



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS, APRIL 24, 2025

A. Application Summary

I. General

Application Name: The Cagigas Organization, DOA-2024-01246

Control Name: Midland Commons (2005-00346)

Applicant: Cagigas Organization, Inc.

Owner: Cagigas Organization, Inc.

Agent: Civil Design Engineering, LLC - Alejandro Bosch

Project Manager: Jerome Small, Senior Site Planner

Title/Request: **Title:** a Development Order Amendment **Request:** 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

Acres: 5.62 acres

Location: West side of Military Trail, approximately 1,000 feet north of Lantana Road

Parcel Control: 00-42-44-36-38-001-0000

Future Land Use: Commercial Low Office, with an underlying MR-5 (CL-O/5) and Commercial Low with Cross-Hatching (CLX)

Zoning District: Multiple Use Planned Development District (MUPD)

Tier: Urban/Suburban

Utility Service: Palm Beach County Utility Department (PBCWUD)

Overlay/Study: N/A

Neighborhood Plan: N/A

CCRT Area: N/A

Comm. District: 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: At the March 6, 2024 ZC Hearing, this item was on the Consent Agenda. There was no public comment or discussion on this item. Commissioner Vinikoor make a motion to approve the items on the Consent Agenda and was seconded by Commissioner Kammerer. The motion carried by a vote of 8-0-0.

BCC HEARING: *Scheduled April 24, 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

