

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	Round 20-A2	<b>Intake Date</b>	July 12, 2019
<b>Application Name</b>	Certus/Boynton Beach ALF	<b>Concurrent?</b>	Yes
<b>Acres</b>	3.6 acres	<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-45-34-29-001-0000		
<b>Location</b>	South side of Woolbright Road, 250 feet west of South Jog Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Same	
<b>Use</b>	Vacant	Congregate Living Facility, Type 3	
<b>Zoning</b>	Multiple Use Planned Development (MUPD)	Multifamily Residential (RM); Class A Conditional Use for Congregate Living Facility, Type 3	
<b>Future Land Use Designation</b>	Commercial Low with underlying Low Residential, 3 units per acre (CL/3)	Commercial Low-Office with underlying Congregate Living Residential (CL-O/CLR)	
<b>Underlying Future Land Use Designation</b>	Low Residential, 3 units per acre (LR-3)	Congregate Living Residential (CLR)	
<b>Conditions</b>	SCA 2006-029 (Ord. No. 2007-019): "To limit the subject parcel to a maximum 50,000 sq. feet of non-retail uses only"	Delete current condition and cap the CLF beds at 8 units per acre.	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	3 units per acre	8 units per acre
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	Single Family: 11 units 3 du/acre x 3.6 ac. = 11 units	8 du/acre x 3.6 ac. = 29 units
<b>Maximum Beds (for CLF proposals)</b>	3 max du/acre max. x 2.39 = 26 beds	8 max du/acre max. x 2.39 = 69 beds
<b>Population Estimate</b>	11 max du x 2.39 = 26 persons	29 max du x 2.39 = 69 persons
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	Commercial Low 50,000 s.f. of non-residential (office) per condition of approval	Commercial Low-Office uses .35 x 3.6 acres = 54,886 s.f.
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>		Same as maximum

<b>Max Trip Generator</b>	Office: $\ln(T)=0.97\ln(X)+2.50$ Residential, Single Family: 10/DU	Medical Office: 34.8/1000 SF Assisted Living Facility: 2.6/Bed Proposed: Assisted Living Facility: 2.6/Bed
<b>Maximum Trip Generation</b>	491	Maximum Potential: 1,881 Proposed Potential: 166
<b>Net Daily Trips:</b>	1,390 (maximum minus current) -325 (proposed minus current)	
<b>Net PH Trips:</b>	149 AM, 185 PM (maximum) 12 AM, 17 PM (proposed)	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	George G. Gentile/Pat Lentini
<b>Company Name</b>	Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO)
<b>Address</b>	1907 Commerce Lane, Suite 101
<b>City, State, Zip</b>	Jupiter, FL 33458
<b>Phone / Fax Number</b>	561-575-9557/561-575-5260
<b>Email Address</b>	George@2gho.com, pat@2gho.com

### B. Applicant Information

<b>Name</b>	Hardial Sibia
<b>Company Name</b>	HDRS LLC
<b>Address</b>	5224 W. SR 46 Suite 375
<b>City, State, Zip</b>	Sanford, FL 32771
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Current Property Owner

<b>Name</b>	Troy M. Cox, Manager
<b>Company Name</b>	RAC Alternative Investments, LLC
<b>Address</b>	274 E. Eau Gallie Boulevard, Suite 378
<b>City, State, Zip</b>	Indian Harbor Beach, FL 32937
<b>Phone / Fax Number</b>	561-575-9557
<b>Email Address</b>	Contact agent (2GHO): pat@2gho.com
<b>Interest</b>	Contract Purchaser

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	The lot is cleared and has no built features. See Application Attachment F.
<b>PCN</b>	00-42-45-34-29-001-0000 The Legal Description has been provided as Application Attachment A. The Survey, dated 5/9/2019, has been provided as Attachment P. The property was platted in the Woolbright Office Center MUPD Plat recorded in Palm Beach County plat book 113 on pages 179 and 181.
<b>Street Address</b>	Woolbright Road (street address not assigned)
<b>Frontage</b>	Approx. 335 feet of frontage along Woolbright Road. and 463 feet of depth.
<b>Legal Access</b>	Woolbright Road
<b>Contiguous under same ownership</b>	No adjacent properties are under the same ownership
<b>Acquisition details</b>	A purchase and sale agreement was entered into by RAC Alternative Investments LLC on July 31, 2018 to purchase the site from HDRS LLC for a purchase price of \$2,750,000.00. The site was previously acquired by HDRS on July 18, 2013 from Enterprise Assets, LLC. The site was purchased for \$1,135,000 as indicated in the Special Warranty deed recorded in book 26196 pages 506-508. The current warranty deed and purchase and sale agreement have been provided as Attachment A.
<b>Size purchased</b>	The site is not part of a larger property

### B. Development History

<b>Previous FLUA Amendments</b>	On October 25, 2007 a Small Scale Amendment was adopted by Ordinance No. 2007-019 changing the future land use designation from Low Residential, 3 units per acre (LR-3) to Commercial Low Intensity, with an underlying Low Residential, 3 dwelling units per acre (CL/3). The ordinance included the following condition of approval: "To limit the subject parcel to a maximum of 50,000 sq. feet of non-retail uses only". A subsequent FLUA application was submitted in February of 2015 (SCA 2015-012) to amend the condition in order to allow 20,000 sq. feet of office and 19,530 sq. feet of general commercial. The application was administratively withdrawn on March 9, 2016.
<b>Zoning Approvals, Control Number</b>	The site was originally rezoned from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD), approved by the Palm Beach County (PBC) Board of County Commissioners (BCC) on November 19, 2007 via Resolution R-2007-1880 (Woolbright Office Center MUPD). The most recent amendment was approved on April 1, 2014, Resolution R-2014-0376, to correct inadvertent errors of the previous resolution

