

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11, 2022
Application Name	<i>Soma Medical/SR 7</i>	Control No.	2014-00217
Acres	1.66 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-035-0252		
Location	West side of State Road 7, approximately 0.25 miles north of Lantana Road		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Vacant	Medical Office	
Zoning	Agricultural Residential (AR)	Commercial Low Office (CL-O)	
Future Land Use Designation	Low Residential, 1 unit per acre (LR-1)	Commercial Low Office (CL-O)	
Underlying Future Land Use Designation	None	Low Residential, 1 unit per acre (LR-1)	
Conditions	<i>None</i>	<i>None</i>	
Density Bonus	<i>None</i>	<i>None</i>	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per acre	0.50 FAR
Maximum Dwelling Units¹ (residential designations)	Single Family, 1 unit 1 du/acre x 1.66 ac. = 2 units	0 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	2 max du x 2.39 = 4.78 or 5 people	0 people
Maximum Square Feet^{2, 4} (non-residential designations)	0	0.50 FAR x 1.66 ac. = 36,155 SF of medical office

Proposed or Conditioned Potential ^{3, 4}	----	None
Max Trip Generator	<i>Residential Single Family (code 210). Maximum trip rates: Daily: 10/DU AM: 0.74/DU PM: $\ln(T)=0.96\ln(X)+0.2$</i>	<i>Medical Office (code 720). Maximum trip rates: Daily: 34.8/1000 SF AM: 2.78/1000 SF PM: 3.46/1000 SF</i>
Maximum Trip Generation	Daily: 20 AM: 1 PM: 2	Daily: 1,132 AM: 91 PM: 112
Net Daily Trips:	<u>1,112</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	<u>91</u> AM, <u>112</u> PM (maximum) <u>N/A</u> AM, <u>N/A</u> PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	George G. Gentile
Company Name	2GHO, Inc.
Address	1907 Commerce Lane
City, State, Zip	Jupiter FL 33458
Phone Number	561-575-9557
Email Address	George@2gho.com

B. Applicant Information

Name	Jacqueline Nunez, AMBR
Company Name	Soma Investors LLC
Address	3255 Forest hill Boulevard Suite 103
City, State, Zip	West Palm Beach FL 33406
Phone / Fax Number	Agent – 561-575-9557
Email Address	Agent – george@2gho.com
Interest	<i>Property Owner</i>

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

A. Site Data

Built Features	<i>None</i>
PCN	<i>00-42-43-27-05-035-0252</i>
Street Address	<i>5563 S. State Road 7</i>
Frontage	<i>258 feet on S. State Road 7</i>
Legal Access	<i>S. State Road 7</i>
Contiguous under same ownership	<i>None</i>
Acquisition details	<i>00-42-43-27-05-035-0252 was purchased by Soma Investors LLC on December 11, 2020 Jacquelyn Stetson Lederer, an unmarried widow, Jill Rubin, a married woman, Jan Ganesh, a married woman, Jayne Dvoracek, a married woman, and Jason Dvoracek, a married man See Attachment A.</i>
Size purchased	<i>00-42-43-27-05-035-0252 – 1.66 acres</i>

B. Development History

Control Number	<i>2014-00217</i>				
Previous FLUA Amendments	<i>No previous FLU Amendments</i>				
Concurrency	<i>None</i>				
Plat, Subdivision	<i>The property is part of the Palm Beach Farms Company Plat 5</i>				
Zoning Approvals & Requests	<i>None – there were multiple PCN applications submitted requesting confirmation of different potential development with no approvals.</i>				
Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

Justification Provide as G.1.	See Attachment G. Section G.1
Residential Density Increases Provide as G.2.	<i>Not Applicable</i>
Compatibility Provide as G.3.	See Attachment G. Section G.3
Comprehensive Plan Provide as G.4.	See Attachment G. Section G.4
Florida Statutes Provide as G.5.	See Attachment G. Section G.5 Optional: <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</i>

