consistent with Policy 2.2.8-a because the use—an inpatient physical rehabilitation hospital—is a permitted Institutional and Public Facility use and directly aligns with the Comprehensive Plan and ULDC provisions for institutional development within the Urban/Suburban Tier. The facility’s program is limited to inpatient physical rehabilitation only, with no emergency room, outpatient clinics, or high-intensity ancillary services, ensuring compatibility with surrounding multifamily residential areas and compliance with ULDC use standards.

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

**Response:** The proposed amendment directly fulfills Policy 2.2.8-d by placing a health-care use—an inpatient physical rehabilitation hospital—within the Institutional FLU category, which the Comprehensive Plan and ULDC specifically identify as appropriate for hospitals, skilled nursing, rehabilitation centers, and related human-service facilities. Proposed rezoning to IPF further implements the ULDC’s intent to provide zoning districts that accommodate medical, rehabilitative, and human-service needs. The project therefore represents a logical continuation of County policy supporting accessible health facilities within urbanized areas.

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

1. *Educational facilities including colleges, universities, and public, private, and charter schools;*
2. *Day care facilities including child care facilities and adult day care facilities;*
3. *Public and governmental facilities including emergency shelters, judicial and correctional facilities;*
4. *Religious, cemetery, civic, and cultural facilities;*
5. *Assembly establishments owned or operated by a non-profit organization for social, educational or recreational purposes such as museums, cultural centers, recreational facilities, community services, and fraternal or cultural organizations.*
6. *Animal care facilities including Animal Shelters, Animal Control Facilities, and Humane Societies including co-located veterinary clinics which may offer service to the public;*
7. *Residential uses including congregate living facilities, group homes, and accessory affordable housing. Mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the institutional intensity subject to the requirements of this Element.*
8. *Medical uses for the purposes of medical treatment, health care, and rehabilitation including the following:*
  - a. *Hospitals and public health clinics.*
  - b. *Facilities that provide 24-hour nursing and personal care to residents for persons not related to the owner or administration. Examples include nursing homes, skilled nursing facilities, and rehabilitation centers these facilities provide care that is typically temporary in nature and is focused on rehabilitation that is intended to prepare the residents to return to their homes, but can include long term custodial care.*
  - c. *Medical and dental offices. Medical and dental office is an allowable use on parcels with INST FLU only within the following locations:*
    - a. *Within the site plans of projects with approval for a “Hospital” use (as defined by the ULDC);*
    - b. *The following site specific FLUA amendments:*
      - *SCA 2005-027 in Ordinance 2006-005 (4.45 acres);*
      - *SCA 2008-015 in Ordinance 2008-005 (1.64 acres);*
      - *SCA 2009-002 in Ordinance 2009-008 (1.70 acres);*
      - *LGA 2010-014 in Ordinance 2010-031 (4.96 acres);*
      - *LGA 2012-002 in Ordinance 2012-017 (4.90 acres). Medical related uses shall be permitted on these parcels. Vehicular and pedestrian interconnectivity shall be provided between the parcels and the hospital.*

9. Accessory Affordable Housing. The Institutional and Public Facilities category may provide for accessory affordable housing when residential development is under the direct and constant supervision of a sponsoring, non-profit organization or community-based group. Such housing shall only be below market rentals, and not for-sale property. This housing shall also be used to fulfill specific housing needs within the community. Such a development shall only be requested by a non-profit organization or community-based group, and may receive a recommendation by the Commission on Affordable Housing.
10. Accessory uses to the primary use, including caretakers' quarters and accessor office.

**Response:** The proposed use is fully consistent with Policy 2.2.8-e, which specifically lists hospitals, rehabilitation centers, and 24-hour nursing or personal-care facilities as allowable Institutional uses. The inpatient physical rehabilitation hospital directly matches subsection (8)(a)(b), offering temporary, medically supervised rehabilitation designed to return patients to independent living, without emergency rooms, outpatient clinics, or high-intensity medical operations. The facility will be required to be license as a hospital by ACHA.