	(Planning Condition 1) and limit development of the site to 50,000 square feet (0.35 FAR) and non-retail uses only.
<b>Concurrency</b>	Previously approved for a 50,000 s.f. office/medical office. Development Order valid till 5-20-2020. No extension has been filed. Concurrency will be applied for through concurrent zoning application.
<b>Plat, Subdivision</b>	The site has been platted. The plat (Woolbright Office Center-MUPD) is recorded in plat book 113, pages 179-181.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

### A. Consistency

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

### B. Surrounding Land Uses

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Shopping Center Valencia Square MUPD (aka Shoppes at Wollbright) General Retail, Retail Grocery Store, Day Care, Financial Institutions (3), Medical Center Total:165,300 s.f.	Commercial Low with underlying Low Residential, 3 units per acre (CL/3)	Multiple Use Planned Development (MUPD) Control No. 1998-00078
<b>South &amp; West</b>	Single Family Residential, Valencia Isles PUD, 2.61 du/ac (Min. 100 wide, 2.524 acre preservation area directly adjacent to south and west)	Low Residential, 3 units per acre (LR-3)	Planned Unit Development (PUD) Control No. 1997-00074
<b>East</b>	Funeral Home & vacant, Woolbright & Jog MUPD 10,348 s.f./250 seat Funeral Home, 3,645 s.f. approved unbuilt restaurant	Commercial Low with underlying Low Residential, 3 units per acre (CL/3)	Multiple Use Planned Development (MUPD) Control No. 1999-00035
<b>Southeast</b>	Medical/Professional Office, Jog Medical Center 27,614 s.f.	Commercial Low-Office with underlying Low Residential, 3 units per acre (CL-O/3)	Commercial Low Office (CLO) Zoning District Control No. 2004-00200



# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Office: $\ln(T)=0.97\ln(X)+2.50$ Residential, Single Family: 10/DU	Medical Office: 34.8/1000 SF Assisted Living Facility: 2.6/Bed Proposed: Assisted Living Facility: 2.6/Bed
<b>Maximum Trip Generation</b>	491	Maximum Potential: 1,881 Proposed Potential: 166
<b>Net Daily Trips:</b>	1,390 (maximum minus current) -325 (proposed minus current)	
<b>Net PH Trips:</b>	149 AM, 185 PM (maximum) 12 AM, 17 PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None currently	No significantly impacted roadway links per transportation analysis
<b>Significantly impacted roadway segments for Test 2</b>	None currently	Woolbright Rd from Site to Jog Rd. Meets standard.
<b>Traffic Consultant</b>	Pinder Troutman Consulting, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 3 (Military Trail) and Route 73 (Boynton Beach Blvd.) are the nearest Palm Tran Routes that could service the property.	
<b>Nearest Palm Tran Stop</b>	The nearest bus stops are on Route 73 (Boynton Beach Blvd), approximately 1.2 miles from site, 0.2 miles west of S. Jog Blvd.	
<b>Nearest Tri Rail Connection</b>	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route is at the Boynton Beach/Military Trail stop along Route 73 which is 2.6 miles from the site. Nearest Tri Rail station is at Gateway Blvd and I-95.	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	The PBC WUD provided a letter (see Application Attachment I). This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation and for the proposed designation.	

<b>Nearest Water &amp; Wastewater Facility, type/size</b>	There is an 8" watermain located northeast of the subject property and an 8" watermain located west of the subject property within Woolbright Road right of way. There is an 8" gravity sewer manhole located south east of the subject property. The engineer will need to confirm if this is a suitable connection point. In addition, there is an 8" sanitary sewer forcemain located within Jog Road right of way.
<b>D. Drainage Information</b>	
The drainage statement in Application Attachment J states Stormwater runoff from the property is tributary to Lake Worth Drainage District L-26 Canal. Post development runoff will be collected on site by area drains and inlets and conveyed to an underground retention system/infiltration trench stormwater management system designed to meet the storm water attenuation and water quality requirements of Palm Beach County and the South Florida Water Management District.	
<b>E. Fire Rescue</b>	
<b>Nearest Station</b>	Palm Beach County Fire Rescue Station #41, located at 5105 Woolbright Road, provides service to the site.
<b>Distance to Site</b>	The above referenced fire-rescue station is 1.75 miles from the site.
<b>Response Time</b>	The average response time of the above referenced fire-rescue station is 7 minutes and 21 seconds..
<b>Effect on Resp. Time</b>	Changing the land use will have some impact on Fire Rescue per the Fire Rescue Letter provided as Application Attachment K.
<b>F. Environmental</b>	
<b>Significant habitats or species</b>	No listed animal, plant species, nor habitats of significant value are present on the property. Please see Application Attachment L for the environmental report prepared by Storm L. Richards & Associates.
<b>Flood Zone*</b>	Site is located completely outside of flood zones.
<b>Wellfield Zone*</b>	The site is located in Wellfield Protection Zones 3 and 4 per County Department of Environmental Resources Management Map LU 4.1. The map has been provided as Application Attachment M.
<i>* 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.</i>	
<b>G. Historic Resources</b>	
No historic or architecturally significant structures nor archeological resources are located on or within 500 feet of the property per the Historic Resource Evaluation Letter provided as Application Attachment N.	

## H. Parks and Recreation - Residential Only

Memory care facility will not affect parks

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

Memory care facility will not affect libraries

Library Name			
Address			
City, State, Zip			
Distance			
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
Periodicals	5 subscriptions per 1,000 persons		
Info Technology	\$1.00 per person		
Professional staff	1 FTE per 7,500 persons		
All other staff	3.35 FTE per professional librarian		
Library facilities	0.34 sf per person		

