



**PALM BEACH COUNTY**  
**ZONING APPLICATION STAFF REPORT**

**ZONING COMMISSION, APRIL 3, 2025**

**A. Application Summary**

**I. General**

<b>Application Name:</b>	The Cagigas Organization, DOA-2024-01246
<b>Control Name:</b>	Midland Commons (2005-00346)
<b>Applicant:</b>	Cagigas Organization, Inc.
<b>Owner:</b>	Cagigas Organization, Inc.
<b>Agent:</b>	Civil Design Engineering, LLC - Alejandro Bosch
<b>Project Manager:</b>	Jerome Small, Senior Site Planner
<b>Title/Request:</b> <b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall Site Plan, relocate access point, and reconfigure the parking on 5.62 acres	

**Application Summary:** The application is for the previously approved, but unbuilt, Cagigas Organization office. The site was last approved by the Board of County Commissioners (BCC) on February 23, 2006, to allow a rezoning from Agricultural Residential to the Multiple Use Planned Development (MUPD) Zoning District for medical and professional offices. This zoning request is to modify the overall Site Plan, relocate access point, and reconfigure the parking.

The Preliminary Site Plan indicates one building with a total of 26,200 square feet (sq. ft.). The building consists of a medical office and office, business, or professional. Other site elements include a dry retention area, open space, landscape buffers, and 132 parking spaces. Access to the site will be from Military Trail.

**II. Site Data**

<b>Acres:</b>	5.62 acres
<b>Location:</b>	West side of Military Trail, approximately 1,000 feet north of Lantana Road
<b>Parcel Control:</b>	00-42-44-36-38-001-0000
<b>Future Land Use:</b>	Commercial Low Office, with an underlying MR-5 (CL-O/5) and Commercial Low with Cross-Hatching (CLX)
<b>Zoning District:</b>	Multiple Use Planned Development District (MUPD)
<b>Tier:</b>	Urban/Suburban
<b>Utility Service:</b>	Palm Beach County Utility Department (PBCWUD)
<b>Overlay/Study:</b>	N/A
<b>Neighborhood Plan:</b>	N/A
<b>CCRT Area:</b>	N/A
<b>Comm. District:</b>	3, Commissioner Joel Flores

**III. Staff Assessment & Recommendation**

**ASSESSMENT:** Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

**STAFF RECOMMENDATION:** Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled April 3, 2025*

BCC HEARING: *Scheduled April 3, 2025*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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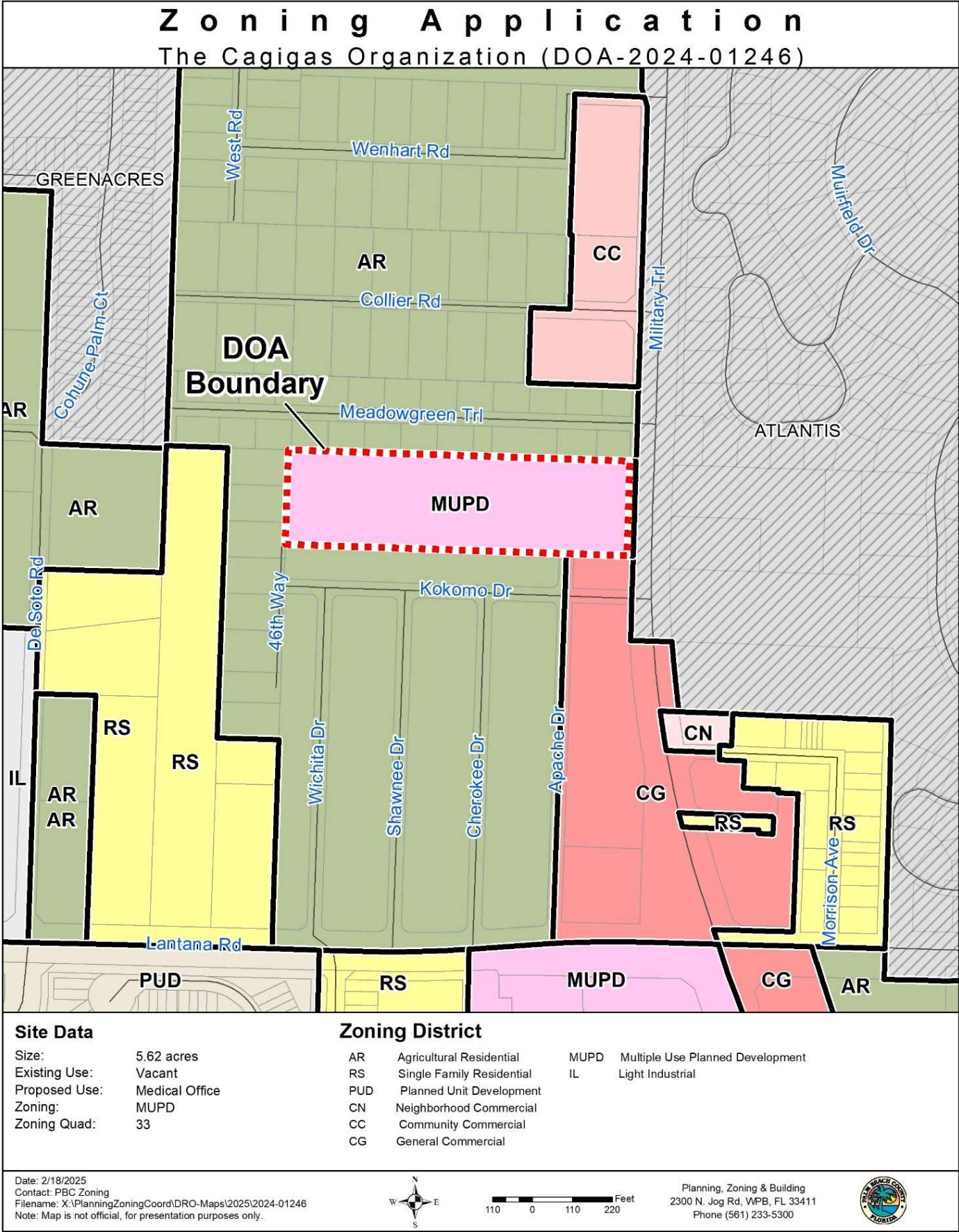


Exhibit A - Future Land Use Map





Exhibit A - Zoning Map





## Exhibit B - Standards Analysis & Findings

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### FINDINGS:

#### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

**a. Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.*

○ *Consistency of Future Land Use designation with Zoning District (Non-Residential):* Per Future Land Use Element (FLUE) Table 2.2-f.1, *Non-Residential Future Land Use-Zoning Consistency*, the existing Commercial Low-Office (CL-O) land use designation is consistent with the existing Multiple Use Planned Development (MUPD) Zoning District.

○ *Prior Land Use Amendments:* The site has been the subject of two prior land use amendments. The first amendment, known as Commercial Categories III (LGA 2003-048), was adopted via Ord. 2003-065 and amended the land use from C/5 to CL/5.

The second amendment, known as Midland Commons Office (SCA 2005-053), was adopted via Ord. 2006-006 and amended the land use from Medium Residential, 5 units per acre (MR-5) on 4.76 acres and Commercial Low, with an underlying 5 units per acre (CL/5) on 0.86 acres to Commercial Low-Office, with an underlying 5 units per acre (CL-O/5) subject to the following condition:

1. *The westernmost 500 feet of the site shall be cross-hatched.*

The proposed medical office use is allowable in the CL-O designation, and the cross-hatching on the westernmost 500 feet of the site contains only drainage and parking areas as allowed by the Comprehensive Plan. The request to modify the site plan, relocate the access point, and reconfigure the parking is consistent with the CL-O/5 land use designation and the adopted ordinance condition.

○ *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) policies 4.3-g and 4.3-k employ planning techniques to facilitate uses with similar or like land uses to provide interconnectivity which reduced potential traffic conflicts along the primary roadway.

Policy 4.3-g: Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).

Policy 4.3-k: The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

The subject site includes an existing cross access point at the southeastern portion of the site connecting to Apache Drive and the southerly adjacent property in fulfillment of the above-referenced policies. The recorded cross access easement (Orb. 22788, Pg. 0673) extends from Apache Drive to the subject site's access point onto Military Trail. As this access point will be relocated further north, the recorded cross access easement will need to be amended to show said relocation. Therefore, Staff is recommending conditions of approval to record a corrective cross access easement at the indicated locations prior to Final Approval by the DRO, and pave to the property line at the new access point prior to issuance of the Certificate of Occupancy.

