

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

*Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.*

### A. Amendment Data

<b>Round</b>	23-A2	<b>Intake Date</b>	August 10, 2022
<b>Application Name</b>	Cagigas Medical Center	<b>Control No.</b>	1999-30103
<b>Acres</b>	2.11	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-44-12-00-000-1020; a Legal Description is included in Attachment A		
<b>Location</b>	East side of Military Trail, 0.26 miles south of Summit Blvd.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	No Tier change is requested.	
<b>Use</b>	One-story commercial building containing 2,506 sq. ft.	Medical Center consisting of 18,000 sq. ft. of medical office and 2,710 sq. ft. of retail	
<b>Zoning</b>	General Commercial – CG (0.86 acres) and Multiple-Family Residential – RM (1.25 acres)	UI – Urban Infill	
<b>Future Land Use Designation</b>	Commercial High/High Residential 8 – CH/8 (0.86 acres) and Medium Residential 5 Units Per Acre – MR-5 (1.25 acres).	UI – Urban Infill	
<b>Underlying Future Land Use Designation</b>	High Residential 8 Units per Acre – HR-8 on the 0.86 acre portion	None	
<b>Conditions</b>	No prior Ordinance with Conditions of Approval have been approved	<i>No conditions of approval are proposed.</i>	
<b>Density Bonus</b>	None	None	
<b>Total Number of Units</b>	None	None	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/Intensity:</b>	Commercial High - CH – 0.85 FAR, MR5 Medium Residential 5 - 5 unit per acre	UI – Urban Infill No Max FAR

<b>Maximum Dwelling Units<sup>1</sup></b> (residential)	Multi Family, 7 unit 5 du/acre x 1.25 ac. = 7 unit	Not Applicable
<b>Maximum Beds (for CLF proposals)</b>	Not Applicable	Not Applicable
<b>Population Estimate</b>	7 max du x 2.39 = 17	Not Applicable

<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.85 FAR x 0.86 ac. = 31,842 sq. ft. of medical office or retail	Proposed site plan = 18,000 sq. ft. of medical office and 2,710 sq. ft. of retail,
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	None	None
<b>Max Trip Generator</b>	<p>Multi Family LR code 220. Daily: 7.32 trips/du AM: 0.46 trips/du PM : 0.56 trips/du</p> <p>Medical Office Code 720 Daily: 34.8 trips/1,000 SF AM: 2.78 trips/1,000 SF PM: 3.48 trips/1,000 SF</p> <p>Retail Code 820 Daily: Ln(T)=0.68Ln(X)+5.57 AM: 0.94 trips/1,000 SF PM: Ln(T)=0.74Ln(X)+2.89</p>	<p>Medical Office Code 720 Daily: 34.8 trips/1,000 SF AM: 2.78 trips/1,000 SF PM: 3.48 trips/1,000 SF</p> <p>Retail Code 820 Daily: Ln(T)=0.68Ln(X)+5.57 AM: 0.94 trips/1,000 SF PM: Ln(T)=0.74Ln(X)+2.89</p>
<b>Maximum Trip Generation</b>	Daily: 1404 AM: 83 PM: 118	Daily: 667 AM: 46 PM: 64
<b>Net Daily Trips:</b>	<u>-737</u> (maximum minus current) <u>N/A</u> (proposed minus current)	
<b>Net PH Trips:</b>	-37 AM, -54 PM (maximum) <u>N/A</u> AM, <u>N/A</u> PM (proposed)	

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

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

<b>Name</b>	Kevin McGinley
<b>Company Name</b>	Land Research Management, Inc.
<b>Address</b>	2240 Palm Beach Lakes Blvd., Suite 103
<b>City, State, Zip</b>	West Palm Beach, FL 33409
<b>Phone / Fax Number</b>	(561) 686-2481/NA
<b>Email Address</b>	lrmi@bellsouth.net

### B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

<b>Name</b>	Alex Cagigas (Mariela Cruz, Registered Agent)
<b>Company Name</b>	Cagigas Family Holding Company, LLC
<b>Address</b>	1060 Grand Bahama Lane
<b>City, State, Zip</b>	West Palm Beach, Florida 33404
<b>Phone / Fax Number</b>	(561) 436-9597/NA
<b>Email Address</b>	alexcagigas@gmail.com
<b>Interest</b>	Property Owner. Property Owner has provided Attachments C & E.