## J. Public Schools - Residential Only

Memory care facility will not affect schools

	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

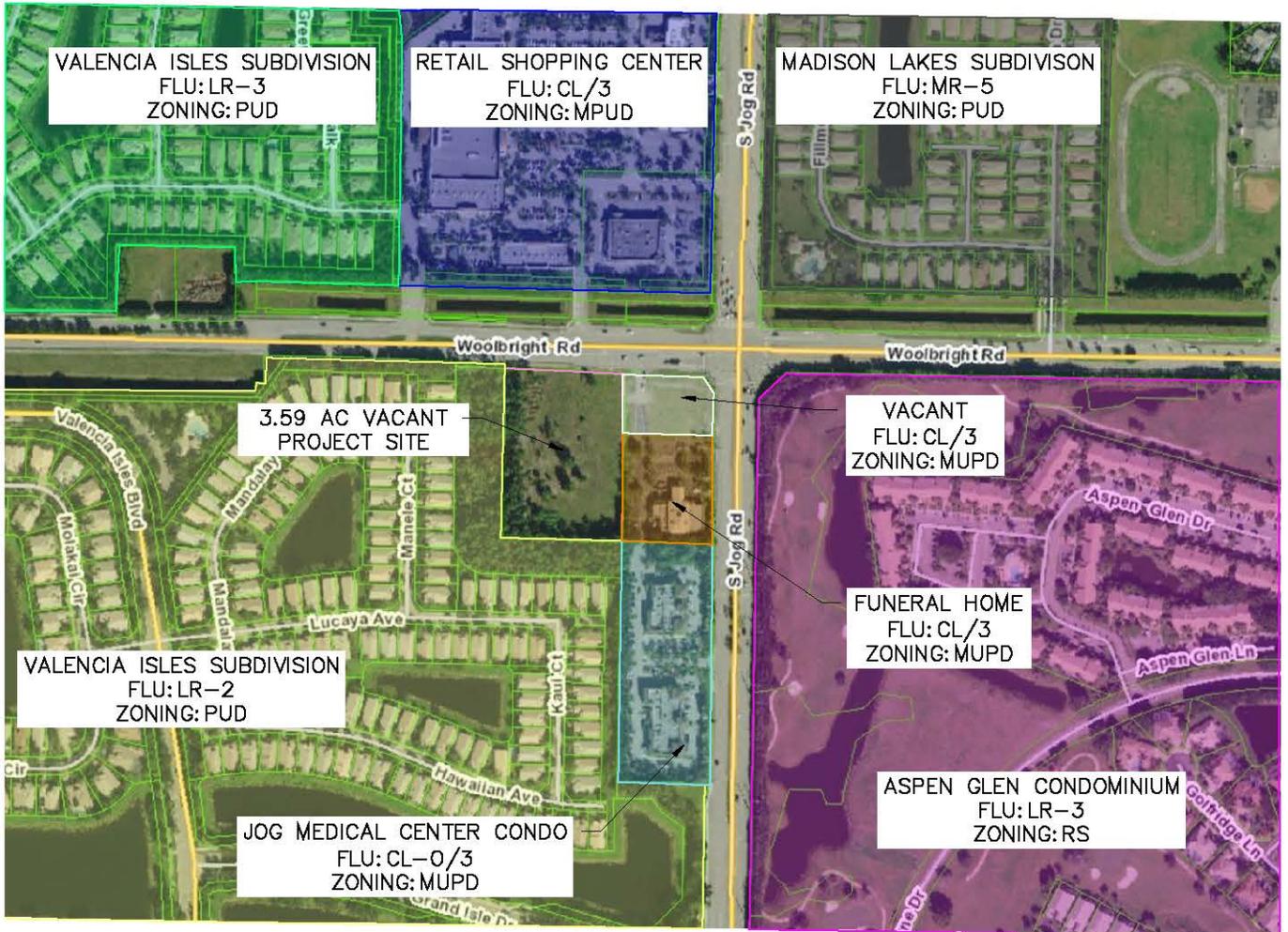
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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership 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**

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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**Burkett**  
engineering

CIVIL ENGINEERING  
CONSULTANTS

105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
(407) 246-1260 Fax (407) 246-0423  
www.burkettengineering.com

**BOYNTON BEACH  
ASSISTED LIVING FACILITY  
BUILT FEATURE INVENTORY & MAP**

**ATTACHMENT  
F**

DATE: 8/8/2019  
BEI JOB No.: 1624.31  
SCALE: 1"=1 MILE  
DRAWN BY: KG  
CHECKED BY: WEB

**Attachment G**  
**Consistency with the Comprehensive Plan & Florida Statutes**

Boynton Beach Assisted Living Facility  
Palm Beach County (PBC) Future land Use Atlas (FLUA) Amendment Submittal  
Initial Submittal August 7, 2019

**Request**

The 3.59-acre (Parcel Control Number [PCN] 00-42-45-34-29-001-0000) parcel is located on the south side of Woolbright Road just west of the Jog Road intersection. The subject property is currently vacant and adjacent to residential and commercial developments. The property was platted in the Woolbright Office Center MUPD Plat recorded in Palm Beach County plat book 113 on pages 179 and 181. The current future land use of the property is commercial low (CL/3) allowing three residential dwelling units per acre, and the Zoning Designation is Multiple Use Planned Development (MUPD).

A FLUA Amendment to change the underlying density from CL/3 to CL-O/8 is requested to allow buildout of a Type 3 Congregate Living Facility to accommodate a 64-bed, 43,400 square foot memory care facility. As part of this application, we request the deletion of the previous condition which limited the site to 50,000 sq. ft. of non-retail uses only. The applicant will accept a condition of approval to limit the property to a Congregate Living Facility (CLF). If developed residentially other than as a CLF, the density shall be limited to the Low Residential, 3 units per acre (LR3) future land use designation.

The accessory application to the PBC Zoning Division for a Development Order Amendment and Class A use will be submitted to meet the submittal schedule.

**History**

On October 25, 2017 a Small Scale Amendment was approved by Ordinance No. 2007-019 to change the future land use designation from Low Residential, 3 units per acre (LR-3) to Commercial Low Intensity, with an underlying Residential of 3 dwelling units per acre (CL/3). The Small Scale Amendment was approved with a condition of approval stating: To limit the subject parcel to a maximum of 50,000 sq. feet of non-retail uses only.