○ *Intensity:* The request for approximately 26,200 square feet equates to a FAR of approximately 0.11 (26,200 / 244,778 square feet or 5.62 acres = 0.107 or 0.11 rounded up). The maximum Floor Area Ratio (FAR) of 0.50 is allowed for the subject future land use designation in the Urban Suburban Tier (244,778 square feet or 5.62 acres x 0.50 max FAR = 122,389 square feet maximum). The request is therefore below the maximum allowable intensity.

- *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The property is located within the Greenacres, Atlantis, and Palm Beach County Charrette Area. The request is not inconsistent with the Charrette's recommendations, and the applicant was advised to make contact with interested parties. No objections or concerns have been received by the Planning Division to date.

- *Planning Conditions:* Planning conditions are being added and amended as they relate to the cross access easement in order to address the relocation of the access point onto Military Trail and add the new recording information onto the Final Site Plan. Planning Condition 5 is being amended to include the prior land use ordinance and condition number.

**b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.***

- *Previous Approval:* This site was last approved by the Board of County Commissioners on February 23, 2006 to allow a Rezoning to the MUPD Zoning District in order to develop a 52,400 sq. ft. medical or dental office. The request was being processed concurrently with a Future Land Use Amendment SCA-2005-053 to modify the FLU from MR-5 and CL to CL-O with underlying 5 units per acre. The requests were approved.

In September 2012, the Property Owner requested that the Development Order be modified to reduce square footage. The request reduced from 52,400 sq. ft. to 26,200 sq. ft. Although this change reduced the square footage below the requirement to be an MUPD (30,000 sq. ft.), the wanted to remain in that zoning classification, rather than rezone to CLO and ask for a Class A Conditional Use for the Medical/Dental Office.

The Property Owner obtained a building permit to construct the 26,200 sq. ft. building in 2015 (B-2015-001208-0000), however, the permit went inactive. Because of the inactive permit, a Notice of Violation was issued due to the status and maintenance of the site. This is under review. A new building permit has been submitted in order to rectify the issues and is pending review.

In addition, the site has received several time extensions from the deadlines for Commencement of Development with the last one approved in 2019.

Because the Applicant is not requesting to bring back the removed square footage, additional conditions of approval are proposed for modification to reflect the square footage and new time lines for commencement of development.

- *Property Development Regulations (PDR):* The proposed amendment is to modify the access point and reconfigure the Site Plan. These modifications do not alter the Property Development Regulations of the site as it relates to minimum lot dimensions and frontage and required setbacks as indicated in Table 3.D.1.A, Property Development Regulations. The proposed structure received a Building permit on 2015 (B-2015-001208) and is partially completed as approved on 2006. The parcel has frontage to Military Trail with the access (ingress and egress) from Military Trail.

- *Use specific criteria Medical Office and Professional Office:* The proposed request is to modify the overall Site Plan, relocate access point, and reconfigure the parking on 5.62 acres for a 26,200 sq. ft. Medical/Dental office. The proposed amendment does not alter the use or square footage. The proposed amendment still complies with Article 4 as it relates to the Use specific criteria for Medical Office and Professional Office.

- *Architectural Review:* The site is subject to the Architectural guidelines pursuant to Article 5.C, Design Standards. The original approval by the Board of County Commissioner was for a two story structure. Architectural conditions were applied for compliance with Article 5.C at time of final DRO and included height limitations as well as restrictions on the windows and fenestration for the second floor facing residential. Because of the reduction in square footage and the height of the building, the architectural conditions are proposed for revision.

- *Parking:* As Per Table 6.B.1.B, Minimum Parking and Loading requirements, Medical Office requires 1 space per 200 sq. ft. The Preliminary Site Plan (PSP) indicates 26,200 sf of office space, thus requiring a total of 131 parking spaces, the site provides 132 spaces. In addition, the PSP indicates one loading space. Per Table 6.E.4.A – Dimensions, requires that all sites must provide one loading space per 10,001 sf to 40,000 sf of Gross Floor Area. There is a total of 26,200 sf of Gross Floor Area, thus one loading space is required as indicated on the PSP.

- *Landscaping / Buffering:* The Applicant is not proposing any modifications to the landscape buffers with this request. The buffers will remain as previously conditioned or as required by the ULDC. The PSP indicates a Type 2 Incompatibility buffer along the north and south property lines, a 20 ft. Right-of-Way landscape buffer to the east along South Military, and a Type 2 Incompatibility buffer along the west property line. The north, south and west buffers were previously conditioned to include a wall and is not proposed for modification.



○ **Conditions of Approval:** This application includes changes to conditions of approval. Staff indicated the Applicant had requested modifications to several Conditions of Approval related to DRO, Land Development, ERM, Health, Palm Tran, and Planning. Subsequently, the changes to conditions of approval were incorporated into BCC report.

**c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.***

The proposed amendment does not altered the previously approved use. Immediately to the east there is Fire Station No. 43, vacant land and Residential development to west and north there are single Family lots and to the south commercial development. In addition the development is located approximately 1,000 feet north of Lantana and S. Military intersection with several commercials uses. Staff has analyzed the proposed amendment and has determined to be compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

**d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.***

The relocation of the access and modifications to the site does not have any impact on the already approved use,. The proposed site will still have a 145 front setback along the east property boundary on S. Military Trail 30 and 85 feet along the north and south side setback and 529 feet rear setback. The request will not increase intensity of the existing use on adjacent lands. The request is only to relocate the access point of the site. In addition, the extent to which the densities transition from one to another is mitigated using property development regulations including setbacks, height limitations and landscape buffer requirements

**e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.***

#### ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

○ **Vegetation Protection:** The application request will impact native vegetation. The site is vegetated with native species such as Slash Pines and Cabbage Palms. The site also has prohibited non-native invasive species such as Earleaf Acacia. The tree disposition plan will be required to be updated at final DRO to indicate removal of any invasive species and to correct the disposition for all on site vegetation.

○ **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.

○ **Irrigation Conservation Concerns And Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

○ **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

**f. Development Patterns – *The proposed amendment will result in a logical, orderly, and timely development pattern.***

The proposed Development Order Amendment still in character of with the uses located in the in the immediate vicinity. The proposed development will not alter the general development pattern of this area. The approved building is under construction for the approved use. Therefore, this request will result in a logical, orderly and timely development pattern

**g. Adequate Public Facilities – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).***

#### TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. The proposed Medical Office is expected to generate 916 net daily trips, 73 net AM peak hour trips, and 93 net PM peak hour trips. The build out of the project is assumed to be by 2028.

The intersection of Lantana Rd and Military Trail will have a background failure, without this project. All significantly impacted roadways meet adopted Level of Service (LOS). The minimum improvements needed to bring the above intersection comply with adopted LOS will be adequate to accommodate traffic from this project as well. Access will be provided though a right-in/right-out driveway on Military Trail. No