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	1248 S. Military Trail. One-story commercial building (LA Turf and Paver) containing 2,506 sq. ft. with outdoor storage in the rear. An inventory of all built features on the subject site is provided in Attachment F. Aerials are provided in Attachments A and F.
<b>PCN</b>	00-42-44-12-00-000-1020. A Legal Description, including acres is provided in Attachment A. A survey (dated within 18 months of the intake date) with acres is provided in Attachment P. Acreage and Legal Description are the same throughout the application.
<b>Street Address</b>	1248 S Military Trail, West Palm Beach 33406
<b>Frontage</b>	The site has approximately 150-feet of frontage on the east side of South Military Trail and an approximate depth of 614 feet.
<b>Legal Access</b>	Current and proposed legal access to the site is from South Military Trail.
<b>Contiguous under same ownership</b>	There are no adjacent properties under the same ownership.
<b>Acquisition details</b>	The site was purchased from M&M-FL Enterprises on December 9, 2019 for \$1,065,000. Evidence of the sale (price and Warranty Deed) are included in Attachment A.
<b>Size purchased</b>	The site was not part of a larger property acquired from the previous owner, as witnessed by the legal description on the Warranty Deed (Attachment A) versus that of the survey (Attachment P)

### B. Development History

<b>Control Number</b>	1999-30103
<b>Previous FLUA Amendments</b>	The Commercial High/High Residential 8 units per acre - CH/8 - portion of the site was the subject of a Commercial Categories Amendment (Ref: Ordinance 2001-087) to change the Future Land Use (FLU) from Commercial/High Residential 8 units per acre - C/8 - to Commercial High/High Residential 8 units per acre - CH/8.
<b>Concurrency</b>	The 2,506 sq. ft. structure was built in 1957, prior to concurrency requirements. A concurrency determination will be made at the time of site plan approval.
<b>Plat, Subdivision</b>	The site was platted (Attachment P) in 1924 as part of the Palm Beach Plantations Plat (ORB 10 Page 20).
<b>Zoning Approvals &amp; Requests</b>	DRO, resolutions, and variances have not been approved on the property.

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## Part 4. Consistency

### A. Consistency – Responses are provided in Attachment G as G.1 through G.5.

<p><b>Justification</b> Refer to Attachment G.1.</p>	<p><i>Provide a justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification <u>list all of the following headings with responses in order to be found sufficient for processing.</u> To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</i></p> <p>1) <i>The proposed use is suitable and appropriate for the subject site; <b>and</b></i></p> <p>2) <i>There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</i></p> <p>a. <i>Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</i></p> <p>b. <i>Changes in the access or characteristics of the general area and associated impacts on the subject site;</i></p> <p>c. <i>New information or change in circumstances which affect the subject site;</i></p> <p>d. <i>Inappropriateness of the adopted FLU designation; or</i></p> <p>e. <i>Whether the adopted FLU designation was assigned in error.</i></p> <p><b>Note:</b> <i>The amendment does not include a text change.</i></p>
<p><b>Residential Density Increases</b> Refer to Attachment G.2.</p>	<p><i>Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:</i></p> <p>1) <i>Demonstrate a need for the amendment.</i></p> <p>2) <i>Demonstrate that the current FLUA designation is inappropriate.</i></p> <p>3) <i>Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.</i></p>
<p><b>Compatibility</b> Refer to Attachment G.3.</p>	<p><i>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</i></p>
<p><b>Comprehensive Plan</b> Refer to Attachment G.4.</p>	<p><b>Optional:</b> <i>The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</i></p>
<p><b>Florida Statutes</b> Refer to Attachment G.5.</p>	<p><b>Optional:</b> <i>The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</i></p>

### B. Surrounding Land Uses. Indicate the following for each surrounding property. **Uses.** Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).

- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

<b>Adjacent Lands (1)</b>	<b>Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North 1: 1230 and 1240 S military Trail</b>	7,600 sq. ft. office building on 0.55 acres (Fantacy Video and Lingere and Metro by T Mobile). Subdivision: Palm Estates (ORB 10 Page 20)	Urban Infill	Urban Infill
<b>North 2: 4448 Palm Avenue</b>	958 sq. ft. office building and open storage on 0.53 acres Subdivision: Palm Estates (ORB 10 Page 20)	Urban Infill	Urban Infill
<b>North 3: 4422, 4408, and 4396 Palm Avenue</b>	Three single-family residences on 0.53 acre lots. Subdivision: Palm Estates (ORB 10 Page 20)	Medium Residential – 5 units per acre	Multifamily Residential
<b>North 4: 4390 and 4378 Brentwood</b>	Two single-family residences on 0.18 and 0.22 acre lots. Subdivision: Palm Estates (ORB 10 Page 20) :	Medium Residential – 5 units per acre	Multifamily Residential
<b>South: 1294 S Military Trail</b>	7,765 sq. ft. Autozone auto parts store on 2.58 acres. No subdivision. Petition 2020-0125	Urban Infill	Urban Infill
<b>East: 4401 Pine Street</b>	One single-family residence on a 0.20 acre lot. Melaleuca Estates Unrecorded.	Medium Residential – 5 units per acre	Multifamily Residential
<b>West: Military Trail followed by 4533 Kelmar Drive</b>	Outdoor storage of vehicles and equipment on 0.73 acres. Subdivision: Kelmar Center. Petition 2005-00600	Urban Infill	Urban Infill

(1) For details, refer to Attachment F:

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## Part 5. Public Facilities Information

<b>A. Traffic Information</b>		
The application includes a written letter in Attachment H from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter states that the traffic generation for the amendment meets Policy 3.5-d at the square footage/use proposed to be assigned as a voluntary condition of approval.		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	ITE Use Name & the trip generation rate: Residential Multi-Family LR – 7.32 trips/unit; and Medical Office – 34.8 trips/1,000 sq. ft. or General Commercial Greater Than 10,000 sq. ft. - 86.7 trips per 1,000 sq. ft.	ITE Use Name & the trip generation rate: Medical Office – 34.8 trips/1,000 sq. ft. and General Commercial Less Than 10,000 sq. ft. – 125.61 trips per 1,000 sq. ft.
<b>Maximum Trip Generation</b>	Trip generation for the maximum potential = 1,404 trips per day (total less pass-by)	Trip generation for the proposed potential = 649 trips per day (total less pas-by).
<b>Net Daily Trips:</b>	<u>Reduction of 755 trips</u> (maximum minus current) <u>Reduction of 755 trips</u> (proposed minus current)	
<b>Net PH Trips:</b>	46 AM, 62 PM (maximum) 46 AM, 62 PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Pinder Troutman Consulting, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	The nearest Palm Tran Route(s) that services the property is Route 3.	
<b>Nearest Palm Tran Stop</b>	The locations of the nearest bus stops within a tenth of a mile from the site are: Bus Stop1216 (Route 3N) – 1080 S Military Trail (east side of Military Trail 0.06 mile north of the property); and Bus Stop 1049 (Route 3S) – 1209 S Military Trail (west side of Military Trail 0.04 mile north of the property).	
<b>Nearest Tri Rail Connection</b>	The nearest connection to the Tri-County Commuter Rail Feeder Bus Route Route 3N to Okeechobee Boulevard and then Route 33 to the Mangonia Park Tri-County Commuter Rail station..	

**C. Potable Water & Wastewater Information**

A Potable Water & Wastewater Level of Service (LOS) comment letter is included as Attachment I. The letter states the provider of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

<b>Potable Water &amp; Wastewater Providers</b>	The Provider Letter is included in Attachment I. The Provider Letter states that water and sewer service is available from Palm Beach County Water Utilities Department (PBCWUD) subject to a capacity reservation agreement with PBCWUD.
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	Per the Provider Letter in Attachment I, the nearest point of connection to potable water and sanitary sewer is a 12” water main and an 8” sewer forcemain located on Military Trail adjacent to the property.

**D. Drainage Information**

A summary of the Drainage Statement is provided here.

1. A sealed Drainage Statement is provided in Attachment J. Offsite drainage will be directed to the FDOT drainage system along Military Trail.
2. The site is located within the South Florida Water Management District, C-51 Basin. The onsite drainage system will be designed to meet the C-51 Basin requirements.
3. Offsite discharge will be accomplished through an approved discharge control structure which will direct runoff to the FDOT drainage system .located within the Military Trail right-of-way.
4. The drainage system will provide for a maximum discharge of 35 CSM for a 10 year 3-day storm event which exceeds the level of protection for a commercial parking lot per Policy 1.1-a, Table 1 of the Stormwater Management Sub-Element in the Comprehensive Plan. The regulatory requirements of Palm Beach County, NPDES and SFWMD, including C-51 East Basin compensating storage requirements will be incorporated in the system..