The MUPD was originally approved by the Palm Beach County (PBC) Board of County Commissioners (BCC) on November 19, 2007 via Resolution R-2007-1880. The most recent amendment was approved on April 1, 2014 to correct inadvertent errors of the previous resolution and limit the maximum non-retail commercial building area to 50,000 square feet (0.35 FAR).

## **Justification, Consistency, and Compatibility**

### **G.1 – Justification:**

The applicant is requesting to amend the Future Land Use Atlas designation of the subject property from CL/3 to CL-O/8. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the Palm Beach County Comprehensive Plan an 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.**

As previously stated, approvals were granted in 2007 to allow a 50,000 non-retail commercial building. The proposed CL-O/8 use will allow the congregate living facility to house 64 memory care residents where it would only be able to house 26 residents in the current CL/3 use.

**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;**

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

**New information or change in circumstances which affect the subject site;**

**Inappropriateness of the adopted FLU designation; or**

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

As previously stated, approvals were granted in 2007 to allow a 50,000 non-retail commercial building. The proposed CL-O/8 use will allow the 43,400 square foot, 64-bed congregate living facility.

**Future land use Element (FLUE) Policy 2.1-f:**

The following details the impact, if any, of the proposed FLUA per policy 2.1-f.

**The natural environment, including topography, soils, and other natural resources;**

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 unimpacted during the development of the property.

**The availability of facilities and services;**

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

Pinder Troutman Consulting, Inc which concluded that no roadway links will be significantly impacted by the proposed FLU designation.

Mass Transit: The nearest Palm Tran bus routes are Route 3 and Route 73 at the Boynton Beach/ Military Trail stop.

Potable Water and Wastewater: Please see the Level of Service letter from the Palm Beach County Water Utilities Department provided in Attachment I which confirms that the proposed FLUA can be accommodated by the existing utility facilities.

Drainage: Stormwater runoff from the property is tributary to Lake Worth Drainage District Canal L-26 and has legal positive outfall to the secondary drainage system along Woolbright Road. Stormwater attenuation and water quality are to be provided by onsite retention/detention system to meet Palm Beach County and South Florida Water Management District criteria.

Fire Rescue: The nearest Palm Beach County Fire Rescue Station is Station #41 located at 5105 Woolbright Road which is approximately 1.75 miles from the property.

**The adjacent and surrounding development;**

The property is adjacent to the commercial development within the Woolbright Jog MUPD to the east which currently consists of a 54,800 square foot funeral home and vacant land tract. The residential common area of the Valencia Isles PUD residential development is adjacent to the property to the west and south. To the north is the 147,000 square foot commercial retail development within the Shoppes of Madison MUPD across the Woolbright Road 152' ultimate right-of way.

**The future land use balance;**

Since the property has previously been approved to construct up to 50,000 square feet of non-retail commercial use, the Future Land Use balance will remain unchanged for the 43,4000 square foot, 64-bed congregate living facility.

**The prevention of urban sprawl as defined by 163.3164(51), F.S.;**

The request is not in conflict with the Florida Statute. The commercial use is already serviced by existing utility infrastructure and is not adjacent to any rural uses.

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

**Future land use Element (FLUE) Policy 2.4-b:**

The following details the necessity to amend the Future Land Use Atlas per FLUE Policy 2.4-b.

**Demonstrate a need for the amendment.**

A Future Land Use Amendment (FLUA) is required to allow the development of up to 50,000 non-retail commercial square feet, as allowed by Resolution R-2014-0376. The

proposed commercial use for the property will consist of a 64-bed congregate living facility (Type 3) with a total building area of 43,400 square feet, less the allowable maximum commercial building area.

**Demonstrate that the current FLUA designation is inappropriate.**

The current future land use of CL/3 is inappropriate as it imposes limitations to the residential density and does not allow the congregate living facility to fully utilize the allowable commercial building area as approved by Resolution R-2014-0376.

**Provide an explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase the density on the site.**

The Workforce housing and Affordable Housing Programs cannot be utilized for the proposed congregate living facility use to provide memory care facilities to the Boynton Beach community. The property has previously been vested for non-retail commercial space of up to 50,000 square feet and therefore the proposed congregate living facility will not increase the total commercial square footage previously approved for the property.

**G.3 – Compatibility:**

The proposed FLUA amendment is compatible with the surrounding and adjacent land uses. The proposed FLU designation to increase the density from CL/3 to CL-O/8 will create no change or impact to the adjacent commercial and residential uses along Woolbright Road. Lastly, the proposed building area will not exceed the allowed commercial building area as approved in Resolution R-2014-0376.

**G.4 – Comprehensive Plan:**

The proposed project is located within the West Boynton Area Community Plan identified in the Special Planning Area Map (LU 3.1). The West Boynton Area Community Plan report outlines its large population of elderly and retired residents and the concern of having enough hospital and ancillary facilities to service its aging population. The proposed project will help service the West Boynton area by providing its rising aging population with a congregate living facility to house those in need of daily living assistance.



**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**

Mack Bernard, Mayor  
Dave Kerner, Vice Mayor  
Hal R. Valeche  
Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

August 6, 2019

Burkett Engineering  
105 E. Robinson Street, Suite 501  
Orlando, Florida 32801

RE: Boynton Beach Assisted Living Facility/ 3.59 Acre Woolbright  
Office Center MUPD  
PCN 00-42-45-34-29-001-0000  
Service Availability Letter

Dear Mr. Magee,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required at the current FLUA designation and for the proposed designation of CL/HR8.

There is an 8" watermain located northeast of the subject property and an 8" watermain located west of the subject property within Woolbright Road right of way. There is an 8" gravity sewer manhole located south east of the subject property. The engineer will need to confirm if this is a suitable connection point. In addition, there is an 8" sanitary sewer forcemain located within Jog Road right of way.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

Jackie Michels, P.E,  
Plan Review Manager

**Attachment J****Drainage Statement**

Certus - Boynton Beach Assisted Living Facility  
Palm Beach County (PBC) Future Land Use Atlas (FLUA) Amendment Submittal  
BEI Job No. 1624.31

**Site Data**

The proposed Assisted Living Facility will be located on a 3.59+/- acre parcel (Parcel Control Number 00-42-45-34-29-001-0000) on the south side of Woolbright Road just west of Jog Road. The subject property is currently vacant and adjacent to residential and commercial developments. The property was platted in the Woolbright Office Center MUPD Plat recorded in Palm Beach County plat book 113 on pages 179 and 181. The current Future Land Use of the property is commercial low (CL/3) allowing three residential dwelling units per acre, and the Zoning Designation is Multiple Use Planned Development (MUPD).