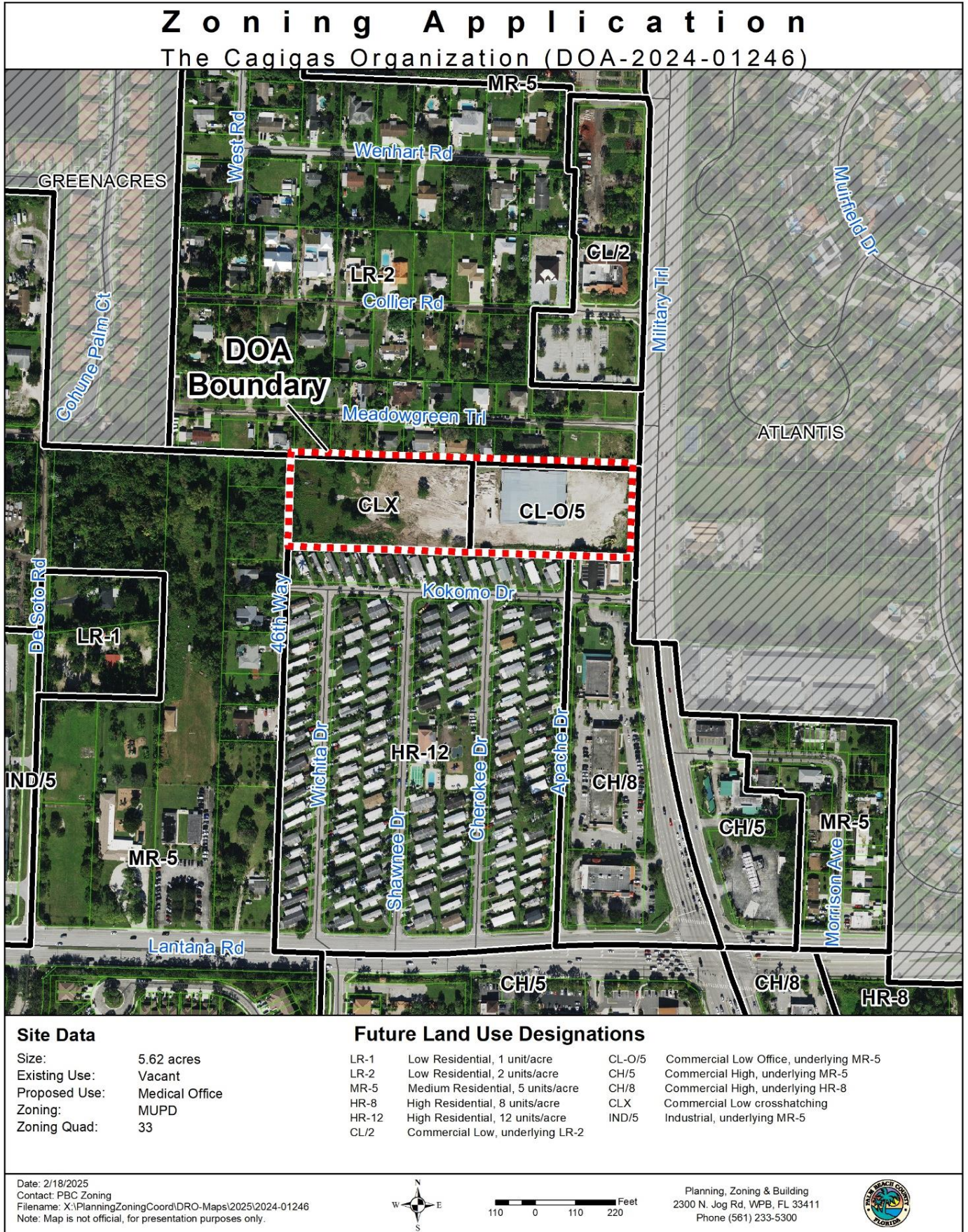


Exhibit A - Zoning Map

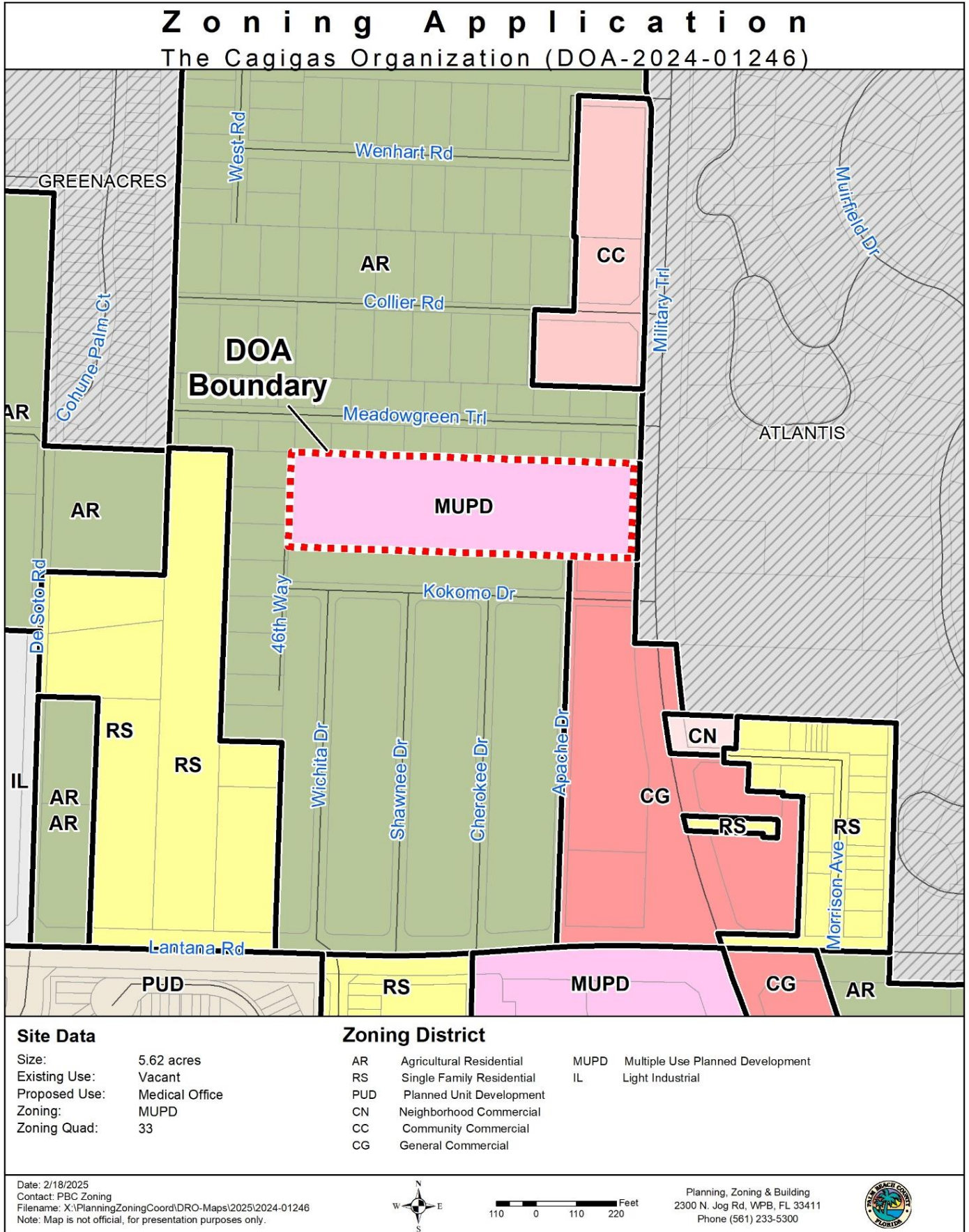


Exhibit B - Standards Analysis & Findings

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. During the review of the project, Zoning Staff found that an Landscape Interior Condition 3, was included in the Staff Report and was part of the documentation presented to the BCC at the February 23, 2006 BCC hearing. There was no discussion to remove the condition or remove it on the

Amendments to the Agenda. This condition was inadvertently left out of the Resolution R-2006-0286. Staff have included it within Exhibit C as Landscape Interior #9

○ *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 through 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.