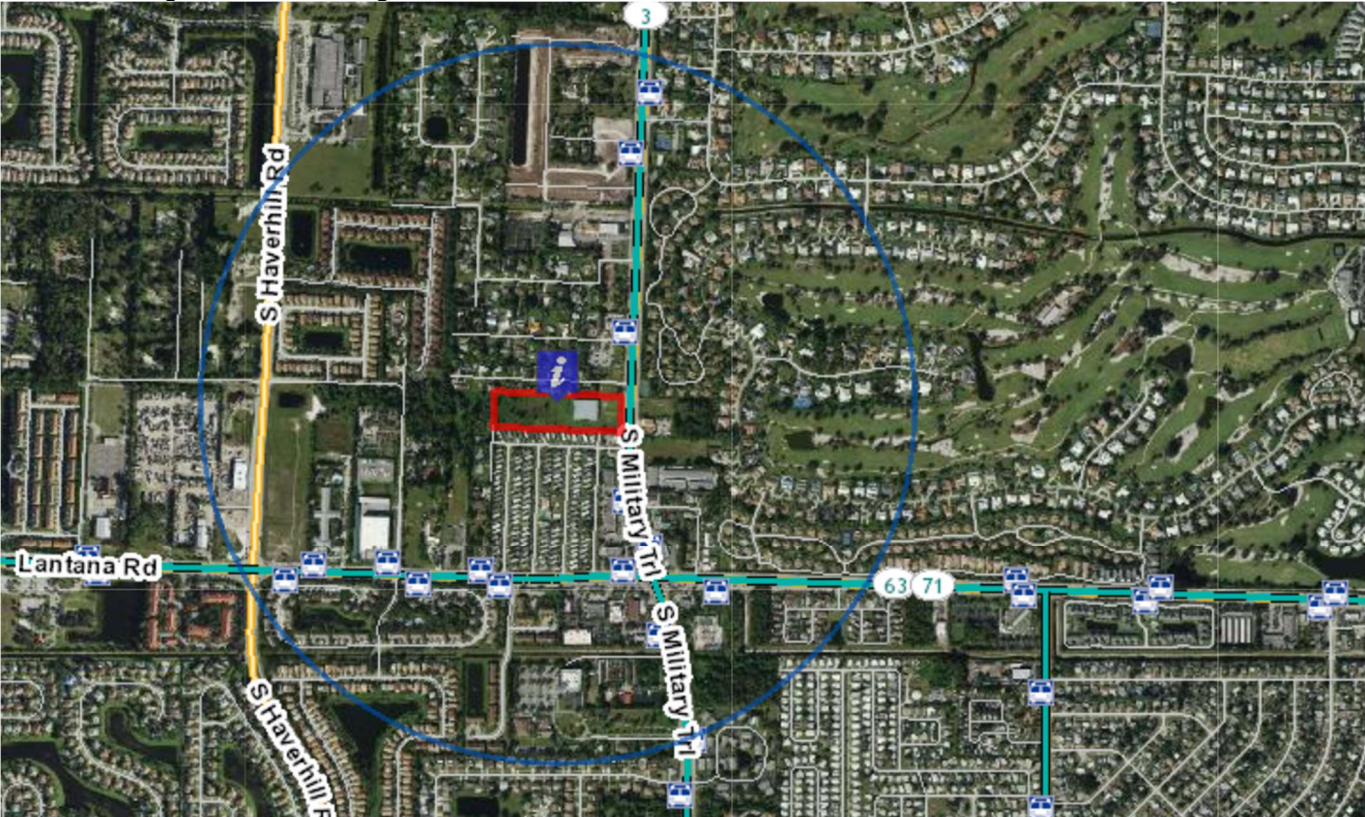
turn lanes on Military Trail at the driveway will be required. However, the median on Military Trail fronting the property frontage will be modified by the Property Owner.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour  
Segment: Military Trail from Melaleuca Ln to Lantana Rd  
Existing count: Northbound=1656, Southbound=1426  
Background growth: Northbound=211, Southbound=204  
Project Trips: Northbound=18, Southbound=42  
Total Traffic: Northbound=1885, Southbound=1672  
Present laneage: 3 in each direction  
Assured laneage: 3 in each direction  
LOS "D" capacity: 2680  
Projected level of service: LOS D or better in both directions

MASS TRANSIT:

Palm Tran review staff were provided the application for review and had no comments during the review or for the Staff Report. There are several bus stops within a ½ mile of the subject property. Bus Route 3 runs north/south along S. Military Trail, while Bus Routes 63 and 71 is approximately 0.2 of a mile to the south running east/west along Lantana Road.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modification have been incorporated by the Applicant. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division.

DRAINAGE:

The Lake Worth Drainage District review staff provided comments throughout the review of this application. The overall development is located within the service area of the Lake Worth Drainage District. The Applicant's Engineer has stated in the Drainage Statement (Exhibit E-6): *"The proposed drainage system will be formed by structures and pipes that will direct the runoff into a proposed dry retention that will be located to the west. In addition, we are going to propose a connection to the existing drainage system on S. Military Trail through a control structure and a pipe. Runoff generated within the property will be managed on the proposed dry retention. Property will be graded to prevent runoff impacting adjacent properties. Approval by Palm Beach County Land Development and South Florida Water Management District will be required"*. Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals for the Districts.

WATER AND WASTEWATER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). The Applicant has provided a Concurrency Reservation letter dated October 30, 2024 in Exhibit E-7. Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals from PBCWUD.



PALM BEACH COUNTY HEALTH DEPARTMENT:

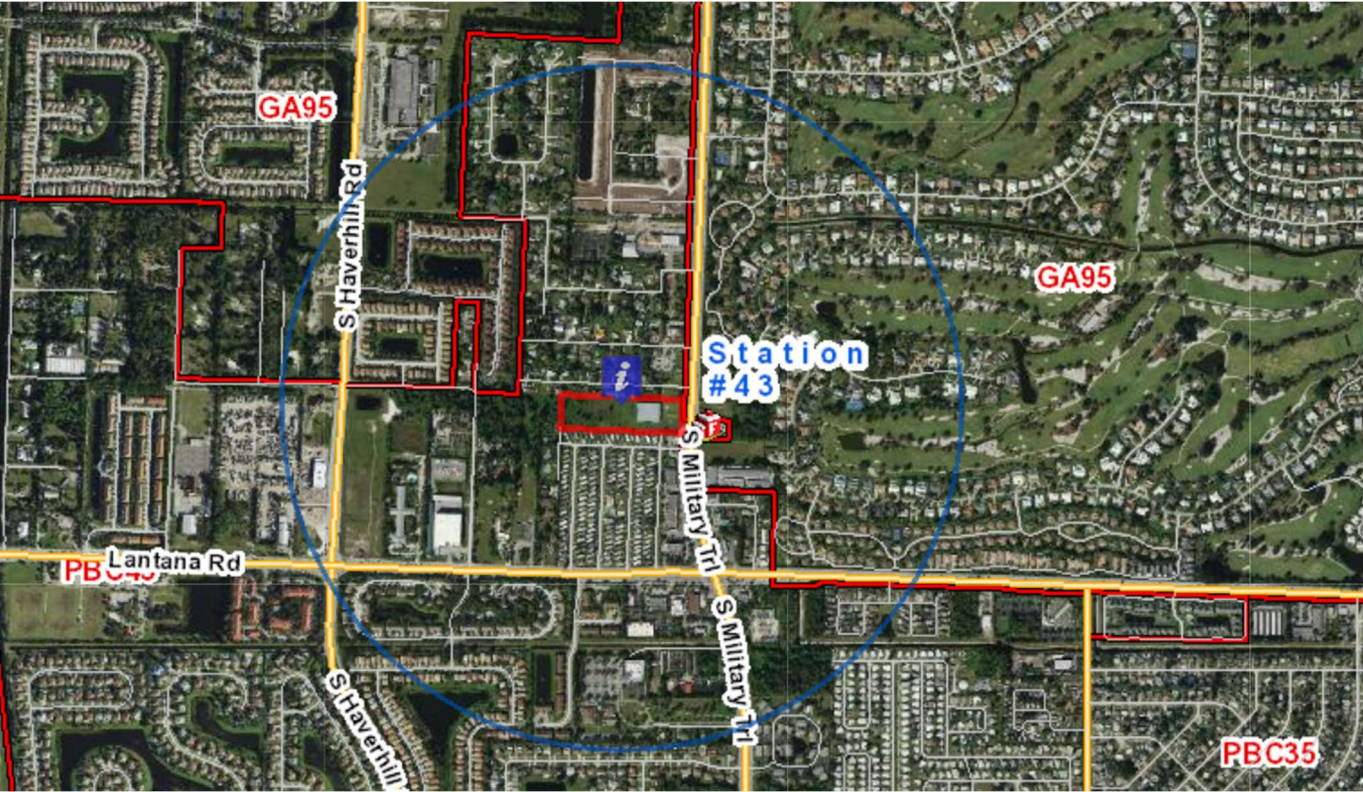
The Florida Department of Health review staff were provided the application for review and had no comments during the review.

PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comments regarding this application as it is for a non-residential use. Therefore, the provision of level of service for Regional, District, Beach and Local Parks and the Parks and Recreation Department ULDC requirements do not apply.