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	Thoroughbred Lake Estates - Residential Development – 283 units	LOW RESIDENTIAL - 1 du/ac	PLANNED UNIT DEVELOPMENT
South	Us 441 Land Trust Industrial Development – GFA – 166,195 S.F.	INDUSTRIAL	MULTI-USE PLANNED DEVELOPMENT
East	Mission Bay Shopping Center - Commercial Development – GFA 245,640 S.F.	COMMERCIAL LOW – 2 DU/AC	MULTI-USE PLANNED DEVELOPMENT
West	Thoroughbred Lake Estates - Residential Development	LOW RESIDENTIAL - 1 du/ac	PLANNED UNIT DEVELOPMENT

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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
Max Trip Generator	Residential Single Family (code 210). Maximum trip rates: Daily: 10/DU AM: 0.74/DU PM: $Ln(T)=0.96Ln(X)+0.2$	Medical Office (code 720). Maximum trip rates: Daily: 34.8/1000 SF AM: 2.78/1000 SF PM: 3.46/1000 SF
Maximum Trip Generation	Daily: 20 AM: 1 PM: 2	Daily: 1,132 AM: 91 PM: 112
Net Daily Trips:	<u>1,112</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
Net PH Trips:	<u>91</u> AM, <u>112</u> PM (maximum) <u>N/A</u> AM, <u>N/A</u> PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	PTC - 2005 Vista Parkway Suite 111 West Palm Beach, FL 33411	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 62 – 1.597 miles from subject site	
Nearest Palm Tran Stop	Bus Stop – 5935 located at Lake Worth Road and Woods Walk Blvd.	
Nearest Tri Rail Connection	Lake Worth Beach Tri-Rail Station – Via Palm Tran Route 62	

C. Potable Water & Wastewater Information

DiFonte Consulting, Inc.

Potable Water & Wastewater Providers	The potable water and wastewater provider is Palm Beach County Water Utilities Department (PBCWUD).
Nearest Water & Wastewater Facility, type/size	The nearest point of connection is a 16" potable water main and an 8" sanitary sewer force main located within SR7 adjacent to the subject property.

D. Drainage Information

DCI provided a Signed & Sealed Drainage Statement dated April 6, 2022. The statement informs that the drainage providers are SFWMD and LWDD.

The Drainage Statement informs that the property is located within SFWMD C-51 Basin.

The Drainage Statement informs that the property is afforded legal positive outfall from the site to an available stormwater pipe along SR 7/US 441.

The project will comply with the SFWMD C-51 Basin regulations and criteria with respect to minimum finish floor elevation, minimum parking lot grade, perimeter berm elevation and discharge rate. It is envisioned that the site will store stormwater in exfiltration trenches and dry detention areas to attain water quality treatment. The surface water discharge offsite will be via a minimum sized bleeder (inverted 6-inch triangular bleeder) following attaining the required desired water quality treatment.

E. Fire Rescue

Nearest Station	Station 48 – 8560 Hypoluxo Road
Distance to Site	Approximately 3 miles from the site
Response Time	9 minutes
Effect on Resp. Time	As referenced in the letter attachment – “changing the land use of this property will have minimal impact on Fire Rescue.” Exhibit K.

F. Environmental

Significant habitats or species	Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No Gopher Tortoise burrows were observed on site, nor were any other State or Federally listed species observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the site's previous clearing. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification. There was no evidence of native habitat and very little native vegetation found on site. See Attachment L for complete report.
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Flood Zone*	<i>Flood Zoning X – Panel No. 12099C 0752F</i>			
Wellfield Zone*	The property is not located within a Wellfield Protection Zone.			
* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.				
G. Historic Resources				
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	<i>Indicate the distance from the site to the nearest library.</i>			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person			
All staff	0.6 FTE per 1,000 persons			
Library facilities	0.6 square feet per person			
J. Public Schools - Residential Only (Not Including CLF) – Not Applicable				
	Elementary	Middle	High	
Name				

Address			
City, State, Zip			
Distance			

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural 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>