The MUPD was originally approved by the Palm Beach County Board of County Commissioners on November 19, 2007 via Resolution R-2007-1880. The most recent amendment was approved on April 1, 2014 to correct inadvertent errors of the previous resolution and limit the maximum non-retail commercial building area to 50,000 square feet (0.35 FAR).

A FLUA Amendment to change the underlying density from CL/3 to CL/HR8 is requested to allow buildout of a Type 3 Congregate Living Facility to accommodate a 64-bed, 43,400+/- square foot assisted living facility.

**Site Drainage**

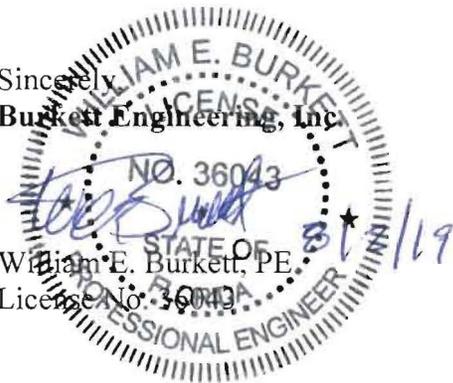
Stormwater runoff from the property is tributary to Lake Worth Drainage District L-26 Canal. Post development runoff will be collected on site by area drains and inlets and conveyed to an underground retention system/infiltration trench stormwater management system designed to meet the stormwater attenuation and water quality requirements of Palm Beach County and the South Florida Water Management District. Post development stormwater discharge will connect to the existing storm structure located within the Woolbright Road Right-of Way fronting the site. Drainage design will address the following:

1. A rainfall event of 3-day duration and 25 year return frequency shall be used in computing off-site discharge rates.
2. Roads and parking lots will be designed to prevent flooding during a 5 year, 24 hour storm event.

3. The finished floor elevation of the building will be at or above the 100 year, 3 day storm event peak stage.
4. Allowable stormwater discharge will to be in accordance with South Florida Water Management District design criteria.
5. Stormwater quality design shall be in accordance with South Florida Water Management District design criteria.

Sincerely,  
Burkett Engineering, Inc.

William E. Burkett, PE  
License No. 36043





## Attachment K Fire Rescue Letter

### Fire Rescue

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



### Palm Beach County Board of County Commissioners

Mack Bernard, Mayor  
Dave Kerner, Vice Mayor  
Hal R. Valeche  
Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

### County Administrator

Verdenia C. Baker

July 17, 2019

Joshua M. Campbell, EI  
Burkett Engineering  
105 E Robinson Street  
Suite 501  
Orlando, FL 32801

Re: Boynton Beach Assisted Living Facility

Dear Joshua Campbell:

Per your request for response time information to the subject property located at the intersection of Woolbright Rd. and Jog Rd. This property is served currently by Palm Beach County Fire-Rescue station #41, which is located at 5105 Woolbright Road. The subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. For fiscal year 2018, the average response time (call received to on scene) for this stations zone is 7:21.

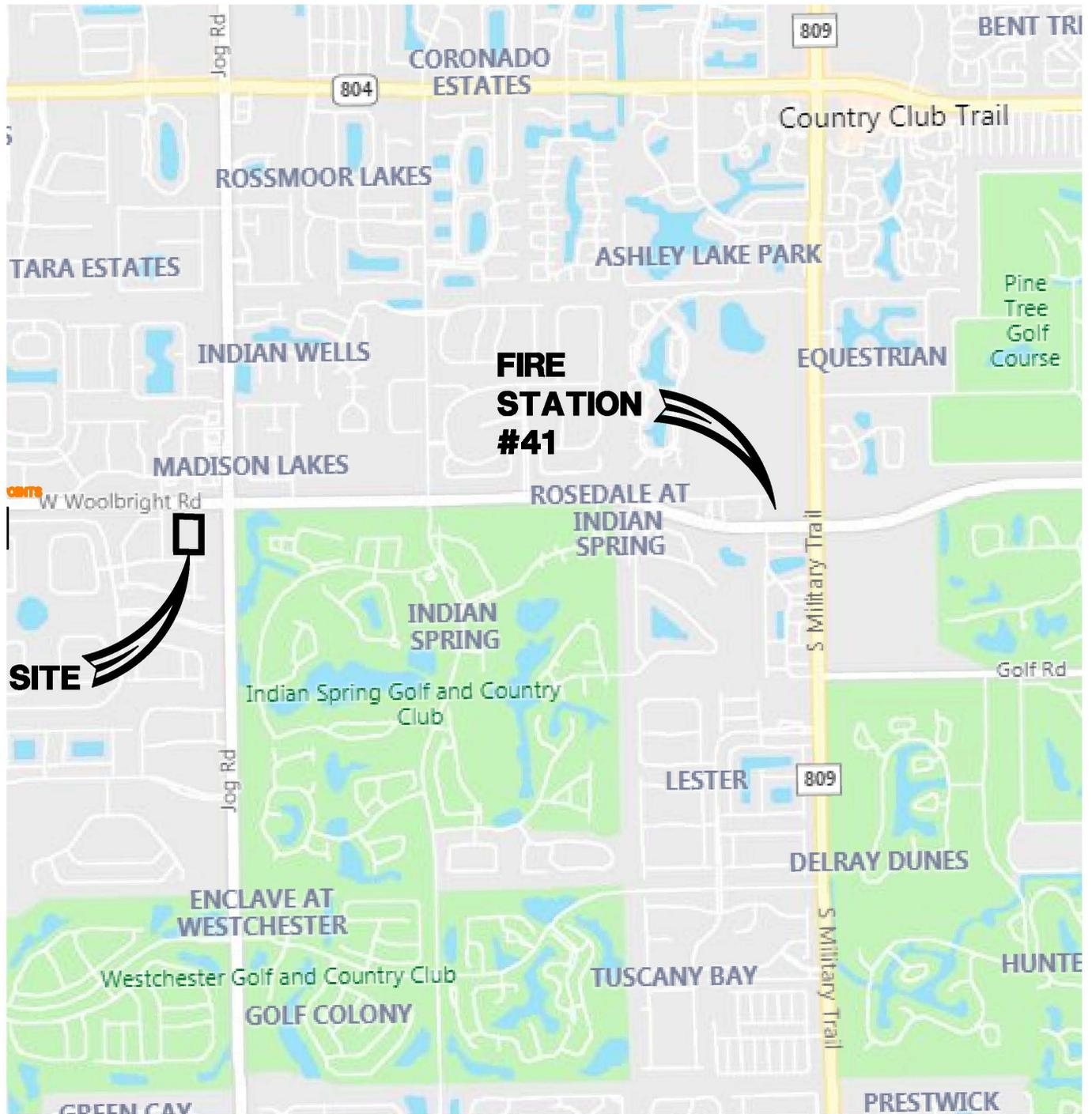
Changing the land use of this property will have some impact on Fire Rescue.