**E. Fire Rescue:** A letter from the Fire-Rescue Department is included as Attachment K.

<b>Nearest Station</b>	Per the Fire Rescue Letter, Station No.. 33, located at 830 Kirk Road provides service to the site.
<b>Distance to Site</b>	Per the Fire Rescue Letter, the distance, from the above Fire-Rescue Station No.33 to the site is 1.25 miles.
<b>Response Time</b>	Per the Fire Rescue Letter, the average response time from Fire-Rescue Station No. 33 is 6 minutes and 51 seconds...
<b>Effect on Resp. Time</b>	Per the Fire Rescue Letter, changing of the FLUM of subject property will have minimum impact on Fire-Rescue Station No. 33 .



<b>F. Environmental</b>				
<b>Significant habitats or species</b>	The property has previously been cleared (Ref: Aerial Photo in Attachment L) for the existing structure and rear equipment and materials storage area with the exception of several Sabal Palms (NOTE: Tree species conclusion by Keri Smith of Palm Beach County ERM). A survey indicating the locations and size (DBH) of the palms is presented in Attachment L. Trees along the southern property line are located on the adjacent property. Further, according to ERM representatives, a pre-application meeting to discuss potential tree removal is required prior to submitting an associated zoning application. A specific tree inventory and associated clearing permit will be required at that time.			
<b>Flood Zone*</b>	The site is located within Flood Zone X; an area of low-to-moderate flood risk, as determined by the Federal Emergency Management Agency (FEMA).			
<b>Wellfield Zone*</b>	The site is not located in a wellfield protection zone as illustrated on the map provided in 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>				
The following summarizes the Historic Resources Evaluation letter which is provided as Application Attachment N.				
<ol style="list-style-type: none"> <li>1. No historic or architecturally significant resources are located on or within 500 feet of the property.</li> <li>2. No known archaeological sites or resources are located on or within 500 feet of the property.</li> </ol>				
<b>H. Parks and Recreation – Not Applicable Residential Only (Including CLF)</b>				
<i>Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis Multiply the population change by the LOS.</i>				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	NA	0.00339	NA	NA
Beach	NA	0.00035	NA	NA
District	NA	0.00138	NA	NA
<b>I. Libraries - Residential Only (Including CLF)</b>				
<i>Indicate the name and location of the closest County Library. Information is available from the PBC Library System at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.</i>				
<b>Library Name</b>	NA			
<b>Address</b>	NA			

<b>City, State, Zip</b>	NA		
<b>Distance</b>	<i>Indicate the distance from the site to the nearest library. NA</i>		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person	NA	NA
<b>All staff</b>	0.6 FTE per 1,000 persons	NA	NA
<b>Library facilities</b>	0.6 square feet per person	NA	NA
<b>J. Public Schools - Residential Only (Not Including CLF)</b>			
<i>Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.</i>			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	NA	NA	NA
<b>Address</b>	NA	NA	NA
<b>City, State, Zip</b>	NA	NA	NA
<b>Distance</b>	NA	NA	NA

# 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

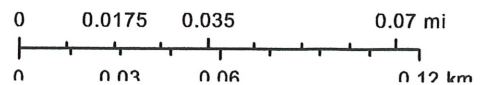
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- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership 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 Features Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter - Not Applicable**
- P. **Survey**
- Q. **Text Amendment Application** (Part 7, if applicable, in PDF & Word) - **Not Applicable**



July 3, 2022

1:2,257



**Property Detail**

Location Address 1248 S MILITARY TRL  
 Municipality UNINCORPORATED  
 Parcel Control Number 00-42-44-12-00-000-1020  
 Subdivision  
 Official Records Book 31083 Page 463  
 Sale Date DEC-2019  
 Legal Description 12-44-42, N 150 FT OF NW 1/4 OF SW 1/4 OF NE 1/4 (LESS W 53 FT S MILITARY TRL R/W)