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Soma Medical

Palm Beach County, Florida

PCN: 00-42-43-27-05-035-0252

Acerage: 1.66

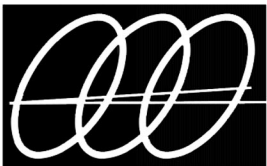
Address: TBD

Ex. Zoning: Agricultural Res. (AR)

Prop. Zoning: Commercial Low - Office (CL-O)

Ex. Land Use: Low Residential 1 - du/ac (LR-2)

Prop. Land Use: Commercial Low - Office (CL-O) /
Residential Low 1du/ac (LR-1)



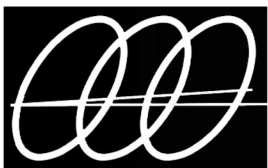
Built Features Map
Exhibit F



4.4.22

Soma Medical

Palm Beach County, Florida



Proposed Land Use Map
Commercial Low - Office (CL-O) /
Residential Low (LR-1) - 1 du/ac



4.4.22

Soma Medical/SR 7
Small Scale Comprehensive Plan Amendment
Round – 23A
Attachment G

Introduction:

On behalf of the Applicant, *Soma Investors LLC.*, 2GHO, Inc., acting as agent, respectfully request approval of a Small-Scale Comprehensive Plan Amendment for the 1.66-acre property located on the west side of State Road 7 approximately ¼ mile north of Lantana Road. The property control numbers are:

Property Control No.: 00-42-43-27-05-035-0252

Soma Medical Center was established in 1998, in Palm Beach County. The establishment is characterized for its quality in health care, dedication, and treatment of their patients. That is how it has successfully acquired all its patients in the past 20 years of service. Furthermore, they area offer a source of employment, and has generated great opportunities in Palm Beach County. There are 18 clinics currently services Kids, adults, and wellness in the area, and 3 others under permitting and construction process for Pediatrics and Internal Medicine for Jupiter, Green Acres and Villages of Palm Springs as well.

Development Program:

The Applicant is proposing a Small-Scale Comprehensive Plan Amendment for the subject site currently designated as Low Residential 1 du/acre (LR-1). The Applicant is requesting to amend the future land use designation to Commercial Low Office (CL-O).

The Applicant is requesting a Concurrent Official Zoning Map Amendment to change the zoning from Agricultural Residential (AR) to Commercial Low Office (CL-O). Also included with this request is a Conditional Use "A" for a medical office over 3,000 square feet located on the property identified above.

Project History:

There are no previous approvals on the subject site.

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

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	LR-1	AR	00-42-43-27-05-035- 0252	VACANT	N/A
North	LR-1	PUD	VARIOUS PCNs	RESIDENTIAL	1990-0031 R1992-1580
South	IND	IL	00-42-44-36-07-000- 0021	STORAGE	2002-00027 R2005-0385

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
East	CL/2	MUPD	00-42-44-31-04-003-0050	Commercial (Target)	2003-007 R2009-1826
West	LR-1	PUD	VARIOUS PCNs	RESIDENTIAL	1990-0031 R1992-1580

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 1 du/acre (LR-1) to Commercial Low Office (CL-O). 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 State Road 7 is appropriate for the Commercial Low land use designation. The proposed land use designation of Commercial Low will allow for a medical office establishment where patients, who are not lodged overnight, will be admitted for examination to provide for continued health care services. Additionally, the siting of a medical office in this location has no detrimental impact to the surrounding properties. The type of medical office in this location will provide substantial benefit to the residential neighborhoods mostly made up of an aging population.
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. 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 east of the property (across State Road 7), the Applicant's request of a land use change to Commercial Low 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-1 surrounds the property (with the exception of to the east), 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 PTC Consulting, Inc. 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 east across State Road 7. To the north and west is an existing residential development; to the south is an existing storage facility. The proposed medical office will work in synergy with other developments within the area to provide a benefit to the residents.
6. The future land use balance
Response: The requested amendment is consistent with the surrounding land uses and the intent of the Urban/Suburban 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-1	AR	00-42-43-27-05-035- 0252	VACANT	N/A