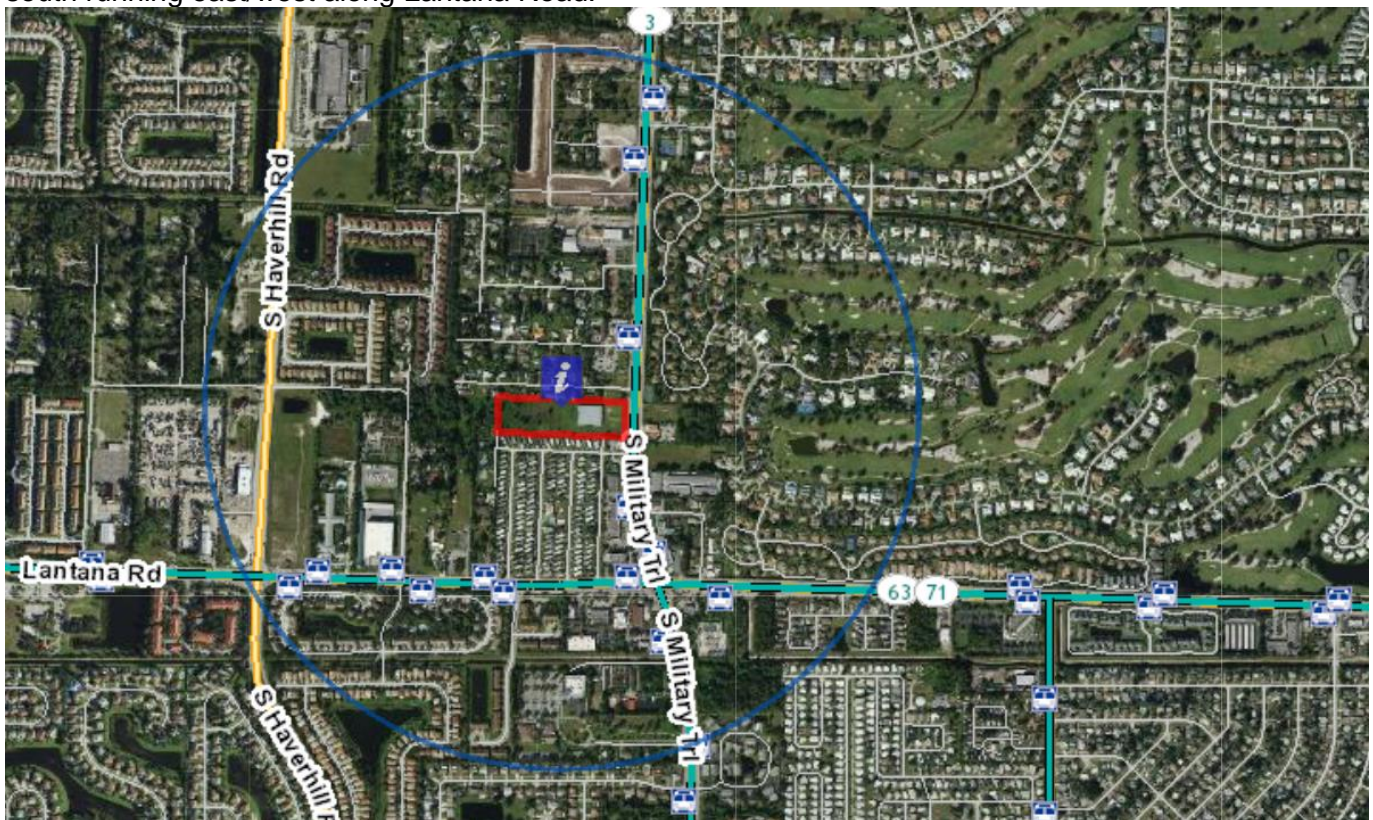
ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

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:

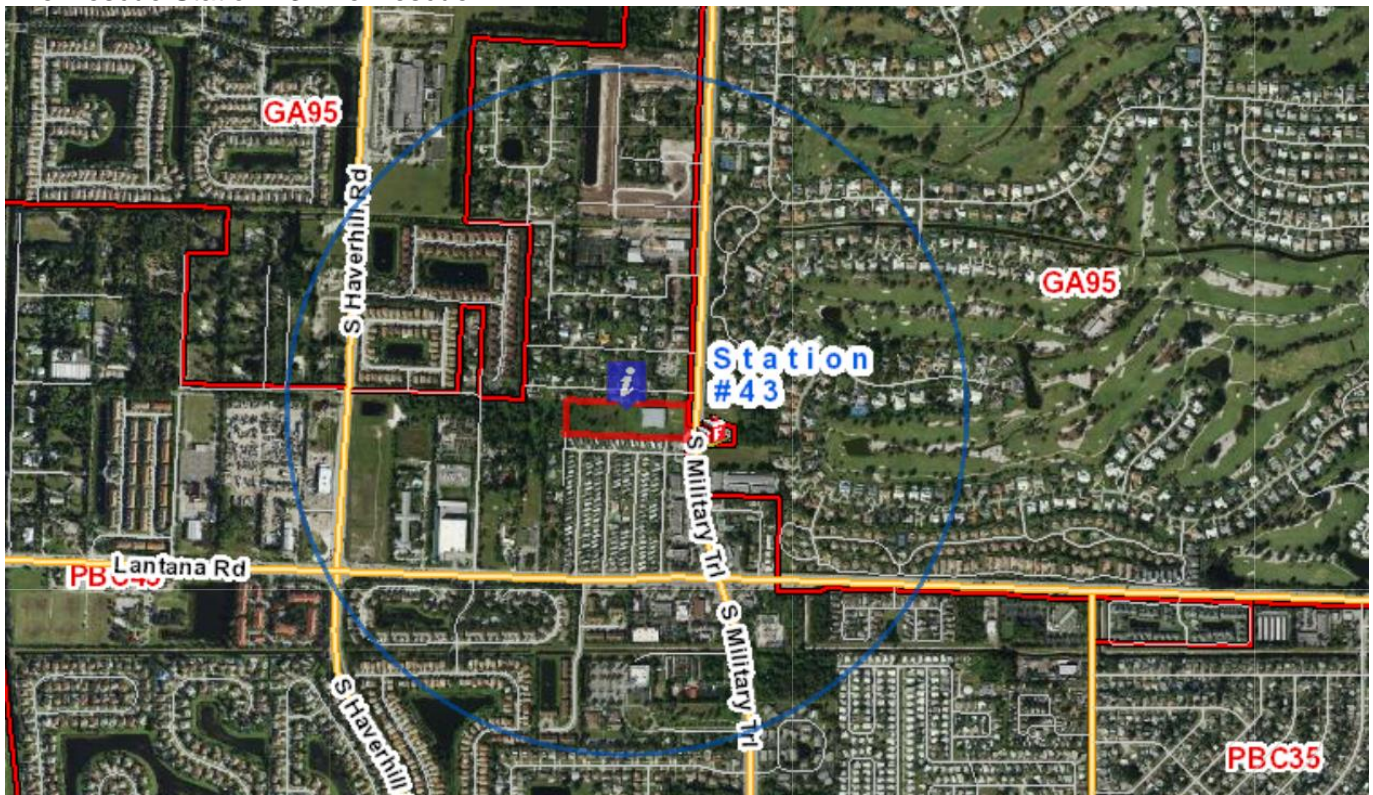
The Florida Department of Health review staff were provided the application for review and had no comments during the review.