### **Objective 3.2 Urban Service Area**

*Palm Beach County shall require urban levels of service within the designated Urban Service Area.*

**Response:** The proposed FLUA amendment is consistent with Objective 3.2 because the subject site is located within the Urban Service Area, where Palm Beach County intends to provide and maintain full urban levels of service. The property is already served by existing potable water, sanitary sewer, drainage, fire-rescue, roadway, and transit infrastructure, and no extension of rural-level services is required.

**Policy 3.2-a:** *The Urban Service Area shall consist of the Urban/Suburban Tier and its official boundaries shall be depicted on the Service Areas Map in the Map Series. The Urban Service Area shall be defined to include those areas in which the County anticipates the extension of urban services through the long-range planning horizon.*

**Response:** The amendment complies with Policy 3.2-a because the site lies within the Urban/Suburban Tier, which forms the County's designated Urban Service Area as shown on the Map Series. This area is planned for long-term provision of urban services, including water and wastewater lines already located in the Sims Road ROW, and drainage served by the Lake Worth Drainage District canal to the north. By placing the Institutional FLU and associated hospital use within an established urban service boundary, the project aligns with the County's intent to concentrate urban uses and facilities in appropriate, service-ready locations

### **G.5 – Consistency with Florida Statues**

*The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.*

Please consider the following responses demonstrating consistency with Chapter 163.3177, F.S.

**F.S., Section 163.3177.6(a)8:** *Future land use map amendments shall be based upon the following analysis:*

- a. *An analysis of the availability of facilities and service*

**Response:** Urban-level potable water, sanitary sewer, and drainage service already exist in the Sims Road right-of-way. Transportation, fire-rescue, and mass-transit services are available and have capacity to serve the proposed use. No extension of rural-level facilities is required.

- b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

**Response:** The site is fully urbanized, bordered by high-density multifamily development, and contains no wetlands, wellfield zones, or environmental constraints.

- c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

**Response:** The 4.89-acre site provides sufficient area to accommodate a one-story inpatient physical rehabilitation hospital and required buffering.

**F.S., Section 163.3177.6(a)9:** *The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*

- a. *The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*

- I. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response:** The amendment introduces an institutional use, not low-density or low-intensity development. The site is already surrounded

**by existing development and could be considered an infill development parcel which does not promote sprawl but makes efficient use of an underutilized parcel in a developed area.**

- II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

**Response: The site is within the fully serviced Urban/Suburban Tier, not in a rural area.**

- III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

**Response: The project is infill development surrounded by existing multifamily housing, not strip or isolated development.**

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

**Response: The site contains no wetlands, floodplains, or sensitive natural resources.**

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

**Response: No agricultural lands are adjacent; the area is fully urbanized.**

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

**Response: The proposed facility will utilize all available public facilities including the existing force main, water main, and drainage infrastructure via the LWDD.**

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

**Response: The amendment fully utilizes existing water, sewer, drainage, and roadway infrastructure.**

- VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law*

*enforcement, education, health care, fire and emergency response, and general government.*

**Response: No new service extensions are required; the hospital will use existing urban facilities efficiently.**

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

**Response: The site is entirely within an established urban context with no rural interface.**

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

**Response: The amendment is infill development and supports redevelopment patterns.**

XI. *Fails to encourage a functional mix of uses.*

**Response: The institutional use complements surrounding residential uses and provides needed community services.**

XII. *Results in poor accessibility among linked or related land uses.*

**Response: The site is served by the Sims Road corridor, nearby transit routes on Military Trail are accessible to the surrounding residential neighborhoods.**

XIII. *Results in the loss of significant amounts of functional open space.*

**Response: The property is not used as functional open space and is not designated for conservation.**

b. *The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

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

**Response: The proposed amendment directs economic growth to a fully urbanized, infill parcel within the Urban/Suburban Tier where no natural resources, wetlands, wellfield zones, or environmentally sensitive areas exist.**

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

**Response:** The project utilizes existing urban-level potable water, sanitary sewer, drainage, roadway, fire-rescue, and transit infrastructure already available along Sims Road, eliminating the need for facility extensions or upgrades. Because infrastructure is already built it achieves cost-effective service delivery consistent with the statute.

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

**Response:** The amendment enhances the balance of land uses by adding a needed community-serving institutional medical use within an area dominated by high-density multifamily housing.