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
North	LR-1	PUD	VARIOUS PCNs	RESIDENTIAL	1990-0031 R1992-1580
South	IND	IL	00-42-44-36-07-000- 0021	STORAGE	2002-00027 R2005-0385
East	CL/2	MUPD	00-42-44-31-04-003- 0050	Commercial (Target)	2003-007 R2009-1826
West	LR-1	PUD	VARIOUS PCNs	RESIDENTIAL	1990-0031 R1992-1580

As previously mentioned, the subject site is surrounded by LR-1 to the north and west, with a Industrial to the south and CL/LR-2 to the east across State Road 7. 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 medical office that will be a desired use for the surrounding western communities. Finally, primary access of the site will be provided via State Road 7, a major north-south 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 a commercial use. The proposed location will be beneficial to the residents in area by providing a wide range of health services that are reliable, trustworthy, suitable and efficiently to the local 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, State Road 7 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-1 to Commercial Low will provide a transition from the LR-1 to the north and west, and the Industrial to the south. 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 Commercial Low 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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

April 5, 2022

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: Soma Medical
PCN 00-42-43-27-05-035-0252
Service Availability Letter

Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the proposed land use amendment from Low Residential (LR-1) to Commercial Low Office (CL-0) subject to a Capacity Reservation Agreement with PBCWUD.

The nearest point of connection is a 16" potable water main and an 8" sanitary sewer forcemain located within SR7 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. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

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

Sincerely,

Jackie Michels, P.E.,
Project Manager



**SOMA Medical Center
5863 South State Road 7
Unincorporated Palm Beach County, Florida 33414**

**DRAINAGE STATEMENT
April 6, 2022**

The project site is comprised of about 1.66 acres in land area. It is situated within the boundaries of Unincorporated Palm Beach County, Florida. Geographically, the site is located at the along the west side of State Road 7/US 441 adjacent to the south portion of the entrance drive to the Thoroughbred Lakes Estates PUD known as Clubhouse Turn Road. The site is currently a vacant unimproved parcel of land.

Our firm has researched the available plans, data, and permit files of the South Florida Water Management District (SFWMD) and FDOT regarding the drainage system that serves the project site. Additionally, we have conducted introductory meetings with FDOT to discuss the project. The project site is located within SFWMD's C-51 Canal Basin and within the LWDD's E-1 Canal.

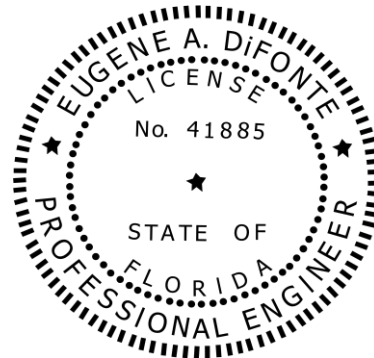
The proposed SOMA Medical Center site improvements include the following elements as generally depicted on the Project Site Plan:

- Along its central portion, an approximate 10,000 GSF one-story medical building.
- Along its east and west portion of the site, a parking lot to accommodate vehicles for 53 staff/visitors.
- Along its west portion of the site, it is planned to provide an approximate 18,500SF landscaped area which will also serve to provide a measure of dry detention.
- Along the north and south portions of the site, internal drives with a future interconnected access to the property on the south.
- The entire site will be improved with a piped exfiltration trench system along the drive isles and parking lot.
- The existing driveway connection to SR 7/US 441 will be maintained, as constructed by FDOT, along its east boundary.

The surface water management system's approach to the project includes:

- Compliance with the SFWMD's C-51 Canal Drainage Basin including provisions for additional compensating storage.
- Dedicating about 0.1 acres for surface water management along the west portion of the site for dry detention areas and about 600LF of exfiltration trenches strategically located to collect, store and distribute surface water throughout the site.
- Adjacent to the site along SR 7/US 441, there is a piped drainage system which is available for this project for an overflow piped connection and legal positive outfall.

It is our professional engineering opinion that a drainage system for this site can be designed and implemented to provide service for the anticipated level of development adhering to the guidelines established by Palm Beach County, LWDD and SFWMD.