**Owner Information**

**Owners**  
 CAGIGAS FAMILY HOLDING CO LLC

**Mailing address**  
 1060 GRAND BAHAMA LN  
 RIVIERA BEACH FL 33404 2729

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2019	\$1,065,000	31083 / 00463	WARRANTY DEED	CAGIGAS FAMILY HOLDING CO LLC
OCT-2016	\$855,000	28635 / 01109	WARRANTY DEED	M&M FL ENTERPRISES LLC
SEP-2014	\$0	27042 / 00495	CERT OF TITLE	DRM REAL ESTATE GROUP LLC
APR-2014	\$410,100	26726 / 01522	CERT OF TITLE	DRM REAL ESTATE GROUP LLC
OCT-2012	\$10	25739 / 00762	QUIT CLAIM	FOSTER JONATHAN
OCT-2012	\$10	25605 / 00244	QUIT CLAIM	FOSTER JONATHAN
OCT-2012	\$10	25553 / 01176	QUIT CLAIM	FOSTER JONATHAN
AUG-2012	\$10	25417 / 01430	QUIT CLAIM	RAH SETTLEMENT GROUP
AUG-2002	\$0	14225 / 01492		
AUG-2002	\$418,000	14140 / 01592	WARRANTY DEED	DANIEL & ANTHONYS MGMT CO INC
OCT-1997	\$220,000	10055 / 00140	WARRANTY DEED	
JUL-1990	\$100	06594 / 00218	QUIT CLAIM	
MAR-1990	\$270,100	06402 / 01062	WARRANTY DEED	
JAN-1979	\$140,000	03115 / 00425		
JAN-1978	\$15,000	02975 / 00034		

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 2506  
 Acres 2.1160  
 Use Code 1100 - STORES  
 Zoning CG - General Commercial ( 00-UNINCORPORATED )

**Appraisals**

Tax Year	2021	2020	2019
Improvement Value	\$215,164	\$218,440	\$205,141
Land Value	\$598,209	\$598,209	\$569,635
Total Market Value	\$813,373	\$816,649	\$774,776

All values are as of January 1st each year

**Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$813,373	\$816,649	\$774,776
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$813,373	\$816,649	\$774,776

**Taxes**

Tax Year	2021	2020	2019
Ad Valorem	\$14,127	\$14,323	\$13,756
Non Ad Valorem	\$637	\$625	\$642
Total tax	\$14,764	\$14,948	\$14,398

LEGAL DESCRIPTION

THE NORTH 150 FEET OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE WEST 10 FEET THEREOF AND BEING ALSO DESCRIBED AS THE NORTH 150 FEET OF THE NORTH  $\frac{1}{4}$  OF THE WEST  $\frac{1}{2}$  OF LOT 5. BLOCK 1 MODEL LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE WEST 10 FEET THEREOF (PALM BEACH PLANTATIONS), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 20, LESS THAT PARCEL AS DESCRIBED IN DEED TO THE STATE OF FLORIDA, AS RECORDED IN O.R. BOOK 1439, PAGE 250, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Prepared by and return to:  
Tomer L. Alcalay, Esq.  
Attorneys Signature Title PLLC  
2101 NW Corporate Blvd., Suite 410  
Boca Raton, FL 33431  
File Number: 19-2050

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 9th day of December, 2019 between M&M-FL Enterprises LLC, a Florida Limited Liability Company whose post office address is 9475 Equus Circle, Boynton Beach, FL 33472, grantor, and Cagigas Family Holding Company, LLC, a Florida Limited Liability Company whose post office address is 1060 Grand Bahama Lane, Singer Island, FL 33404, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

The North 150 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 44 South, Range 42 East, Less the West 10 feet thereof and being also described as the North 150 feet of the North 1/2 of the West 1/2 of Lot 5, Block 1, Model Land Company's Subdivision of Section 12, Township 44 South, Range 42 East, Less the West 10 feet thereof (Palm Beach Plantations), according to the map or plat thereof as recorded in Plat Book 10, Page 20, Less that parcel as described in deed to the State of Florida, as recorded in O.R. Book 1439, Page 250, Public Records of Palm Beach County, Florida.

a/k/a: 1248 South Military Trail, West Palm Beach, FL 33415

Parcel Identification Number: 00-42-44-12-00-000-1020

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tomer Alcalay

M&M-FL Enterprises LLC, a Florida  
Limited Liability Company

Witness Name: Richard Bagdasarian

By: Nir Mayzel, Manager

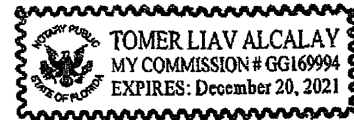
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of December, 2019 by Nir Mayzel, as Manager of M&M-FL Enterprises LLC, a Florida Limited Liability Company, on behalf of the company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known:                       
OR Produced Identification:                      ✓