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.

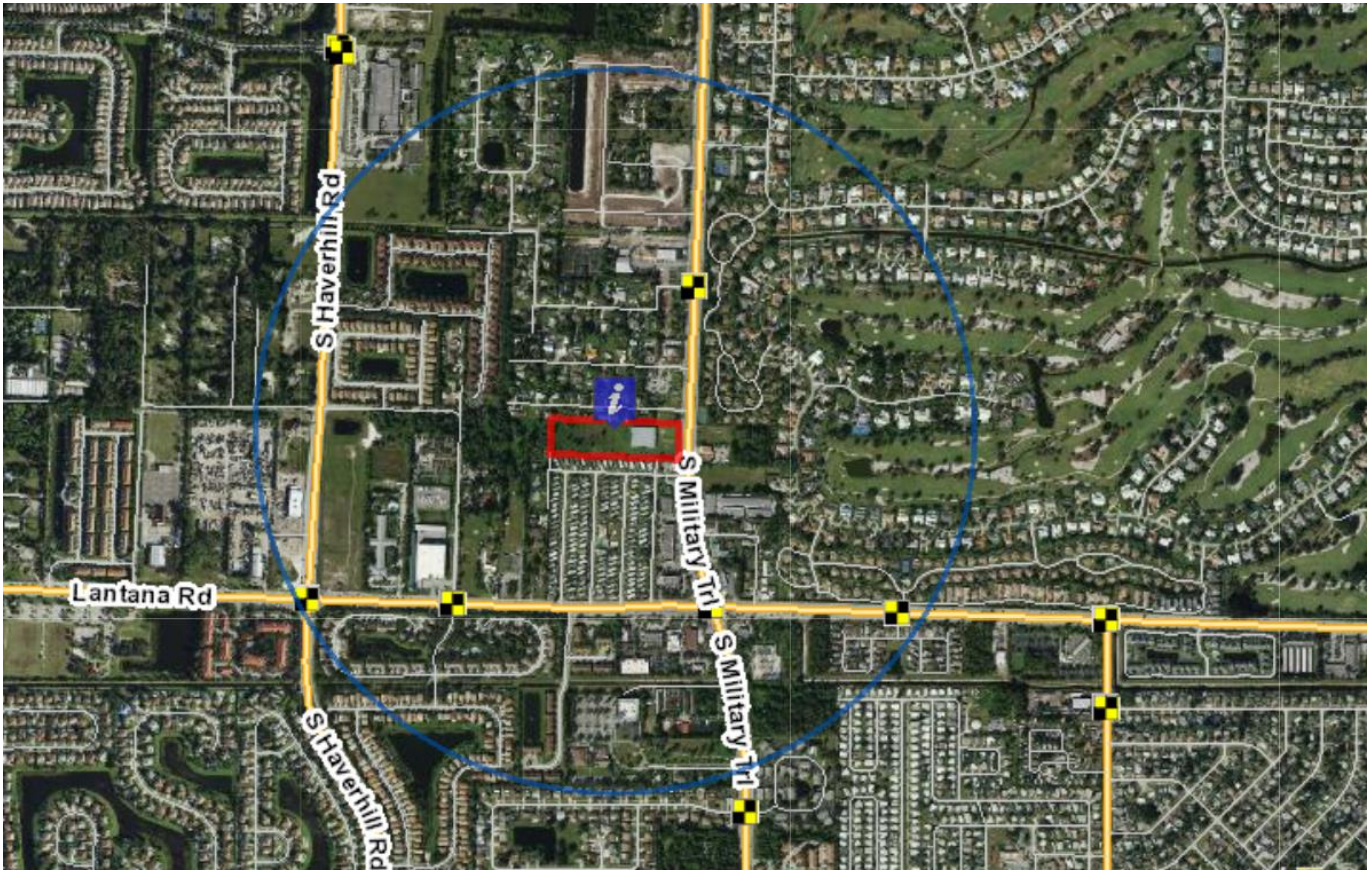
FIRE RESCUE:

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

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

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.

Is hereby amended to read:

At time of final approval by the Development Review Officer (DRO) approval, the architectural elevations 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)

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

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)

Is hereby deleted. [Note: The proposed development is one story, the second story is removed]

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. (BLDGPM: 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. (BLDGPM: 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. (BLDGPM: 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. (BLDGPM: MONITORING - Engineering) (BLDGPM: 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. (BLDGPM: 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- 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. (BLDGPMT: 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. (BLDGPMT: 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. (BLDGPMT: ZONING - Zoning) (Previous ZONING - LANDSCAPING STANDARDS Condition 3 of Resolution R-2006-286, Control No.2005-00346)

4. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDGPMT: ZONING - Zoning) (Previous ZONING - LANDSCAPING STANDARDS Condition 4 of Resolution R-2006-286, Control No.2005-00346)

5. 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. (BLDGPMT: ZONING - Zoning) (Previous ZONING - LANDSCAPING STANDARDS Condition 5 of Resolution R-2006-286, Control No.2005-00346)

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

6. 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 ALONG THE NORTH, SOUTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL) Condition 1 of Resolution R-2006-286, Control No.2005-00346)

ZONING - LANDSCAPING INTERIOR

7. 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 INTERIOR Condition 1 of Resolution R-2006-286, Control No.2005-00346)