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY: EUGENE A. DIFONTE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NUMBER 41885 ON THE DATE ACCOMPANYING THE ELECTRONIC SIGNATURE USING SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED. THE SHA-1 AUTHENTICATION CODE 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.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

April 25, 2022

2GHO

Attn: Patricia Lentini
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Re: PCN # 00-42-43-27-05-035-0252 Soma Medical

Dear Ms. Lentini:

Per your request for response time information to the subject property located at 5563 S. State Road 7. This property is served currently by Palm Beach County Fire-Rescue station #48, which is located at 8560 Hypoluxo Rd. The maximum distance traveled to subject property is approximately 3.25 miles from the station. The estimated response time to the subject property is 9 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 13 seconds.

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

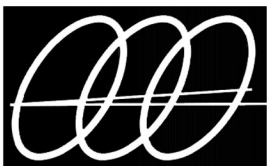
If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue

Soma Medical

Palm Beach County, Florida



Aerial Location Map



4.4.22



Advanced Restoration Ecology

5563 S SR 7

Lake Worth, FL

Environmental Assessment

Prepared For:
Soma Medical

Prepared By:
Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

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The environmental assessment report below has been compiled in accordance with the Palm Beach County Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the Palm Beach County Property Appraiser as Parcel ID number 00-42-43-27-05-035-0252 and is a total of 1.6562 acres. The property is located at 5563 S SR 7, Lake Worth, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to Palm Beach County and the State of Florida.

LAND USE RECORDS

The Palm Beach County Property Appraiser's Report lists this property as 1000 Vacant Commercial.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Cypress Lake Fine Sand - This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. These sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

WILDLIFE EVALUATION:

On March 31st, 2022, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site has been previously cleared and is mostly open soil with a few trees remaining and some grassed areas. Species observed during the site reconnaissance included the following:

Bahia Grass (*Paspalum notatum*)
Coconut Palm (*Cocos nucifera*)

Guinea Grass (*Megathyrsus maximus*)
Napier Grass (*Cenchrus purpureus*)

WETLAND DELINEATION:

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation.. ARE concludes this property does not likely include state or federally jurisdictional wetlands on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey.

CONCLUSION:

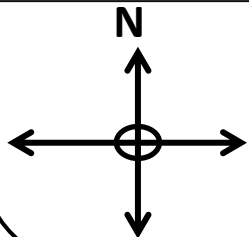
Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No Gopher Tortoise burrows were observed on site, nor were any other State or Federally listed species observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the site's previous clearing. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification. There was no evidence of native habitat and very little native vegetation found on site.