FIRE RESCUE:

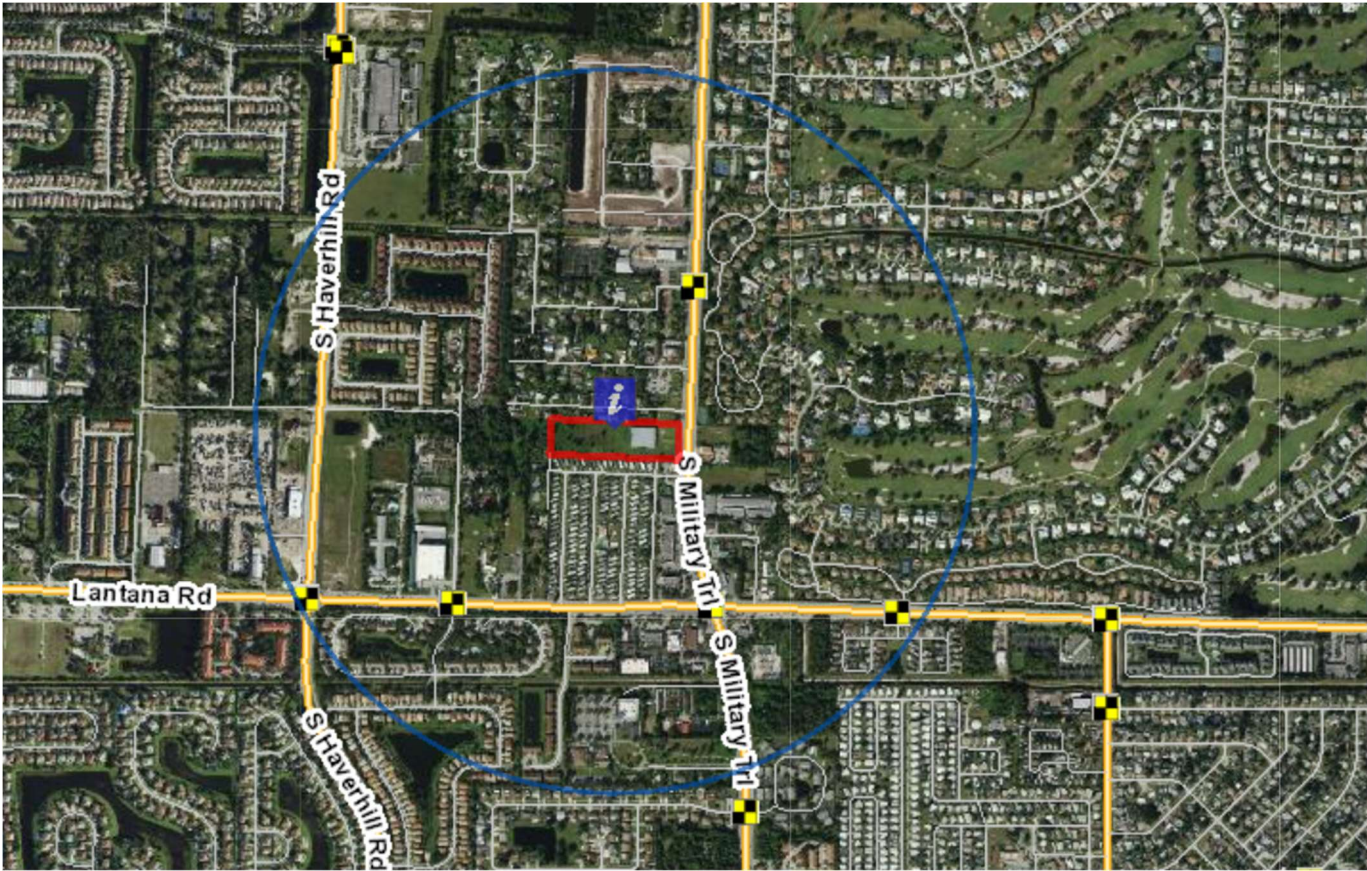
The Fire Department review staff were provided the application for review and had not comments during the review or for the staff report. The development is within the service boundary of Palm Beach County Fire Rescue Station 43 Fire Rescue.



SCHOOL IMPACTS:

The School Board review have no comment regarding this application as it is a non-residential use request. There are five bus stop locations within a ½ mile of the subject property. None of these are directly adjacent to the subject site.





**h. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant has indicated the following in their Justification Statement as their demonstrated changed site conditions or circumstances: *“The change in circumstances that necessitates a modification of the development program is the relocation of the access driveway, and interior parking circulation. After meeting with the Public Works Department, it was agreed to relocate the access to avoid upgrades to the existing signalized intersection at the owner’s expense. This new proposal will also avoid changes to the median and turning lanes on Military Trail, allowing to keep its current configuration. Per the provided Traffic Study, the future trips generated by this development do not require improvements to Military Trail or dedicated right/left turn lanes. The changes in the interior parking circulation is a consequence of the access relocation.”*



## Exhibit C - Conditions of Approval

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### Development Order Amendment

#### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2006-286, Control No.2005-00346, which currently states:

Development of the site is limited to the site design approved by the Board of County Commissioners. The approved site plan is dated December 13, 2005. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

#### Is hereby amended to read:

The approved site plan is dated February 19, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2006-286 (Control 2005-00346), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

3. The application is proposed to be developed in one phase. The Commencement of the Development Order shall start no later than December 31, 2028. (DATE: MONITORING – Zoning)

#### ARCHITECTURAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for the two-story building shall be submitted for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved plans, all applicable conditions of approval, and all ULDC requirements. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2006-286, Control No.2005-00346)

2. The maximum height of the building shall be thirty-five (35) feet. All heights shall be measured from finished grade to the highest point of the building, including air conditioning, mechanical equipment, satellite dishes and architectural features. (ONGOING: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2006-286, Control No.2005-00346)

3. Windows on the north facade of the second story of the building, abutting the residential uses to the north, shall be an opaque equivalent such as glass block. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2006-286, Control No.2005-00346)

#### BUILDING AND SITE DESIGN

1. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within thirty (30) feet of the north and south property lines. Prior to final DRO approval the site plan shall be amended to relocate the dumpsters. (DRO/ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2006-286, Control No.2005-00346)

#### ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2006-286, Control No.2005-00346, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

No Building Permits for the site may be issued after January 1, 2008. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Section E of the Unified Land Development Code.

#### Is hereby amended to read:

This Development Order is based upon an approved Traffic Study projecting a Build-out date of December 31, 2028. No Building Permits for the site may be issued after December 31, 2028 unless the site meets the Build-out requirements pursuant to Art. 12, or the Build-out date is revised through a time extension pursuant to the requirements of Art. 2.E of the Unified Land Development Code. The County Engineer may approve an Art. 2.E time extension to the build out date based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (DATE: MONITORING-Eng)

2. Previous ENGINEERING Condition 2 of Resolution R-2006-286, Control No.2005-00346, which currently states:

The property owner shall construct:

- a) left turn lane south approach on Military Trail at the Project entrance;
- b) extend the existing median on Military Trail adjacent to Dartmouth Investment Building to the south, to this projects entrance to provide for a standard median opening. Construction shall be subject to the approval of the County Engineer; and,
- c) right turn lane north approach on Military Trail at the Project's entrance. (BLDGPMT: MONITORING - Engineering)

**Is hereby deleted.** [REASON: No longer applicable.]

3. All construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to utility relocations. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

a) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

b) Construction for these improvements shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT: MONITORING - Engineering) (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

4. Prior to issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Military Trail at the project's entrance road. This right of way shall be a minimum of 170 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include corner clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments.

(BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2006-286, Control No.2005-00346)

5. Prior to DRO approval of the final site plan the property owner shall complete a revised Drainage Study for this property identifying any historical drainage from the adjacent lots entering or exiting this site. The site plan for the site shall then be modified to reflect recommendations contained within the approved Drainage Study. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2006-286, Control No.2005-00346)

6. The Property Owner shall extend the median nose on Military Trail on the north side of the entrance farther south up to the existing Fire Station entrance, as approved by the County Engineer. This median modification may also involve associated work, e.g., signing and pavement markings, modification of the median opening in front of Kokomo Dr, all as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

- a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

7. The Property Owner shall provide adequate signal easement, as approved by the County Engineer, at the southeast corner of the property for future modifications of the existing Fire Station signal. This easement must be shown on the Final Site plan. (DRO: MONITORING - Engineering)

**ENVIRONMENTAL**



1. Prior to final Development Review Officer (DRO) approval, the Tree Disposition plan shall be updated to reflect removal of any prohibited invasive non-native species in accordance with APPENDIX 5 PROHIBITED INVASIVE NON-NATIVE VEGETATION of Article 14 of the ULDC. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)
2. Prior to final Development Review Officer Approval (DRO) approval, the Tree Disposition Plan shall be revised to indicate the correct species name and disposition for all on-site vegetation. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**HEALTH**

1. Property owners and operators of facilities generating industrial, hazardous or toxic waste shall not deposit or cause to be deposited any such waste into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: HEALTH/CODE ENF) (Previous HEALTH Condition 1 of Resolution R-2006-286, Control No.2005-00346)

**ZONING - LANDSCAPING-LANDSCAPE - STANDARDS**

1. Prior to the issuance of the first building permit, the property owner shall submit a Landscape Plan for the entire project to the Landscape Section for review and approval. The Plan shall be prepared in compliance with the conditions of approval as contained herein. (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2006-286, Control No.2005-00346)

2. A minimum of sixty (60) percent of canopy trees to be planted in the landscape buffers shall be native and meet the following minimum standards at installation:

- a. tree height: Fourteen (14) feet;
- b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2006-286, Control No.2005-00346)

3. All palms required to be planted on the property by this approval shall meet the following minimum standards at installation:

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements.