8. 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 INTERIOR Condition 2 of Resolution R-2006-286, Control No.2005-00346)

9. 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 INTERIOR Condition 3 as presented at the February 23, 2006 BCC Hearing)

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. (BLDG/PMT: 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	Title: Official Zoning Map Amendment to a Planned Development District. Request: 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

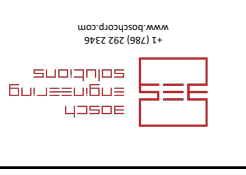
Exhibit E-2 - Preliminary Regulating Plan

no.	description	date

BES PROJ. No.: JMC
 DATE: DECEMBER/2022
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:

**PRELIMINARY
 REGULATING PLAN/TREE
 DISPOSITION**

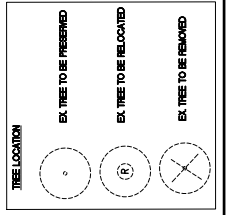
**CAGIGAS MEDICAL
 CENTER**
 PALM BEACH COUNTY, FL



Zoning Stamp / Amendments

APPLICATION NUMBER: DOA-2004-0084
 PROJECT NUMBER: 2004-0084
 PROJECT NUMBER: 2004-0084
 FIRST SUBMISSION DATE: 02/11/2024

PROJECT MANAGER: HADDAD



Sunshine 811.com

Always call 811 two full business days before you dig to have underground utilities located and marked.

TREE DISPOSITION TABLE

ITEM #	ITEM DESCRIPTION	ITEM MITIGATION	ZONING REPLEASMENT CREDIT PER TABLE 7.7.2.5	TREE CREDIT REPLEASMENT	NOTES
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100					

SITE DATA

APPLICATION NUMBER	DOA-2004-0084
CONTROL NUMBER	2004-0084
PROJECT NUMBER	0084-00
RESOLUTION NUMBER	R-2004-0088
NAME OF THE PROJECT	CAGIGAS MEDICAL CENTER

S.C.2 VEGETATION CALCULATION

REQUIREMENTS	QTY.
A TOTAL EXISTING VEGETATION ON SITE	62
B TOTAL EXISTING VEGETATION TO BE PRESERVED AND REMAIN IN THEIR ORIGINAL LOCATION	38
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 7.0.2.6	0
F TOTAL PROPOSED VEGETATION REQUIRED BY ART. 7 (BUFFER, INTERIOR ETC)	88
G TOTAL PROPOSED VEGETATION TO BE PRESERVED/RELOCATED/MITIGATED AND ART. 7.0.1.0(1E)(F)	88

NOTES:

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

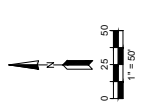
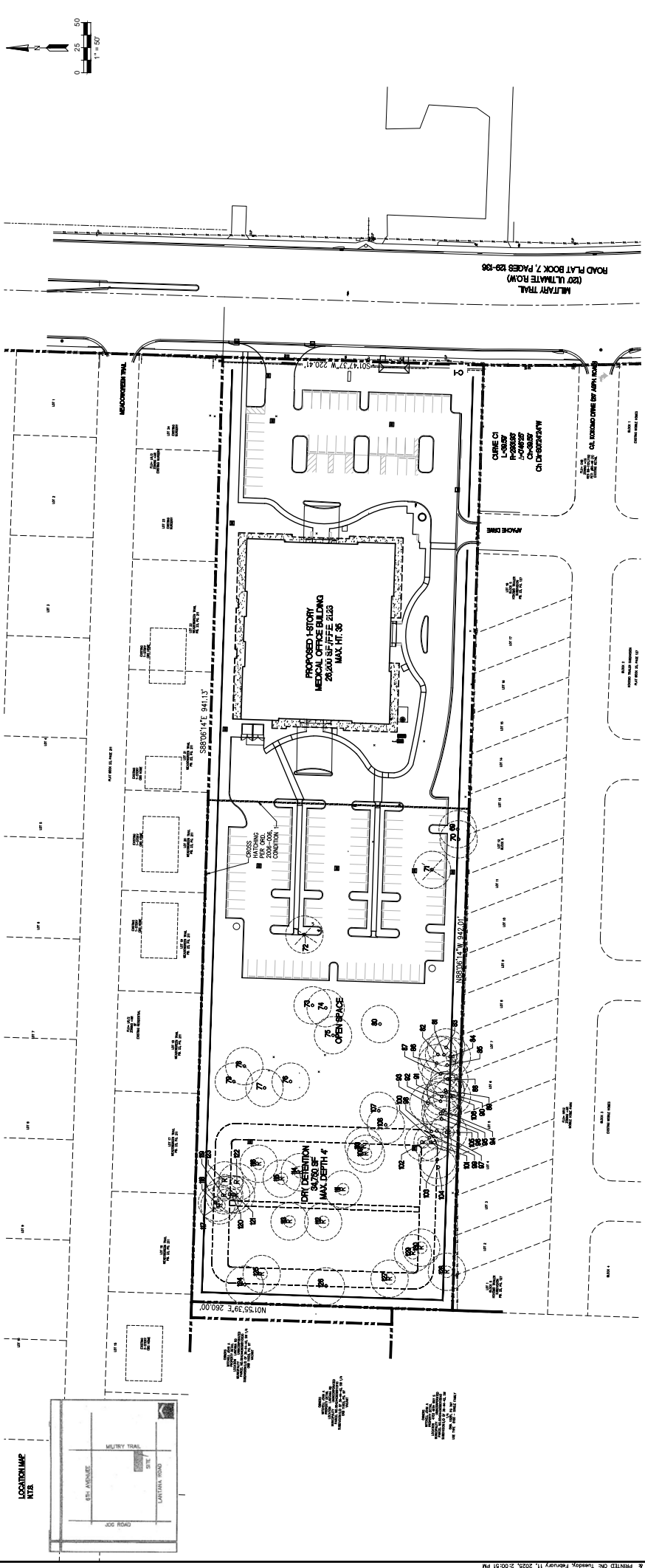