3/31/2022

Property Appraiser Map

Map Source: Palm Beach County



5563 S SR 7
Lake Worth, FL

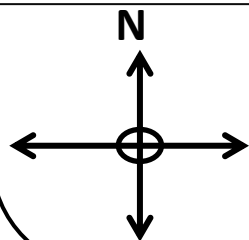




3/31/2022

FLUCCS Map

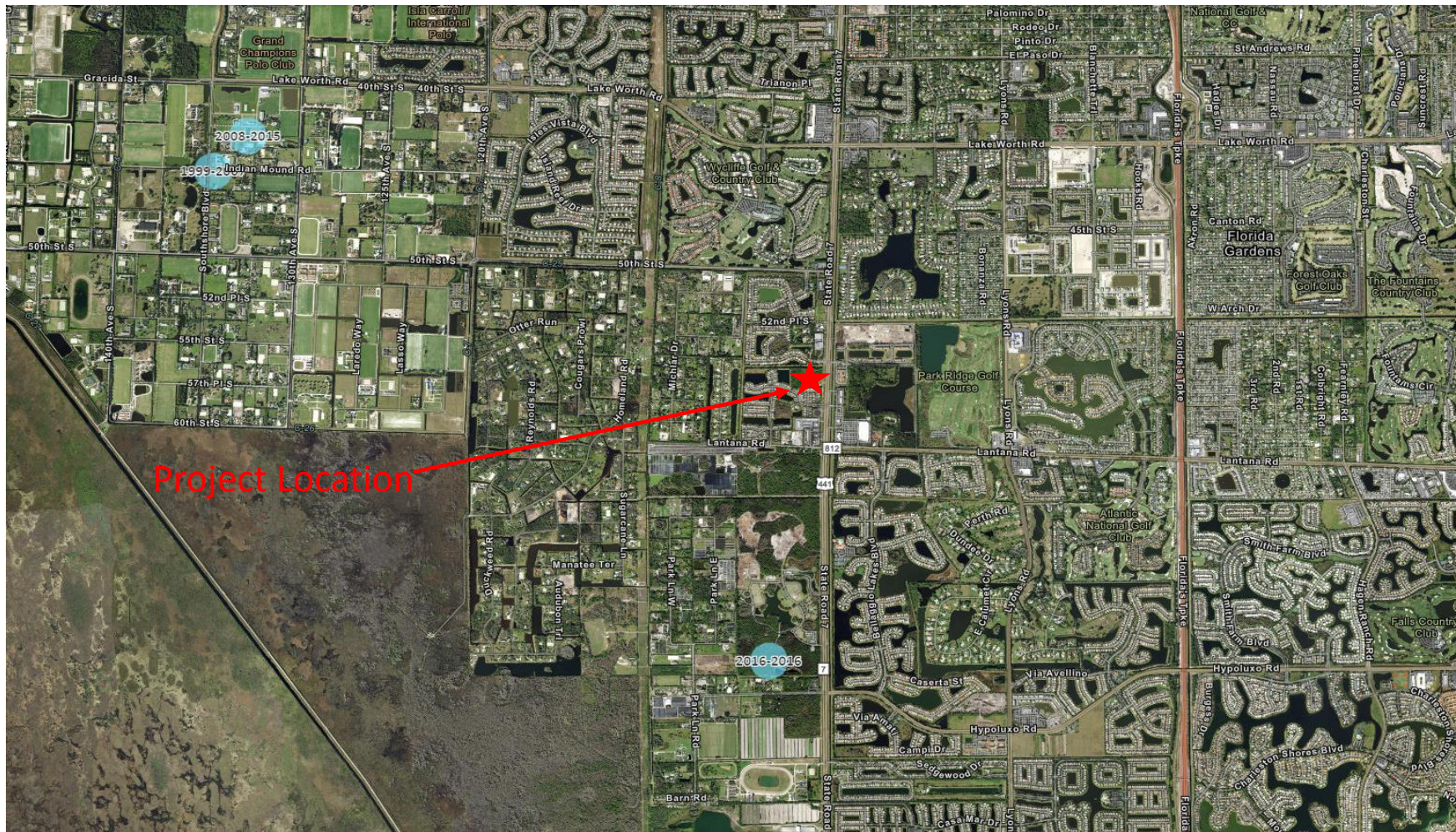
Map Source: Palm Beach County



**5563 S SR 7
Lake Worth, FL**



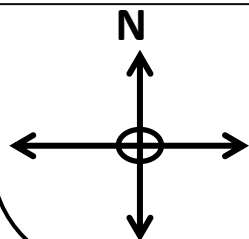
Advanced Restoration Ecology



3/31/2022

Bald Eagle Map

Map Source: FWC



5563 S SR 7
Lake Worth, FL



Advanced Restoration Ecology

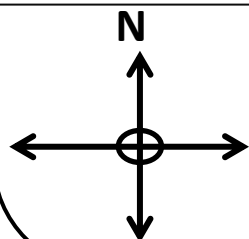
Palm Beach County Area, Florida (FL611)			
Palm Beach County Area, Florida (FL611) ⓘ			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Cypress Lake fine sand, 0 to 2 percent slopes	1.8	100.0%
Totals for Area of Interest		1.8	100.0%