A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

4. Field adjustment of plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 4 of Resolution R-2006-286, Control No.2005-00346)

**ZONING - LANDSCAPING-LANDSCAPING ALONG THE NORTH, SOUTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL)**

1. In addition to the proposed landscaping and code requirements, landscaping along the north, south and west property line shall be upgraded to include:

- a. a minimum twenty (20) foot wide landscape buffer strip;
- b. a six (6) foot high opaque concrete panel wall. The exterior side of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;
- c. one (1) palm or pine for each thirty-five (35) linear feet; and,
- d. required landscape materials are to be planted on both sides of the wall. (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2006-286, Control No.2005-00346)

**ZONING - LANDSCAPING-LANDSCAPING - INTERIOR**

2. Landscaping for divider medians in any parking area shall consist of the following:

- a. one (1) flowering or canopy tree for each twenty-five (25) linear feet of the median;
- b. one (1) palm for each thirty-five (35) linear feet of the median; and,
- c. a continuous hedge between all trees and palms within the median, where applicable. Shrub or hedge materials and groundcover shall be maintained at a maximum height of thirty-six (36) inches. (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2006-286, Control No.2005-00346)

3. Special planting treatment shall be provided on both sides of the Military Trail access point. Planting shall consist of the following:

- a. a minimum of three (3) Royal Palms, Canary Palms, Phoenix Palms, Medjool Palms, or other specimen palm that is acceptable to the Landscape Section along each side of the access point(s); and,
- b. appropriate shrub or hedge materials on both sides of the access point(s). (BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

5. The main central walkway shall be paved with the following options:

- a. a minimum of seven hundred and twenty five (725) square feet of decorative pavers; or
- b. concrete with a minimum of three (3) foot wide band of decorative pavers. (DRO: ARCHITECTURAL REVIEW - Zoning) (Previous ZONING - LANDSCAPING Condition 5 of Resolution R-2006-286, Control No.2005-00346)

**LIGHTING**

- 1. All outdoor, freestanding lighting fixtures shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2006-286, Control No.2005-00346)
- 2. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2006-286, Control No.2005-00346)
- 3. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2006-286, Control No.2005-00346)

**MASS TRANSIT**

- 1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the DRO. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: ADDRESSING - Addressing) [Note: COMPLETED] (Previous MASS TRANSIT Condition 1 of Resolution R-2006-286, Control No.2005-00346)
- 2. Prior to issuance of the first Building Permit or recordation of the Plat, whichever shall first occur, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran. (PLAT: ADDRESSING - Addressing) [Note: COMPLETED] (Previous MASS TRANSIT Condition 2 of Resolution R-2006-286, Control No.2005-00346)

**PLANNING**

- 1. Previous PLANNING Condition 1 of Resolution R-2006-286, Control No.2005-00346, which currently states:

Prior to final approval by the DRO, the site plan shall include a vehicular and pedestrian connection to the south in the location shown on the certified site plan, with a note that shall read proposed vehicular and pedestrian cross access to be paved to the property line." (DRO: PLANNING - Planning)

**Is hereby deleted.** [REASON: No longer applicable.]

- 2. Previous PLANNING Condition 2 of Resolution R-2006-286, Control No.2005-00346, which currently states:

Prior to the issuance of the Certificate of Occupancy or Certificate of Completion, the property owner shall pave the property to the edge of the southern property line at the location shown on the site plan that will read proposed vehicular and pedestrian cross access..."

**Is hereby amended to read:**



Prior to the release of the Certificate of Occupancy, the Property Owner shall grade, construct, and pave the access point for the cross access easement to the property line so that it is usable for both vehicular and pedestrian cross access from the adjacent property at the location(s) shown on the Site Plan. (CO: MONITORING - Planning)

3. Previous PLANNING Condition 3 of Resolution R-2006-286, Control No.2005-00346, which currently states:

Prior to final approval by the DRO, the property owner shall record a cross access easement from the subject property to the parcel to the south in a form acceptable to the County Attorney.

**Is hereby amended to read:**

Prior to Final Approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, the Property Owner shall submit a recorded amendment to the Declaration of Cross Access Easement recorded on August 1, 2008, in Book 22788, Page 0673 of the Official Records of Palm Beach County, Florida showing the relocation of the easement. (DRO: MONITORING - Planning)

4. Previous PLANNING Condition 4 of Resolution R-2006-286, Control No.2005-00346, which currently states:

Prior to final approval by the DRO, the site plan shall include sidewalks within, and for the length of, the parking islands to the rear of the building, consistent with the certified site plan. (DRO: PLANNING - Planning)

**Is hereby deleted.** [REASON: No longer applicable, covered by code.]

5. Previous PLANNING Condition 5 of Resolution R-2006-286, Control No.2005-00346, which currently states:

The westernmost 500 feet of the site shall be limited to at-grade parking, drainage and landscaping. DRO/ONGOING: PLANNING-Planning)

**Is hereby amended to read:**

Per ordinance 2006-006 condition 1, the westernmost 500 feet of the site shall be limited to at-grade parking, drainage and landscaping. (DRO/ONGOING: PLANNING - Planning)

6. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Preliminary Site Plan to add the Official records book and page number for the recorded cross access easement. (DRO: PLANNING - Planning)

**SIGNS**

1. Freestanding signs fronting on Military Trail shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point - ten (10) feet;
- b. maximum sign face area per side - sixty (60) square feet;
- c. maximum number of signs - one (1) for the overall site;
- d. style - monument style only; and,
- e. location - within one hundred (100) feet of the east access point of Military Trail. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2006-286, Control No.2005-00346)

**USE LIMITATIONS**

1. Hours of business operation shall be limited to 8:00 a.m. to 7:00 p.m. Monday through Saturday. Business operations on Sundays shall not be permitted. (Previous USE LIMITATIONS Condition 1 of Resolution R-2006-286, Control No.2005-00346)

**UTILITIES**

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBC WATER UTILITIES - PBC Water Utilities) [Note: COMPLETED] (Previous UTILITIES Condition 1 of Resolution R-2006-286, Control No.2005-00346)

**COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board

of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
  - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
  - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
  - d. Referral to Code Enforcement; and/or
  - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning) (ONGOING: ZONING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.



Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
SCA-2005-00053	Future Land Use Amendment		Adopted With Conditions	02/23/2006
PDD-2005-00890	<b>Title:</b> Official Zoning Map Amendment to a Planned Development District. <b>Request:</b> Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District.	R-2006-00286	Adopted With Conditions	02/23/2006

**Exhibit E-1 - Preliminary Site Plan**

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## Zoning Stamp /Amendments



## Exhibit E-2 - Preliminary Regulating Plan

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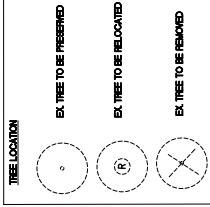
## NOTES

1. RELOCATED TREES TO BE PLACED WITHIN THE REQUIRED LANDSCAPE BUFFER AREAS AND TO BE INCLUDED IN REQUIRED BUFFER TREE CALCULATIONS. EXACT LOCATION WITHIN BUFFER TO BE COORDINATED BY LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR WHEN LANDSCAPE PLANS ARE FINALIZED FOR PERMITTING

8.2.2 REVEGETATION CALCULATION		QTY
A	TOTAL EXISTING VEGETATION ON SITE	62
B	TOTAL EXISTING VEGETATION TO BE PRESERVED AND REMAIN IN THEIR ORIGINAL LOCATION	36
C	TOTAL EXISTING VEGETATION TO BE RELOCATED ON SITE	24
D	TOTAL EXISTING VEGETATION TO BE MITIGATED	0
E	TOTAL MITIGATED VEGETATION TO BE REPLACED PER TABLE 7.02E	0
F	TOTAL PROPOSED VEGETATION REQUIRED BY PER 7.02 F (DIFFER, INTERIOR, ETC)	36
G	TOTAL PROPOSED VEGETATION TO BE PRESERVED/RELOCATED/MITIGATED AND MIT. 7.04(C)(E)(F)	96

APPLICATION NUMBER	DA-2004-0248
CONTROL NUMBER	2005-00048
PROJECT NUMBER	058H-000
RESOLUTION NUMBER	P-2009-0248
NAME OF THE PROJECT	CACI049 MEDICAL CENTER

## SITE DATA

[illegible]

**Always call 811 two full business days before you dig. We'll have underground utilities located and marked.**



## Zoning Stamp /Amendments

APPLICATION NUMBER DOA-2024-01246  
PROJECT NUMBER 0561-000  
PETITION NUMBER 2005-0346  
FIRST SUBMISSION DATE: 08/21/2024

PROJECT MANAGER: I. HADDAD

REVISIONS	
date	description no.