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

Sincerely,

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

Cheryl Allan, Planner  
Palm Beach County Fire-Rescue



**Burkett**  
engineering

CIVIL ENGINEERING  
CONSULTANTS

105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
(407) 246-1260 Fax (407) 246-0423  
www.burkettengineering.com

**BOYNTON BEACH  
ASSISTED LIVING FACILITY  
FIRE RESCUE LOCATION**

**EXHIBIT K**

DATE: 7/31/19  
BEI JOB No.: 1624.32  
SCALE: 1"=2000'  
DRAWN BY: KG  
CHECKED BY: WEB

## **Attachment L**

### **Natural Feature Inventory & Map**

Certus - Boynton Beach Assisted Living Facility  
Palm Beach County (PBC) Future land Use Atlas (FLUA) Amendment Submittal  
BEI Job No. 1624.31

#### **Site Data**

The proposed Assisted Living Facility will be located on a 3.59+/- acre parcel (Parcel Control Number 00-42-45-34-29-001-0000) on the south side of Woolbright Road just west of Jog Road. The subject property is currently vacant and adjacent to residential and commercial developments as seen on the provided aerial exhibit (Exhibit 1).

#### **Tree Inventory**

The majority of the trees located on the site are located along the west and south property lines. Exact locations and descriptions of the trees can be seen on Attachment P of this FLUA application. Below is a list of the different species of trees documented from the tree survey.