3/31/2022

Soil Map

Map Source: Web Soil



**5563 S SR 7
Lake Worth, FL**

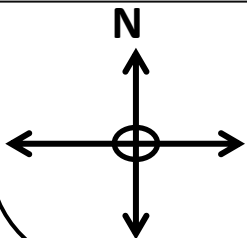




3/31/2022

Site Pictures

Map Source: ARE



**5563 S SR 7
Lake Worth, FL**



IPaC

IPaC resource list


This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood



Local office

Florida Ecological Services Field Office

☎ (772) 5623909

 (772) 7780683

MAILING ADDRESS

1339 20th Street

Vero Beach, FL 32960

PHYSICAL ADDRESS

339 20th Street
Vero Beach, FL 92960

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork <i>Mycteria americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
American Crocodile <i>Crocodylus acutus</i> There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6604	Threatened

Eastern Indigo Snake *Drymarchon corais couperi* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Hawksbill Sea Turtle *Eretmochelys imbricata* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/3656>

Leatherback Sea Turtle *Dermochelys coriacea* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/1493>

Loggerhead Sea Turtle *Caretta caretta* Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/1110>

Insects

NAME

STATUS

Bartram's Hairstreak Butterfly *Strymon acis bartrami* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/4837>

Florida Leafwing Butterfly *Anaea troglodyta floridalis* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/6652>

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi* Endangered

bethunebakeri

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3797>

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Florida Prairie-clover <i>Dalea carthagenensis floridana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2300	Endangered
Four-petal Pawpaw <i>Asimina tetramera</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3461	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Lichens

NAME	STATUS
Florida Perforate Cladonia <i>Cladonia perforata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7516	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9587>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Great Blue Heron *Ardea herodias occidentalis*

Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

King Rail *Rallus elegans*

Breeds May 1 to Sep 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8936>

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Short-billed Dowitcher *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (l)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Great Blue Heron
BCC - BCR (This is a
Bird of
Conservation
Concern (BCC) only
in particular Bird
Conservation
Regions (BCRs) in
the continental
USA)



King Rail
BCC Rangewide
(CON) (This is a
Bird of



Bird of
Conservation
Concern (BCC) only
in particular Bird
Conservation
Regions (BCRs) in
the continental
USA)

BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)

The sequence of diagrams illustrates the bubble sort algorithm on the array [4, 3, 2, 1, 5]. Each diagram shows the array with elements being compared and swapped. The elements being compared are highlighted with a light blue background.

- Initial array: 4, 3, 2, 1, 5
- Compare 4 and 3
- Swap 4 and 3: 3, 4, 2, 1, 5
- Compare 4 and 2
- Swap 4 and 2: 3, 2, 4, 1, 5
- Compare 4 and 1
- Swap 4 and 1: 3, 2, 1, 4, 5
- Compare 3 and 2
- Swap 3 and 2: 2, 3, 1, 4, 5
- Compare 3 and 1
- Swap 3 and 1: 2, 1, 3, 4, 5
- Compare 2 and 1
- Swap 2 and 1: 1, 2, 3, 4, 5
- Array is sorted: 1, 2, 3, 4, 5
- Second pass starts: 1, 2, 3, 4, 5
- Compare 1 and 2
- Compare 2 and 3
- Compare 3 and 4
- Compare 4 and 5

[illegible]