SHEET

# PRP.1

SHEET TITLE  
PRELIMINARY  
REGULATING PLAN/TREE  
DISPOSITION

B.E.S PROJ. No.: IWE  
DATE: DECEMBER/20  
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

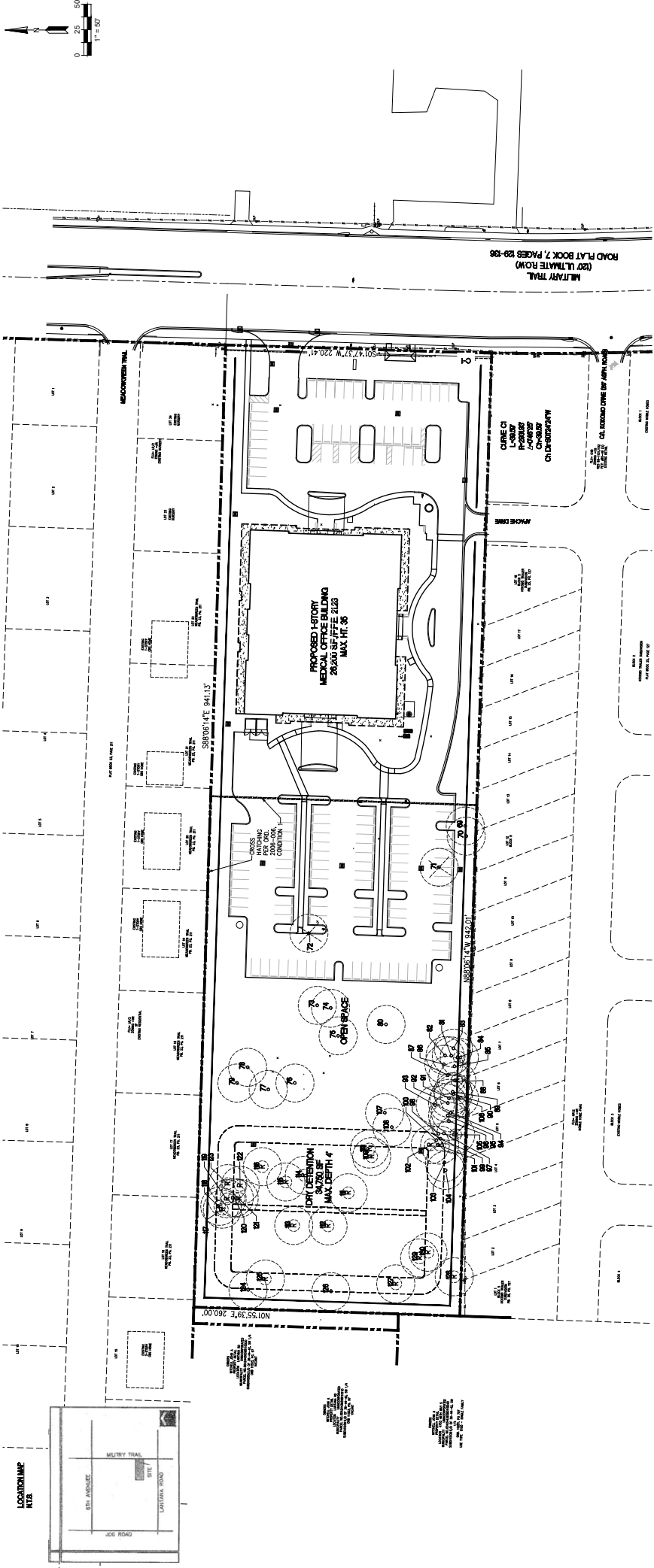
PROJECT NAME  
CAGIGAS MEDICAL  
CENTER  
PALM BEACH COUNTY, FL



Bosch Engineering Solutions  
+1 (786) 292 2346  
www.boschcorp.com



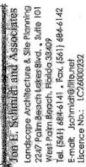
Civil Design Engineering LLC  
+1 (786) 439-9837  
www.civildesignengineering.com



**Exhibit E-3 - Previously Approved Site Plan**

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**Midland Commons**  
Palm Beach County, Florida

Palm Beach County, Florida

Date: 6/15/05  
Scale: 1" = 50'-0"  
Design By: JES  
Drawn By: JES  
Checked By: JES  
File No. 402.01  
Job No. 05-12

## REVISIONS / SUBMISSIONS

[illegible]

## Zoning Stamp/Amendments

# Final Site Plan

**PDF**

APPLICATION #:  
DRO-2006-00964  
PROJECT #: 05161-000  
PETITION #: 2005-0346  
EXHIBIT #: 8  
SUPERCEDED EXH #: 5  
DATE APPROVED:  
3/14/2007  
PROJECT MANAGER:  
C. Rechenmacher

ZZR 2012-2535 9/27/12  
ZZR 2014-1211 7/18/14 SM  
ZAR 2014-1646 9/18/14 SM  
ZAR 2023-1111 7/3/2024  
TH

2. The Property Owner shall not report this required assessment or related documents after the date of completion of the project. County will accept late reports at its discretion.
3. The Property Owner shall not report this required assessment or related documents after the date of completion of the project. County will accept late reports at its discretion.
4. If any modifications/modifications to the County's existing facilities are required that are a direct or indirect result of the proposed project, the applicant must submit a written request for modification and construction costs associated with these modifications/modifications. (ONEINGWAY TRAIL UTILITIES)

## DRO Conditions of Approval

## Development Team

**DEVELOPER:** MOLAND COMMUNIS, INC.  
1840 S. MILITARY TRAIL  
FORT LAUDERDALE, FLORIDA 33415  
(501) 357-8884

**CONVEYOR:** PETSCHKE & ASSOCIATES, INC.  
2001 W. PALM BEACH BOULEVARD, SUITE 200  
WEST PALM BEACH, FLORIDA 33407  
(501) 646-3560

**FINANCER:** BASHART CONSULTING, INC.  
333 N. OLIVER BOULEVARD SUITE 200  
WEST PALM BEACH, FLORIDA 33405  
(501) 626-0514

**CONTRACTOR:** SUNDY CONSTRUCTION, INC.  
200 S. MILITARY TRAIL, SUITE 200  
WEST PALM BEACH, FLORIDA 33407  
(501) 476-7853

### ☐ Landscape Requirements

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
Large Shrub	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

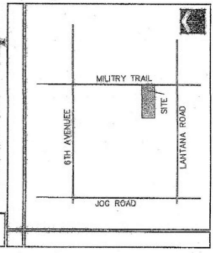
## Development Regulations

MUJO PROPERTY DEVELOPMENT REQUIREMENTS								
	FULL DESCRIPTION	SUBMITTAL SIZE	WORTH	RUPH	BAL. PERM. AREA	MAX. CLOS. HEIGHT	FRONT YARD SETBACK	REAR YARD SETBACK
300'	CH-0/+5 AC.	5.00 AC.	200'	200'	.50	30%	35'	30' 8'-15' R-30'
	CH-0/+5 AC.	260'	942'	██████	██████	11%	35'	147' N/A 550'

## Site Data

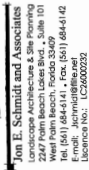
[illegible]

## Location Map



**Exhibit E-4 - Previously Approved Regulating Plan**

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Palm Beach County, Florida

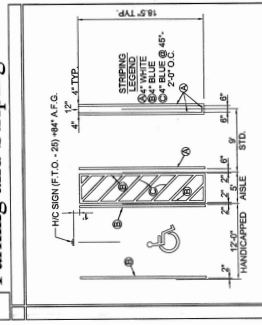
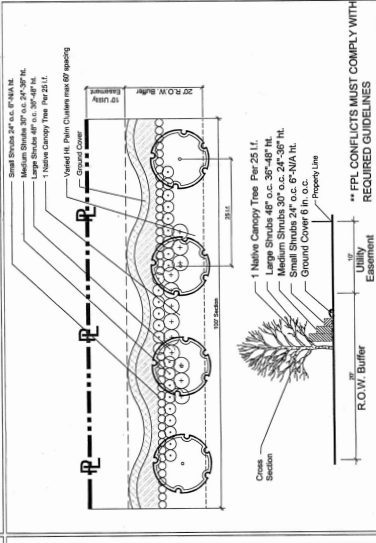
Date: 6/15/05  
Scale: N.T.S.  
Design By: JES  
Drawn By: JES  
Checked By: JES  
File No. 402.01  
Job No. 05-12

**REVISIONS / SUBMISSIONS**  
08/17/05 - DRC Comments  
08/28/06 - DRC Comments  
11/20/06 - Revised Detail  
01/15/07 - Final Comments  
3/06/07 - Site Plan Revisions