#### **Common Name**

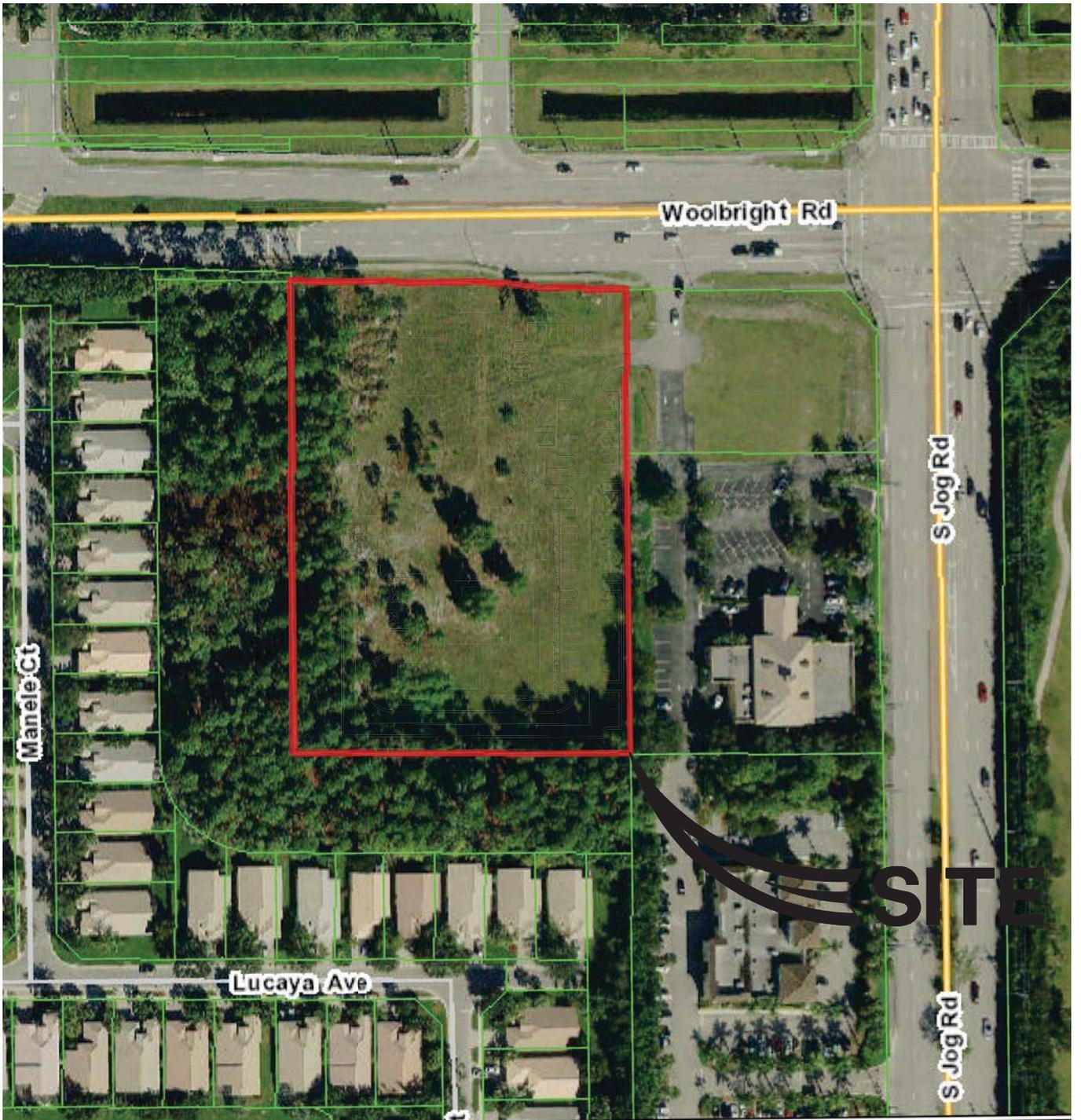
Pine  
Melaleuca  
Mal  
Oak  
Maple

#### **Soils**

According to the Soil Survey of Palm Beach County published by the US Department of Agriculture Natural Resources Conservation Service, the only soil in the project area is Myakka fine sand. Myakka fine sand is a poorly drained sandy soil that has a very high runoff class. Please see Exhibit 2 for the aerial and soil survey map of the project.

Sincerely,  
**Burkett Engineering, Inc.**

William E. Burkett, PE



SECTION 34  
 TOWNSHIP 45  
 RANGE 42



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 CONSULTANTS

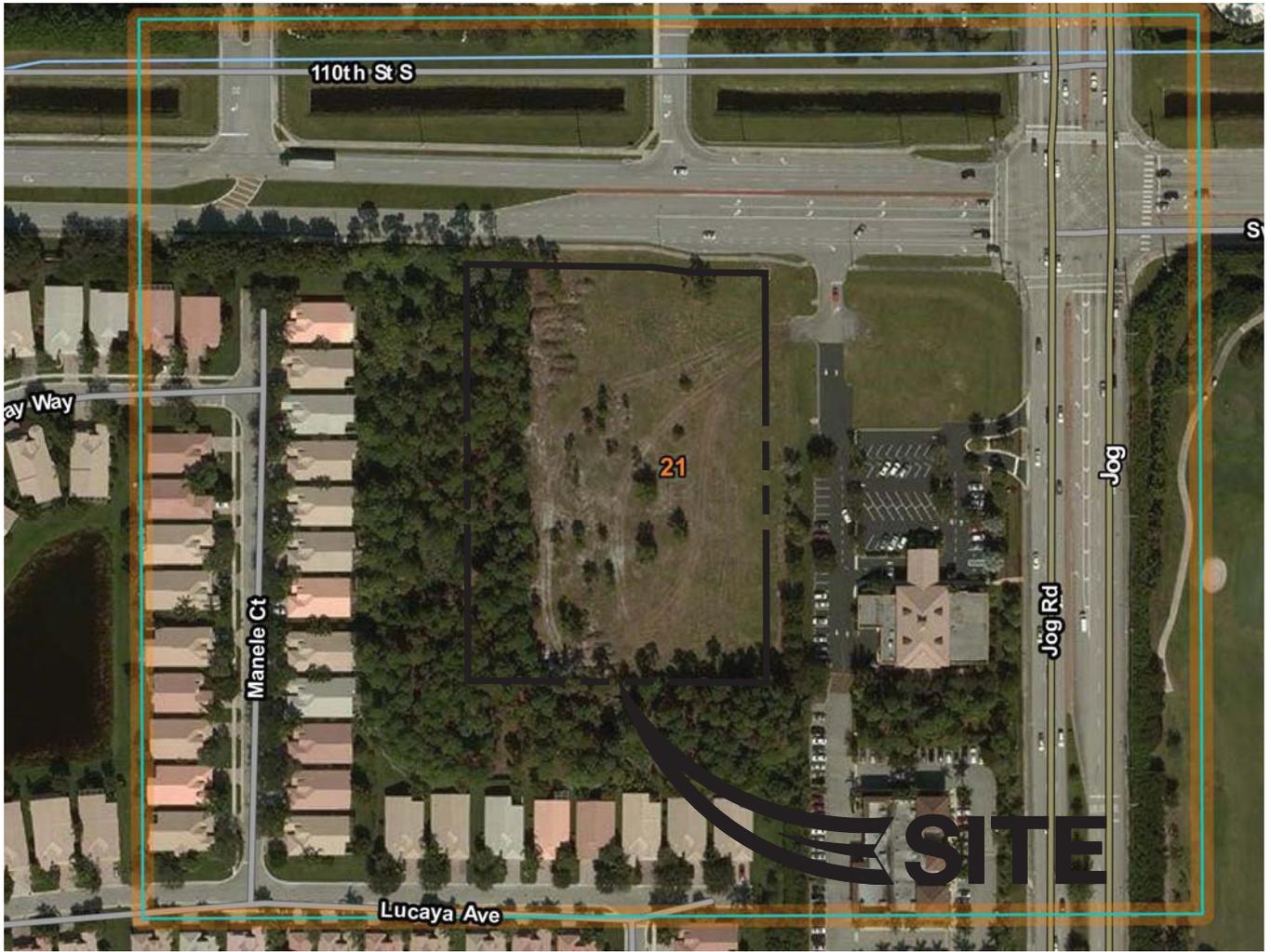
**BOYNTON BEACH ASSISTED LIVING FACILITY  
 AERIAL MAP**

**EXHIBIT 1**

105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
 (407) 246-1260 Fax (407) 246-0423  
 www.burkettengineering.com

**PALM BEACH COUNTY PROPERTY APPRAISER**

DATE 08/21/18  
 BEI JOB No. 1624.30  
 SCALE: 1"=150'