*IV. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).*

**Response:** The proposed amendment supports infill development by redeveloping an already urbanized parcel within the built-out Sims Road corridor.





**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**

Sara Baxter, Mayor  
Marci Woodward, Vice Mayor  
Maria G. Marino  
Gregg K. Weiss  
Joel G. Flores  
Maria Sachs  
Bobby Powell Jr.

**County Administrator**

Joseph Abruzzo

February 03, 2026

Urban Design Kilday Studios  
ATTN: Joni Brinkman  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

RE: PCN 00-42-46-14-00-000-3170 (aka 14051 Sims Road)  
Service Availability Letter

Dear Joni:

This letter confirms that the referenced property is located within Palm Beach County Water Utilities Department (PBCWUD) utility service area. Based on a review of existing PBCWUD infrastructure and current customer demands in the surrounding area, PBCWUD has sufficient capacity at this time to provide the level of service required for the proposed Future Land Use Atlas (FLUA) Amendment for a 40-bed inpatient rehabilitation hospital.

The nearest potable water connection points include an 8-inch potable water main stubbed out to the southwest corner of the property and a 12-inch potable water main located along Sims Road. Sanitary sewer service is available via an existing gravity sewer stubbed out to the southwest corner of the property, as well as a 6-inch force main along Sims Road.

Please note this letter does not constitute a final commitment. Final service approval is contingent upon PBCWUD's review and approval of the final design. Additionally, the addition of new developments or customers prior to service initiation may impact on the available capacity. PBCWUD makes no representations regarding capacity availability at the time of the future service initiation.

If you have any questions, please do not hesitate to contact me at [jlammert@pbcwater.com](mailto:jlammert@pbcwater.com).

Sincerely,

Joseph Lammert,  
Project Coordinator II

"An Equal Opportunity Employer"

**ENGINEER'S DRAINAGE STATEMENT**  
**PROJECT NAME: EXALT REHABILITATION**  
**PARCEL CONTROL NUMBER: 00-42-46-14-00-000-3170**  
**PALM BEACH COUNTY, FLORIDA**

**EXISTING SITE CONDITIONS**

The 4.89-acre subject property is located along Sims Road, south of the Lake Worth Drainage District (LWDD) canal in unincorporated Palm Beach County, Florida. The parcel control number (PCN) of the property is 00-42-46-14-00-000-3170. The location address is 14051 Sims Road. The existing project site currently has an abandoned single-family house on the property.

**PROJECT DESCRIPTION**

The project consists of 4.89 acres of development area. The project will consist of the construction of a forty (40) bed rehabilitation hospital. The project also includes landscaping, stormwater management facilities, ancillary drive aisles, and associated surface parking.

**PERMITTING REQUIREMENTS**

The site is situated in South Florida Water Management District's (SFWMD) C-15 Drainage Basin and within the Lake Worth Drainage District (LWDD) service area. The project will meet the requirements set forth by SFWMD, LWDD and Palm Beach County.

**DRAINAGE FACILITIES**

The proposed stormwater management improvements may include but are not limited to storm sewer systems, swales, lakes, dry detention areas, and underground detention areas. Wet or dry detention areas will be utilized for water quality treatment and required storage prior to offsite discharge. The offsite connection will occur to the north via the existing LWDD L-32 canal on the north side of the property or the same L-32 canal to the east of the property abutting Sims Road. The LWDD L-32 Canal has a control water elevation of 16.00 ft-NGVD (14.50 ft-NAVD). Water quality treatment equivalent to 2-1/2 -inch times the percent imperviousness of the site or 1-inch over the entire site, whichever is greater, will also be required. Water attenuation up to the 25-year, 3-day design storm event peak stage elevation must be retained onsite and a perimeter berm with the top of berm set at the 25-year, 3-day design storm event peak stage elevation will be required. The project site does not fall within the Waters Not Attaining Standards (WNAS) Map as determined by the Florida Department of Environmental Protection (FDEP). The existing site does not discharge into an Outstanding Florida Water (OFW) area or into a basin that is considered an impaired water body, both of which would require additional water quality treatment as a part of the proposed drainage system design. The site is located within the South Florida Water Management District (SFWMD) C-15 Basin. This basin is controlled by the C-15 Canal which provides flood protection from a 30-year storm event. The allowable discharge within the C-15 Basin is 64 CSM for the 25-year design storm since the project is upstream of the SFWMD S-40 spillway control structure. No off-site areas contribute to the project sites drainage area.