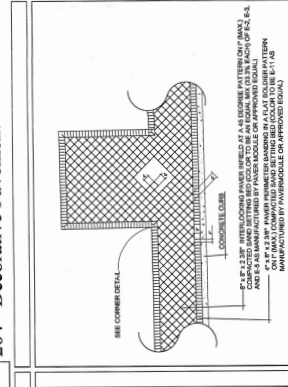
## Regulating Plan

SP-2 of 2

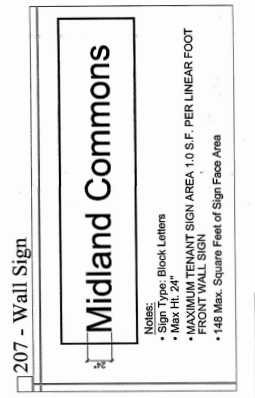
☐ 201 - 20' R.O.W. Landscape Buffer (East)



## 204 - Decorative Pavement



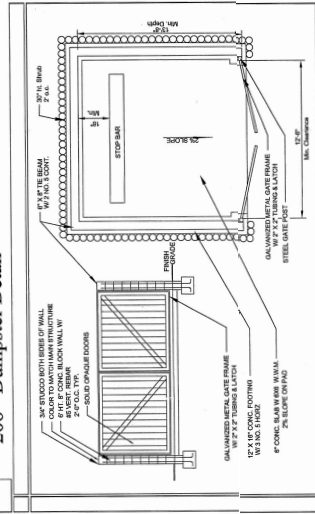
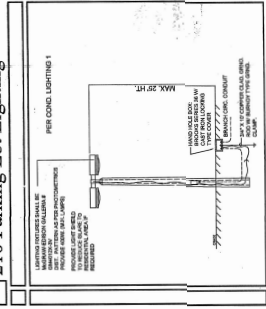
209 - Focal Point



AA 07-12860  
ADMINISTRATIVE AMEND  
06/12/10  
revise detail (focal point) →  
height of oak, main  
entrance focal point  
Boswell.

05-346  
PETITION NO. \_\_\_\_\_  
DATE SUBMITTED 3-14-07  
EXHIBIT NO. 1 (2 of 2)  
FINAL PLAN  
APPROVED AT  
3-14-07 DRC  
*Adrian*

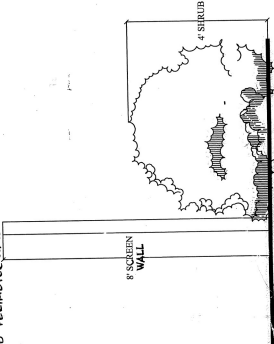
## 206 - Dumpster Detail

☐ 210 Parking Lot Lighting

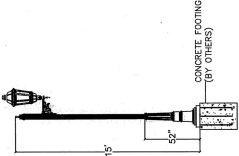


NON-RESIDENTIAL LANDSCAPE REQUIREMENTS			
CATEGORY	CODE	NO. REQUIRED	NO. PROVIDED
PERIMETER TREES - 2" DIA. W/			
TREES - COMPATIBILITY BUFFER	1 PER 25 LF	38	38
TREES - COMPATIBILITY BUFFER	25' OC	61	61
TREES - COMPATIBILITY BUFFER	25' OC	10	10
SHRUBS - GROUND COVER	6 INCHES O.C. (100%)	4496	4496
SHRUBS - SMALL SHRUBS	24 INCHES O.C. (50%)	562	562
SHRUBS - MEDIUM SHRUBS	30 INCHES O.C. (25%)	242 + 172	242 + 172
SHRUBS - LARGE SHRUBS	48 INCHES O.C. (25%)	59	59
SHRUBS - LARGE SHRUBS	72 INCHES O.C. (100%)	216	216
TOTAL PERIMETER TREES		109	109
INTERIOR TREES - LOT			
TREES - LANDSCAPE ISLANDS	1 PER 2,000 SF	142	142
TREES - LANDSCAPE MEDIAN	1 PER 10 SPACES	25	25
TREES - LANDSCAPE MEDIAN	30' OC	90	90
SHRUBS - LOT	1 PER 20 LF	425	425
SHRUBS - LOT	3 PER 2,000 SF	6,460	6,460
TOTAL		6,460	6,460

SCREEN WALL  
NOTE: 8" SCREEN WALL TO BE CONSISTENT WITH BUILDING AND PERIMETER WALL.

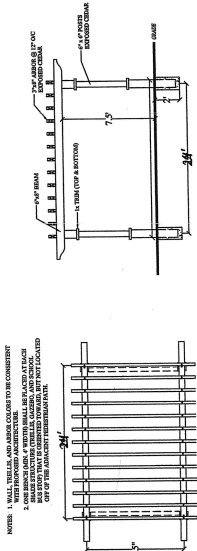


DECORATIVE STREET LIGHT DETAIL  
N.T.S.

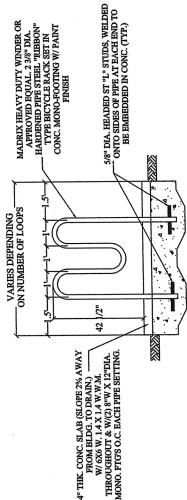


NOTE: - LIGHTING PROVIDED ALONG ENTIRE INTERIOR  
- ACTUAL LIGHT DESIGN TO BE DETERMINED BY DEVELOPER.

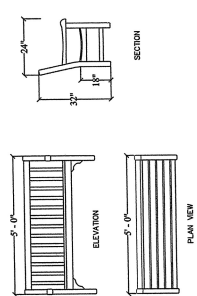
TRELLIS DETAIL  
N.T.S.



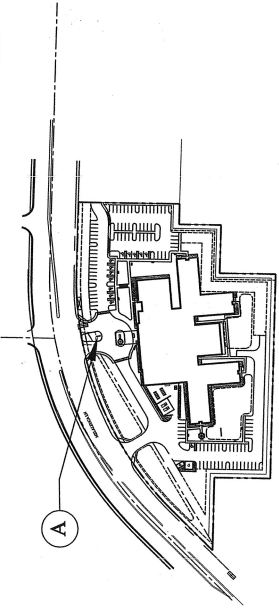
SHORT TERM BICYCLE PARKING DETAIL  
NOTE: BIKES EASE TO WALK LANDSCAPE ON 2 SIDES, PER U.L.O.C. N.T.S.



BENCH DETAIL  
N.T.S.



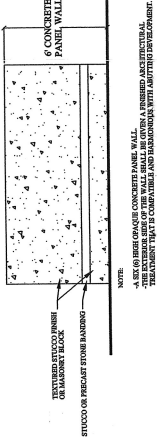
MASTER SIGN KEY MAP  
N.T.S.



MONUMENT SIGN - A  
N.T.S.



TYPICAL WALL DETAIL  
PER CODE EXISTING - 800' AND EAST ELEVATION 1-3



ZONING STAMPS

PROJECT NO. 05/15-0000  
05-510  
PETITION NO. CONTROL NO. 4/20/2006  
DATE SUBMITTED 4/20/2006  
EXHIBIT NO. 2 (3 of 3)  
FINAL PLAN  
APPROVED AT  
07/20/2006 DBC  
C. C. Chong

Select Medical Reg-Plan (3 of 3)

**Exhibit E-5 - Disclosure**

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DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Mariela Cruz, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ President *[position - e.g., president, partner, trustee]* of The Cagigas Organization, Inc. *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1060 Grand Bahamas Lane, Riviera Beach, FL 33404
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.



7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

10/15/2024

Mariela Cruz, Affiant

(Print Affiant Name)

**NOTARY PUBLIC INFORMATION:**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 20 day of September, 2024 by Mariela Cruz (name of person acknowledging). He/she is personally known to me or has produced Brida ID (type of identification) as identification and did/did not take an oath (circle correct response).

Veronica Reyes  
(Name - type, stamp or print clearly)

Veronica Reyes  
(Signature)

My Commission Expires on: 12/18/2026

NOTARY'S SEAL OR STAMP

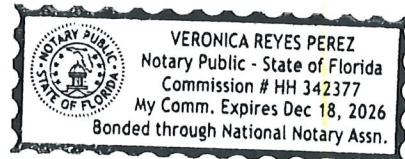


EXHIBIT "A"

PROPERTY



LEGAL DESCRIPTION:

MIDLAND COMMONS TRACT 1, PLAT BOOK 111,  
PAGE 160, PALM BEACH COUNTY, FLORIDA.