SOILS INFORMATION		
SOIL NO.	SOIL DESCRIPTION	SOIL TYPE
21	MYAKKA FINE SAND, 0 TO 2 PERCENT SLOPES	A/D

SECTION 34  
 TOWNSHIP 45  
 RANGE 42



**Burkett**  
 engineering

CIVIL ENGINEERING CONSULTANTS **BOYNTON BEACH ASSISTED LIVING FACILITY**  
**SOILS MAP**

**NRCS SOIL SURVEY OF PALM BEACH COUNTY**

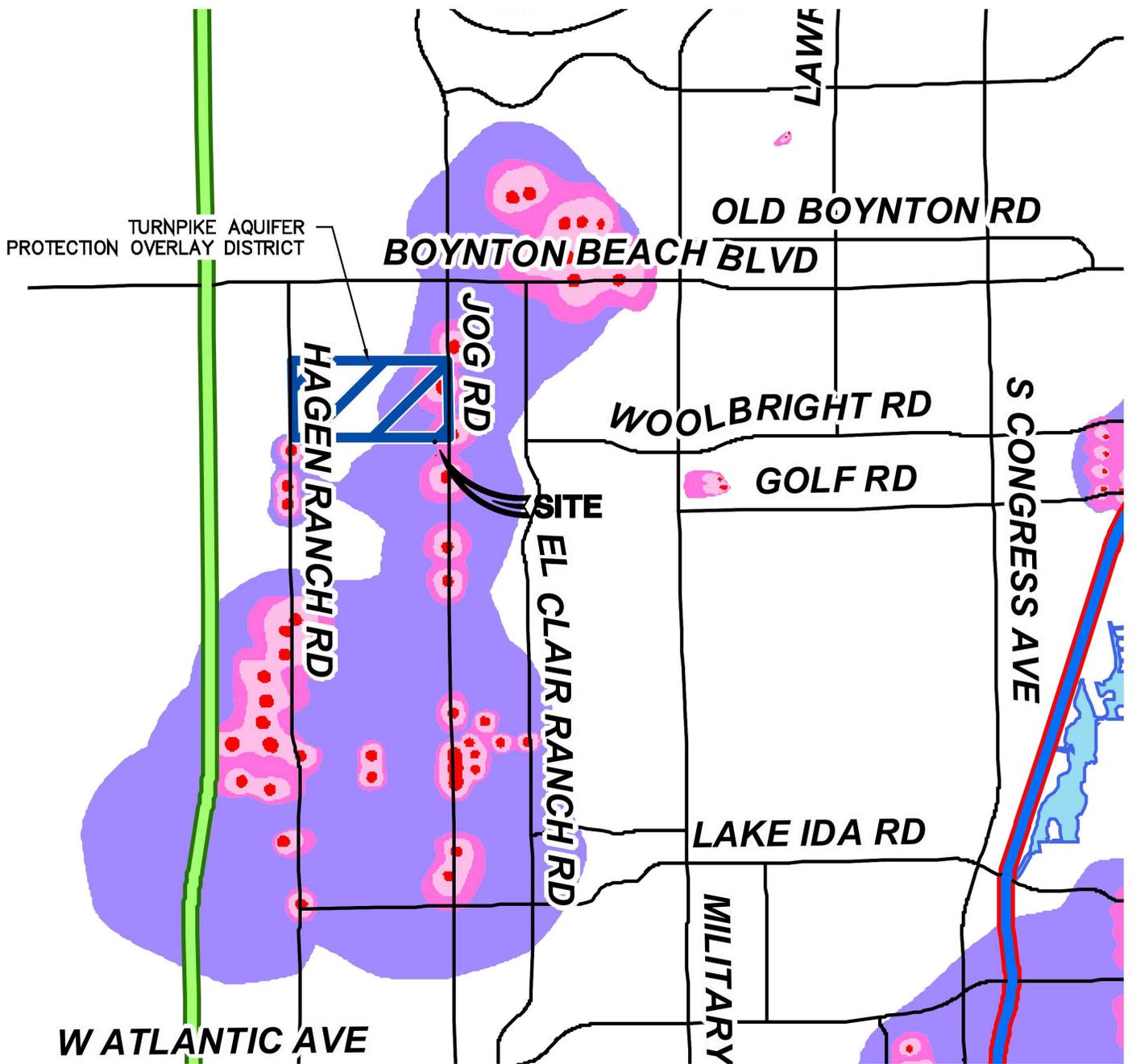
**EXHIBIT 2**

DATE 08/21/18

BEL JOB No. 1624.30

SCALE: 1"=200'

105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
 (407) 246-1260 Fax (407) 246-0423  
 www.burkettengineering.com



NOTE: THE SITE IS LOCATED IN WELLFIELD PROTECTION ZONES 3 AND 4 PER COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT MAP LU 4.1.

ZONE 3:  
AREA BETWEEN THE 210-DAY AND 500-DAY TRAVEL TIME.

ZONE 4:  
AREA WITHIN THE 1-FOOT DRAWDOWN.



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**BOYNTON BEACH  
ASSISTED LIVING FACILITY  
WELLFIELD ZONE**

**ATTACHMENT  
M**

DATE: 7/31/2019  
BEI JOB No.: 1624.31  
SCALE: 1"=1 MILE  
DRAWN BY: KG  
CHECKED BY: WEB



**Department of Planning,  
Zoning & Building**

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

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



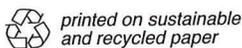
**Palm Beach County  
Board of County  
Commissioners**

Mack Bernard, Mayor  
Dave Kerner, Vice Mayor  
Hal R. Valeche  
Gregg K. Weiss  
Robert S. Weinroth  
Mary Lou Berger  
Melissa McKinlay

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



July 15, 2019

Joshua M. Campbell, EI  
Burkett Engineering  
105 E. Robinson Street, Suite 501  
Orlando, Florida 32801

**RE: Historical and Archaeological Resource Review for the following project named Boynton Beach Assisted Living Facility, under PCN: 00-42-45-34-29-001-0000.**

Dear Mr. Campbell,

This correspondence is in reply 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 Statue 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

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

Sincerely,

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

cc: Patricia Behn, Planning Director, PBC Planning Division  
Bryan Davis, Principal Planner, PBC Planning Division