**LEGAL POSITIVE OUTFALL**

Legal positive outfall may be provided for by piped connections to the LWDD L-32 Canal. Drainage outfall will be routed through the control structure consisting of a bleeder and a weir to meet water quality and attenuation requirements before discharging to the L-32 canal.

## **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the entirety of the project site lies within Flood Hazard Zone X as shown in 12099C0959F, effective on 10/5/2017. Flood Hazard Zone X is defined as an area of minimal flood hazard. This flood zone is further depicted as an area determined to be outside the 500-year flood and protected by levee from 100-year flood

## **LEVEL OF PROTECTION STANDARDS**

The proposed development is consistent with the level of protection and level of service standards established in the Stormwater Management Sub-Element of the Comprehensive Plan. In accordance with Table 1, Levels of Protection from Flooding and Inundation (Policy 1.1-a), the site will provide protection of the lowest habitable space of the proposed rehabilitation hospital from inundation associated with the 100-year, 3-day rainfall event, assuming zero discharge, or the applicable 100-year flood elevation as established by FEMA Flood Insurance Rate Maps or South Florida Water Management District criteria, whichever is more restrictive. The onsite stormwater management system will be designed such that the post-development volume, rate, timing, and pollutant loading of runoff under the proposed Future Land Use designation will not exceed those generated under the site's existing Future Land Use designation. Stormwater detention, controlled discharge, and water quality treatment measures will be provided to maintain adopted stormwater level of service standards, prevent adverse off-site flooding impacts, and ensure compliance with Palm Beach County, South Florida Water Management District, and Lake Worth Drainage District requirements.

Please contact me at 954-826-5619 or [carlos.florian@kimley-horn.com](mailto:carlos.florian@kimley-horn.com) should you have any questions or clarifications.

Sincerely,  
Kimley-Horn and Associates, Inc.



Carlos Florian, P.E.  
FL PE Lic. No. 80500

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CARLOS H. FLORIAN, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

Sara Baxter, Mayor  
Marcy Woodward, Vice Mayor  
Maria G. Marino  
Gregg K. Weiss  
Joel G. Flores  
Maria Sachs  
Bobby Powell Jr.

**County Administrator**

Joseph Abruzzo

January 22, 2026

Urban Design Studio  
Attention: Joni Brinkman  
610 Clematis Street  
Suite CU02  
West Palm Beach, FL 33401

Re: Exalt Inpatient Rehabilitation Hospital

Dear Joni Brinkman:

Per your request for response time information to the subject property located near the southwest corner of Sims Road and Lake Ida Road. This property is served currently by Palm Beach County Fire-Rescue Station #45, which is located at 15450 S. Jog Road. The maximum distance traveled to subject property is approximately 2.50 miles from the station. The estimated response time to the subject property is 7 minutes 30 seconds. For fiscal year 2025, the average response time (call received to on scene) for this stations zone is 6:36.