Exhibit E-3 - Previously Approved Site Plan



Midland Commons
 Landscape Architecture & Site Planning
 2207 Palm Beach Lakes Blvd., Suite 101
 Palm Beach, FL 33480
 Tel: (561) 884-4141 | Fax: (561) 884-6142
 Email: info@midlandcommons.com
 License No.: LC20000222

Midland Commons

Palm Beach County, Florida

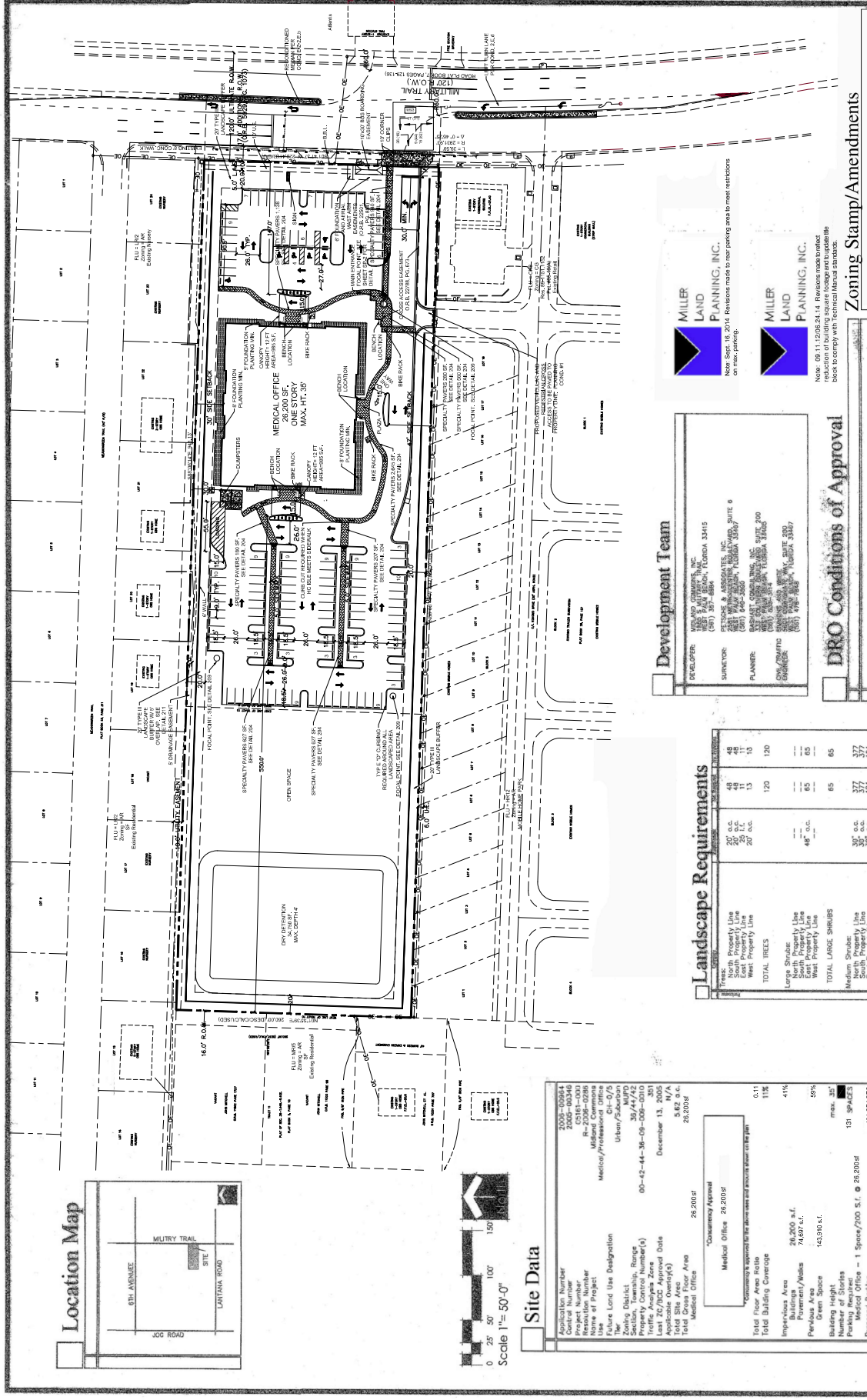
Scale: 1" = 50'-0"
 Date: 05/12/2014
 Checked By: Jea
 File No.: 402.01
 Job No.: 05-12

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1	05/12/2014	FINAL SUBMISSION
2	05/12/2014	REVISED PER COMMENTS
3	05/12/2014	REVISED PER COMMENTS
4	05/12/2014	REVISED PER COMMENTS
5	05/12/2014	REVISED PER COMMENTS
6	05/12/2014	REVISED PER COMMENTS
7	05/12/2014	REVISED PER COMMENTS
8	05/12/2014	REVISED PER COMMENTS
9	05/12/2014	REVISED PER COMMENTS
10	05/12/2014	REVISED PER COMMENTS
11	05/12/2014	REVISED PER COMMENTS
12	05/12/2014	REVISED PER COMMENTS
13	05/12/2014	REVISED PER COMMENTS
14	05/12/2014	REVISED PER COMMENTS
15	05/12/2014	REVISED PER COMMENTS
16	05/12/2014	REVISED PER COMMENTS
17	05/12/2014	REVISED PER COMMENTS
18	05/12/2014	REVISED PER COMMENTS
19	05/12/2014	REVISED PER COMMENTS
20	05/12/2014	REVISED PER COMMENTS

Final Site Plan

FSP



APPLICATION #:
 DRP-2006-00964
 PROJECT #:
 ZAR 2014-1211 7/18/14 SM
 PETITION #:
 ZAR 2014-1646 9/18/14 SM
 EXHIBIT #:
 ZAR 2023-1111 7/3/2024 TH

DATE APPROVED:
 3/14/2007
 SUPERCEDED EXH #:
 5
 PROJECT MANAGER:
 C. Rechenmacher

Miller Land Planning, Inc.