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

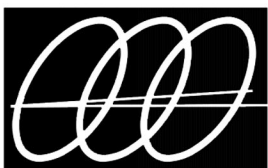
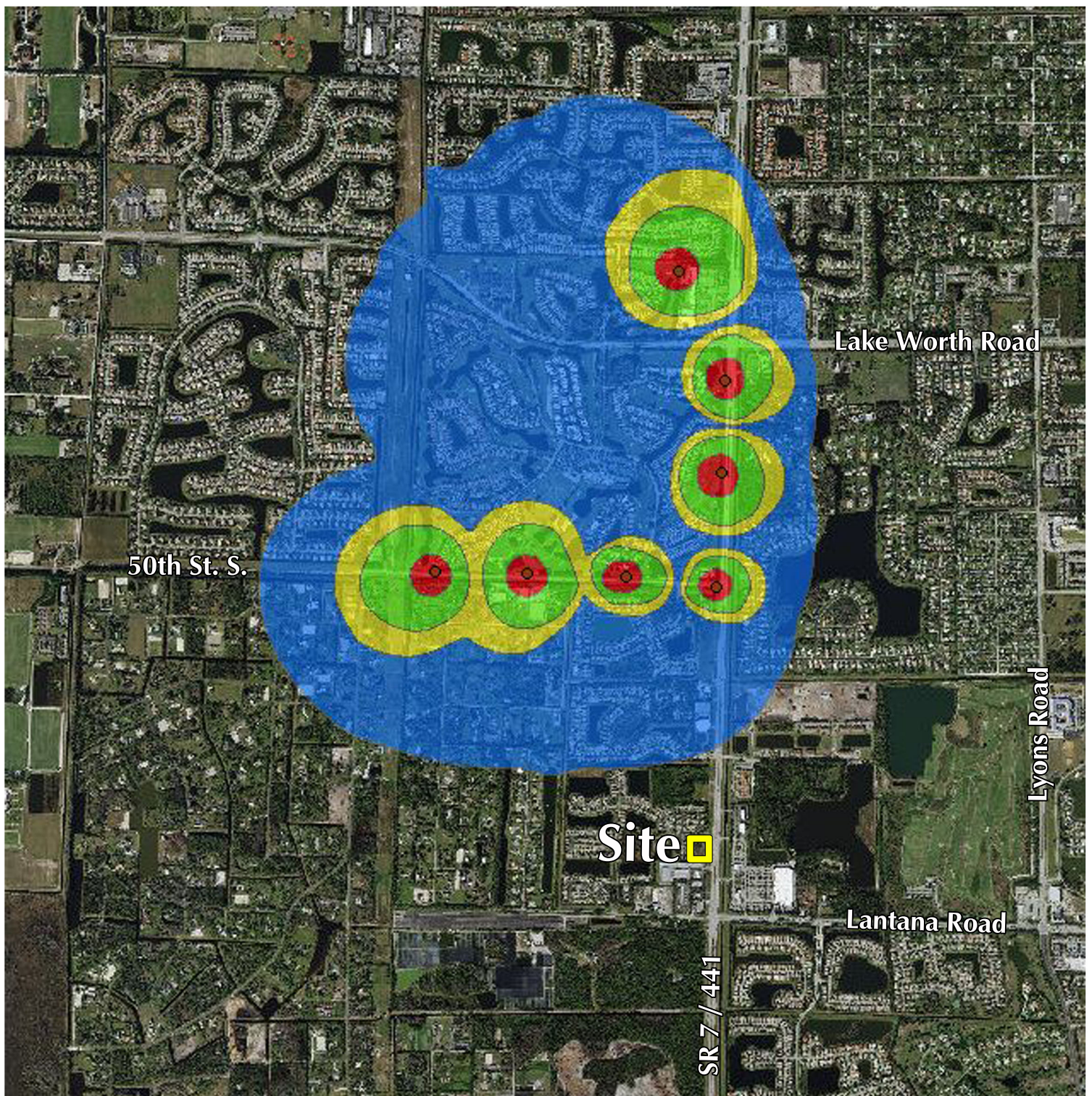
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Soma Medical

Palm Beach County, Florida



Well Field Map
Exhibit M



4.4.22



**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
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**Palm Beach County
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Commissioners**

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Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

April 11, 2022

Patricia Lentini
2GHO, Inc.
Landscape Architects, Planners, Environmental Consultants
1901 Commerce Lane, Suite 101
Jupiter, Florida 33458

RE: Historical and Archaeological Resource Review for project name: 5563 S.
State Road 7, under PCN: 00-42-43-27-05-035-0252.

Dear Ms. Lentini:

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

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property.

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

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

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

Sincerely,

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

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

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

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T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development
Review\2GHO,INC.\Project:5563 S. State Road 7_PCN_00424327050350252_Letter_4-11-2022.doc