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

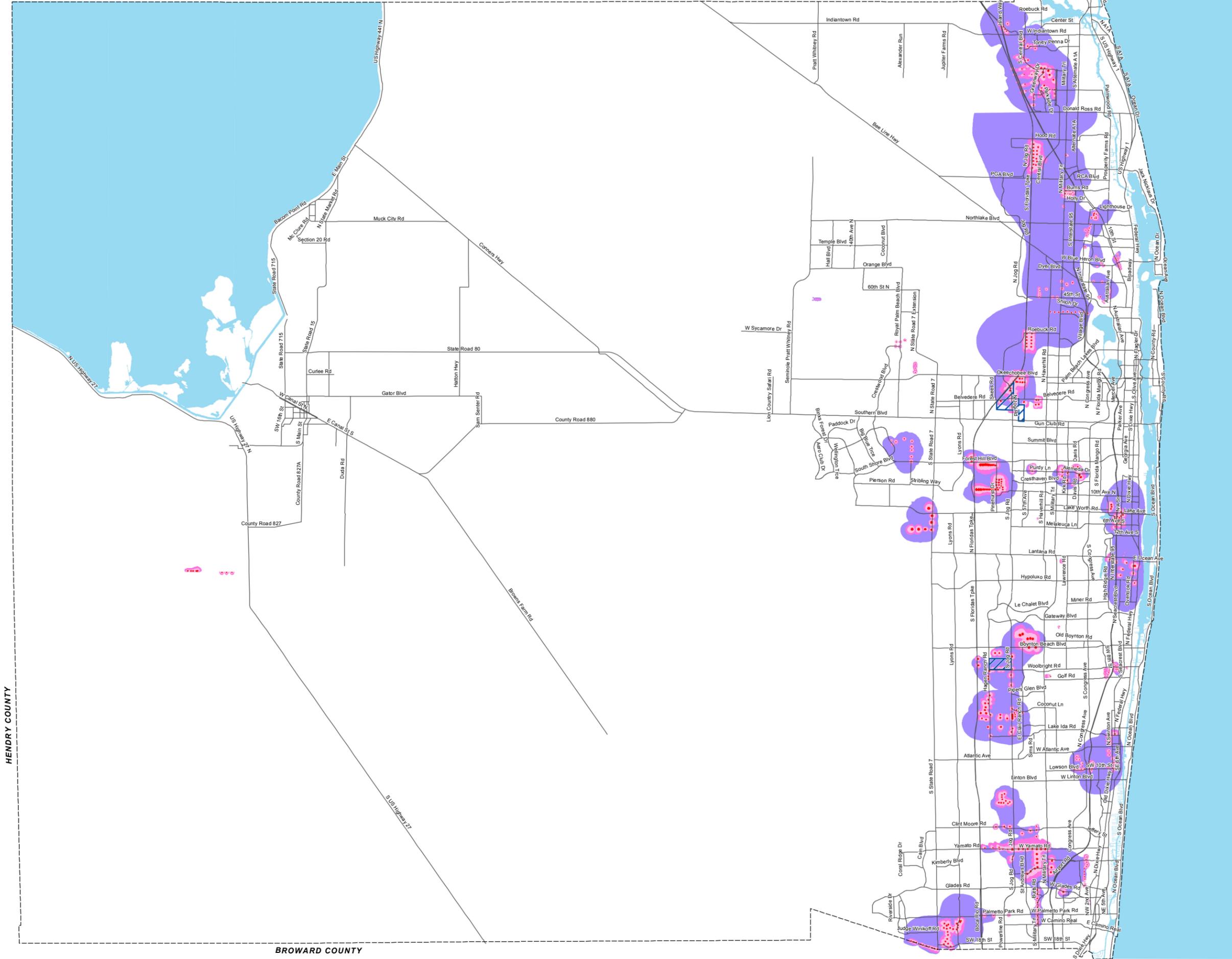
If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

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

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

MARTIN COUNTY



HENDRY COUNTY

BROWARD COUNTY

### MAP LU 4.1

## GENERALIZED WELLFIELD MAP



SOURCES:  
PBC Dept. of Environmental Resources Management

Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach 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  
Filename: N:\Map Series\IXDs\Adopted  
Contact: PBC Planning Dept.



**Planning, Zoning  
& Building Department**

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 Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Finance 233-5026  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Sara Baxter, Mayor

Marci Woodward, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores

Maria Sachs

Bobby Powell Jr.

**County Administrator**

Joseph Abruzzo

January 23, 2026

Alejandro Toro  
610 Clematis Street  
Suit CU-02  
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for the following  
property located at: 14051 Sims Road, Delray Beach, Florida, PCN-  
00-42-46-14-00-000-3170**

Dear Mr. Toro:

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

Should any artifacts or skeletal remains be encountered during construction, according to Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted, to knowingly disturb human remains in the State of Florida is a felony.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA  
County Historic Preservation Officer/ Archaeologist

cc: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Ponton-Nigaglioni, PhD, RPA, Archaeologist/Planner II, PBC Planning Division

Attachment O – Palm Beach County School District LOS Letter

As this is a non-residential, institutional use of hospital, a School LOS Letter is not required.

**urban  
design  
studio**

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**Urban Design  
Land Planning  
Landscape Architecture**

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