Miller Land Planning, Inc.
 11775 S.W. 11th St., Suite 100
 Miami, FL 33186
 Tel: (305) 444-1177
 Fax: (305) 444-1178
 Email: info@mlp.com

Development Team

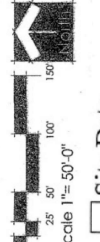
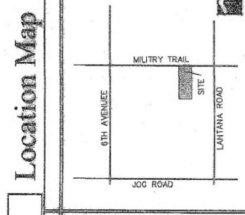
DEVELOPER: MIDLAND COMMONS, INC.
 SUPERVISOR: MIDLAND COMMONS, INC.
 PLANNER: MILLER LAND PLANNING, INC.
 CIVIL/MECHANICAL ENGINEER: MILLER LAND PLANNING, INC.

Landscape Requirements

Category	Requirement	Area	Notes
Trees	South Property Line	48	
	West Property Line	48	
	East Property Line	48	
Large Shrubs	South Property Line	13	
	West Property Line	13	
	East Property Line	13	
Medium Shrubs	South Property Line	104	
	West Property Line	104	
	East Property Line	104	
Small Shrubs	South Property Line	471	
	West Property Line	471	
	East Property Line	471	
TOTAL TREES		120	
TOTAL LARGE SHRUBS		85	
TOTAL MEDIUM SHRUBS		992	
TOTAL SMALL SHRUBS		1,322	
TOTAL TREES		120	
TOTAL SHRUBS		2,998	

Development Regulations

Regulation	Requirement	Area	Notes
Impervious Area	41%		
Parking Required	131 SPACES		
Landscaping Required	131 SPACES		
Lighting Required	131 SPACES		
Security Required	131 SPACES		
Signage Required	131 SPACES		
Other Requirements			



Consistency Approval

Medical Office 28,200sf

Total Floor Area: 28,200sf

Total Building Coverage: 11%

Impervious Area: 41%

Permeable Area: 59%

Green Space: 14,590 s.f.

Parking Required: 131 SPACES

Landscaping Required: 131 SPACES

Lighting Required: 131 SPACES

Security Required: 131 SPACES

Signage Required: 131 SPACES

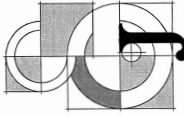
MIDLAND COMMONS FINAL SITE PLAN (1 of 2)

DATE APPROVED: 3/14/2007

DATE APPROVED: 3/14/2007

DATE APPROVED: 3/14/2007

Exhibit E-4 - Previously Approved Regulating Plan



Jon E. Schmidt and Associates
 Landscape Architecture & Site Planning
 3500 West Palm Beach Blvd., Suite 101
 West Palm Beach, Florida 33409
 Tel: (561) 884-1414 • Fax: (561) 884-1412
 Email: jon@jesa.com
 License No. LC26600202

Midland Commons

Palm Beach County, Florida

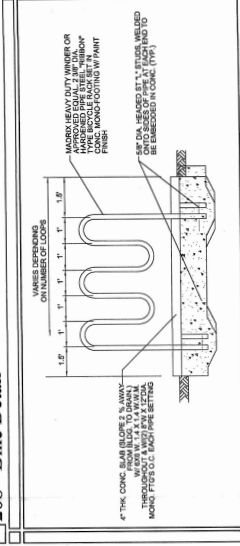
Date: 4/15/05
 Scale: N.I.S.
 Design By: JES
 Drawn By: JES
 Checked By: 402.01
 Job No. 05-12

REVISIONS / SUBMISSIONS
 08/17/04 - DRC Comments
 08/28/04 - DRC Comments
 11/20/04 - Revised Detail
 01/15/07 - Final Comments
 3/06/07 - Site Plan Revisions

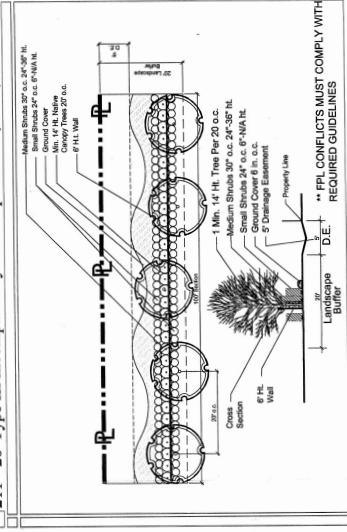
Regulating
 Plan

SP-2 of 2

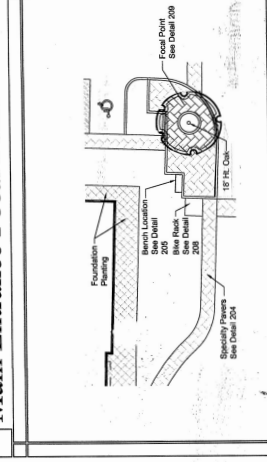
208 - Bike Detail



211 - 20' Type III Incompatibility Landscape Buffer (North)