FORMERLY KNOWN AS: THE NORTH 260 FEET OF TRACTS 9  
AND 10 OF THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE  
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3,  
PAGE 10, PUBLIC RECORDS OF PALM BEACH COUNTY, LESS  
THAT PORTION ON THE EAST BOUNDARY ACQUIRED FOR  
THE WIDENING OF MILITARY TRAIL.  
CONTAINING 244778.14 SQUARE FEET (5.62 ACRES)

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Mariela Cruz	1060 Grand Bahamas Lane, Riviera Beach, FL
(100% ownership)	

**Exhibit E-6 - Drainage Statement**

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## Cagigas Medical Center

### Drainage Statement

Zoning Application Number: DOA-2024-01246

Initial Submittal: August 21, 2024

Re Submittal: January 27, 2025

#### **Introduction**

The subject property is located at 5761 South Military Trail, Lake Worth, FL. This property is 5.62 Ac and was previously cleared. A building was erected in the property but was never completed since the previous owner sold the property to the Cagigas Group.

#### **Existing Site Drainage Conditions**

There is no existing drainage system on the property. Based on the review of the Boundary and Topographic Survey, runoff generated within the property discharges into adjacent properties and roadways.

#### **Historical Off Site Drainage**

Based on the review of the boundary and topographic survey and SFWMD ERP permits in the area, there are no off site drainage contributing into our project.

#### **Land Development Desing Standards Manual Section 600**

#### **Drainage Structure Locations**

Storm sewer inlets, manholes, and junction boxes installed along local and residential access streets shall be located adjacent to lot corners, or approximately midway between side lot lines or otherwise placed so as to not conflict or coincide with existing and future construction of driveway connections.

Structures proposed to be located within the pavement area shall be outside the vehicle wheel path.

#### **Stormwater Service Connections to County Drainage Facilities**

The following standards shall apply to the design, construction, and operation of all private stormwater service connections to County maintained roadway drainage systems permitted pursuant to PPM No. EL-0-3601, Right of Way Construction Permit Process and PPM No. EL-0-3604 Stormwater Service Connection to County Drainage Facilities. These publications can be found in the "Policies and Procedures Manual" of the Palm Beach County Department of Engineering and Public Works.

- a) Stormwater service connections shall be permitted only for projects connecting to a County-maintained roadway system for which positive drainage to a point of positive outfall exists. The permitting of the stormwater connection may require construction of all necessary conveyance facilities and establishment of any easements necessary for the operation and maintenance of the drainage facilities, as determined by the County Engineer.
- b) Discharges to County drainage systems shall consist solely of stormwater and shall contain no oil, grease, floating solids, settleable solids, flammable liquids, or domestic or industrial wastewater which would cause or contribute to contravention of State water quality standards in the receiving water bodies.
- c) Onsite stormwater inlets shall include a 2-foot slump at the base to prevent sedimentation downstream.
- d) All discharge structures shall include a baffle system to encourage discharge from the center of the water column rather than the top or bottom. The baffle system shall include a skimmer or other approved mechanism suitable for preventing oil and grease from discharging from retention and detention areas, as required. Any required baffle systems shall be designed so as to not impact the discharge structure's hydraulic capacity.
- e) All discharge to the County right-of-way up to the 25-year 1 3-day storm shall be through an approved, onsite control structure with a piped connection to either an adjacent storm sewer or roadside drainage ditch.
- f) No discharge of stormwater runoff to roadside swales by overland flow, open channel flow or pipe connection shall be permitted. This prohibition includes the use of "bubble-up" structures.
- g) Unless the permittee provides satisfactory evidence of a specific allocation of discharge from the lot in the County-approved design of an existing roadway drainage system, the following onsite storage requirements and discharge limits shall apply:
  - i. The peak discharge rate from the 3-year 1 24-hour storm shall not exceed the existing peak discharge to the right-of-way. The peak discharge shall be based upon the total site area and shall be based upon an assumed tailwater elevation equal to the static water surface elevation (i.e. elevation at zero inflow) in the roadway storm sewer at the point of connection;

- ii. The peak discharge rate for the 25-year I 3-day storm shall not exceed the lesser of the existing peak discharge from the total side area for the same storm or the allowable peak discharge rate established by the agency with jurisdiction over the receiving water body providing outfall to the County roadway drainage system. The discharge rate shall be based upon a tailwater elevation equal to the static water surface elevation (i.e. elevation at zero inflow) in the roadway storm sewer at the point of connection;
  - iii. The onsite peak elevation due to a 3-year I 24-hour storm shall be no higher than the design hydraulic grade line elevation of the roadway system for the same storm, at the point of connection.
  - iv. Where design information is not available from the Department of Engineering and Public Works Roadway Production Division for a particular reach of storm sewer at the point of connection, the design hydraulic grade line shall be assumed to be 1-foot below the inlet (grate or throat) elevation of the inlet structure immediately upstream from the point of connection;
  - v. The proposed stormwater management system shall be designed to recover the runoff volume generated by the 25-year I 3-day storm event within 5 days after the cessation of the storm event. Unless otherwise dictated by a drainage district having authority over the site, the system shall also be designed to recover the required water quality volume within 3 days after the cessation of a storm event.
- h) Connections to County maintained roadway drainage systems shall be located within the limits of the lot frontage unless either:
- i. an appropriate drainage easement is obtained (outside of the right-of way) to allow storm water runoff to be discharged to an alternative point of connection; or
  - ii. the proposed connection to the County maintained roadway drainage is sized adequately to accommodate all possible inflows to the public right of-way, as determined by the County Engineer.
- i) The connection of two or more outfall pipes to create a single connection to the right of-way shall require a manhole, junction box, or other structure for visual observation of each individual discharge. Said structure shall be installed outside the right-of-way at a location easily accessible to County personnel for inspection at any time.
- j) Connections to a County maintained roadway drainage system should be to an existing drainage structure, where possible. If no structure exists in the area for the point of connection, then a structure may be constructed by the permittee if approval is received by the County Engineer.
- k) Piped connections to an existing roadside ditch shall be made using a suitable endwall and erosion protection for the side slopes and invert of the ditch, subject to approval by the County Engineer. Outfalls shall not protrude into the design cross section of the

ditch, and shall not be recessed into the side slope in a manner that will create eddys, bank sloughing, shoaling, or otherwise interfere with longitudinal flow or normal ditch maintenance.

- I) Discharge pipe installed within the County right-of-way shall have a minimum of 3 feet of cover to the finished grade, unless otherwise approved by the County Engineer. A hydraulically equivalent elliptical reinforced concrete pipe may be utilized to avoid potential pipe cover issues.

### **FEMA Flood Map**

The property is located on Zone X Area of Minimal Flood Hazard per FEMA MAP 12099C0778F.

### **Drainage Basin**

Per SFWMD, the property falls within the C-16 Basin.

### **Legal Positive Outfall**

The proposed stormwater system will be connected to Military Trail through a control structure providing a positive outfall to the drainage system.

### **Permits**

The following permits will be required for this project:

1. SFWMD ERP Permit
2. PBC Building Division Stormwater Permit.

### **Proposed Site Drainage Conditions**

The proposed drainage system will be formed by structures and pipes that will direct the runoff into a proposed dry retention that will be located to the west. In addition, we are going to proposed a connection to the existing drainage system on S. Military Trail through a control structure and a pipe.

Design Criteria:

Peak Discharge Rate: 10 yr-3 days

Minimum Perimeter Berm: 25 yr-3 days



Minimum Finished Floor Elevation: 100 yr-3 days

Rainfall:

Desing Storm	Rainfall
10 yr-3 days	10 in
25 yr-3 days	12 in
100 yr-3 days	15 in

**Conclusions**

Runoff generated within the property will be managed on the proposed dry retention. Property will be graded to prevent runoff impacting adjacent properties. Approval by Palm Beach County Lande Development and South Florida Water Management District will be required.

**Prepared by**

1/15/2025  
**Alejandro Bosch, P.E., VMA**  
**President**  
**Civil Design Engineering, LLC**  
**6973 SW 161<sup>st</sup> Place**  
**Miami, FL 33193**



This document has been digitally signed and sealed by Alejandro Bosch, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

**Exhibit E-7 - Utility Letter**

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Letter for  
Concurrency Reservation

To: Zoning Division  
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director  
Finance and Administration  
PBC Water Utilities Department

Date: October 30, 2024 Control # 00243

Re: PZ&B Application #: DOA-2024-01246  
Project Name – Cagigas Medical Center

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

Service Type	Capacity (in ERCs)
Potable Water	43.80
Wastewater	43.80
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-44-36-38-001-0000

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By:   
Director of Finance & Administration

Date: 30-Oct-24

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