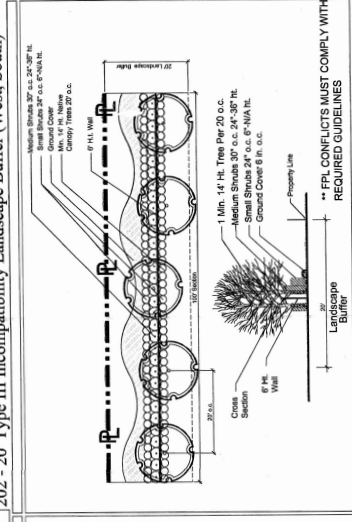


Main Entrance Focal Point

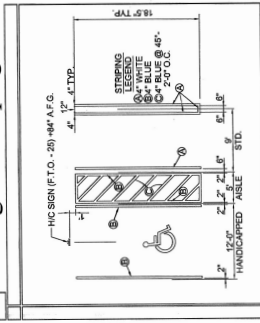


PERMISSION NO. 05-346
 DATE SUBMITTED 3/14/07
 EXHIBIT NO. 1 (2 of 2)
 FINAL PLAN
 APPROVED AT 3/14/07 DRC
Colleen

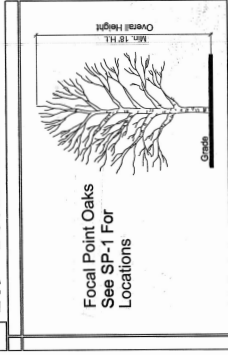
202 - 20' Type III Incompatibility Landscape Buffer (West, South)



Parking and Striping

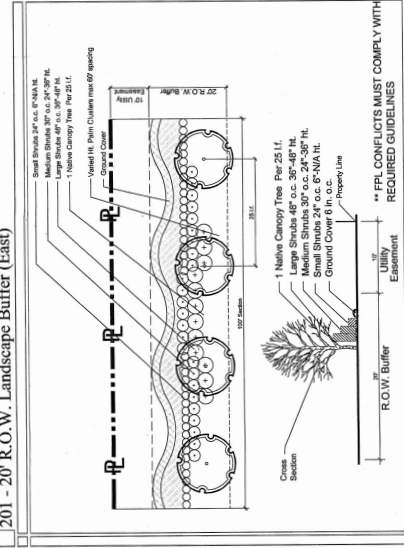


209 - Focal Point

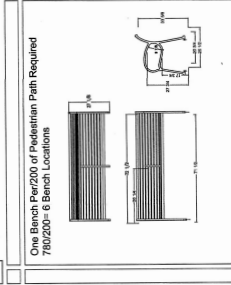


AA 07-1280
 ADMINISTRATIVE APPROVAL
 DATE 12/17/09
 REVISOR: (focal point) →
 REVISOR: oak, main
 entrance focal point
 SWELL.

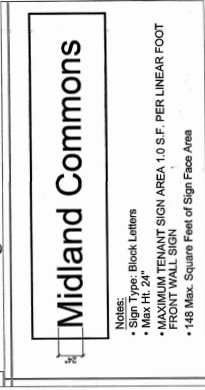
201 - 20' R.O.W. Landscape Buffer (East)



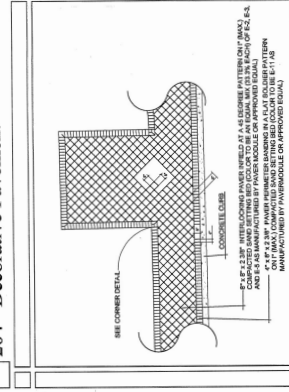
205 - Bench Detail



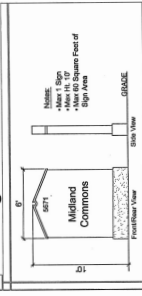
207 - Wall Sign



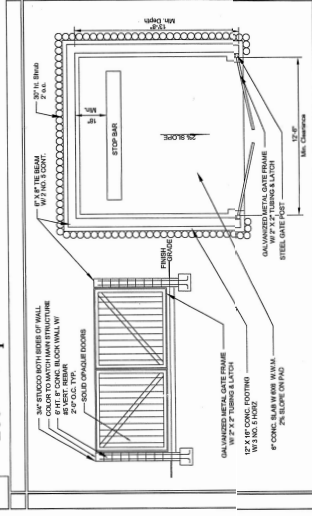
204 - Decorative Pavement



203 - Sign Detail



206 - Dumpster Detail



210 Parking Lot Lighting

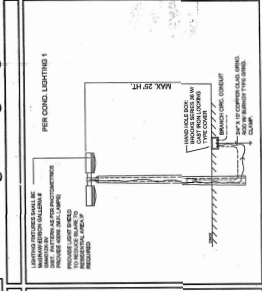


Exhibit E-5 - Disclosure

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 [x] 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 Florida 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

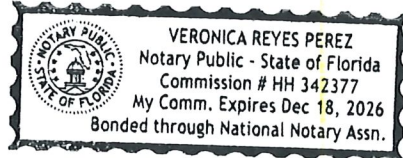


EXHIBIT "A"

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 E-6 - Drainage Statement

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.

- l) 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:

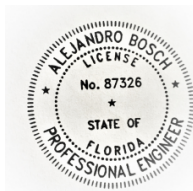
Desing Storm	Rainfall
10 yr-3 days	10 in
25 yr-3 days	12 in
100 yr-3 days	15 in

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 161st 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



**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:

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

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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