Type of Identification Produced: Florida  
Drivers  
License



Not a Certified Copy

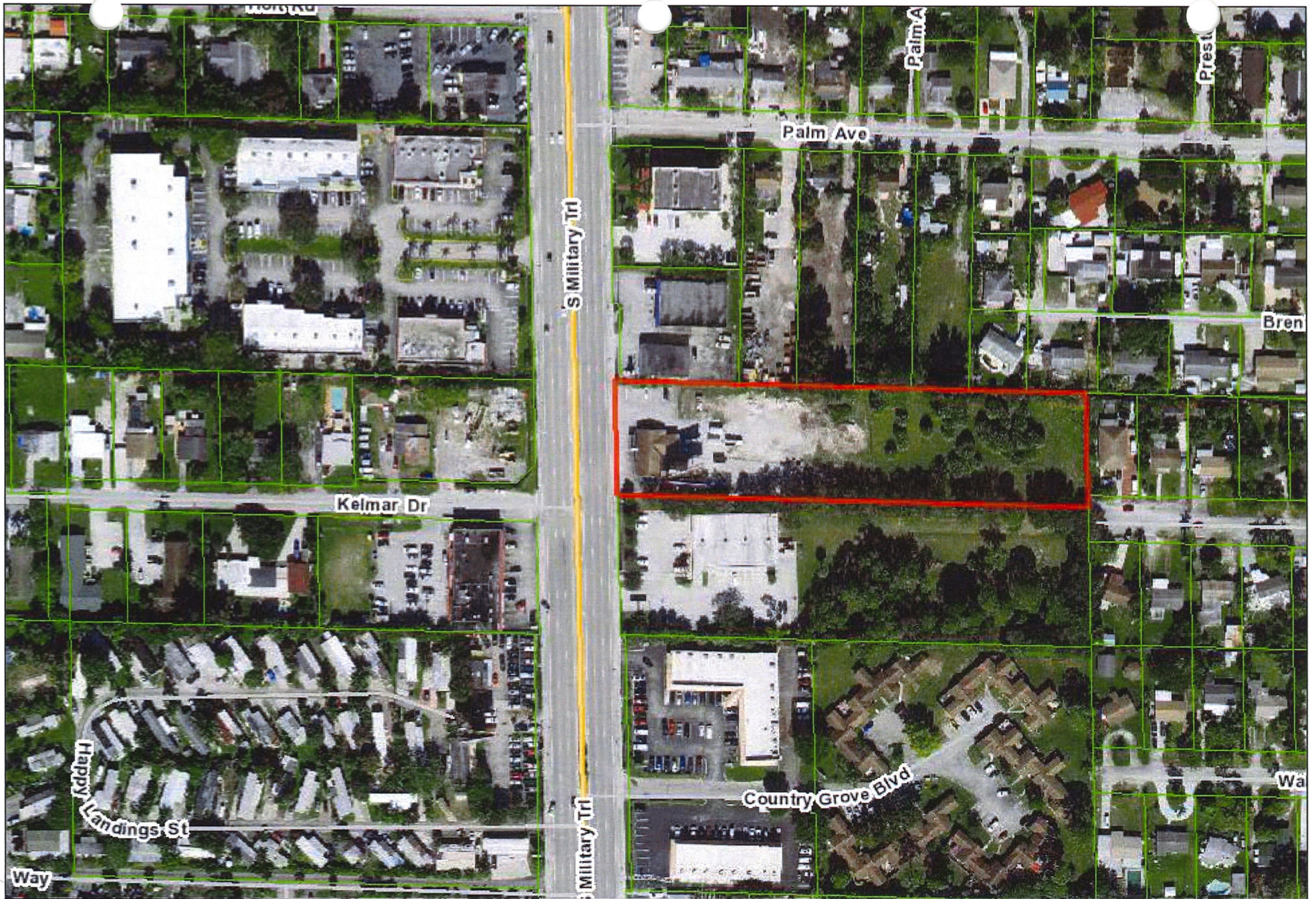


## ATTACHMENT F – BUILT FEATURES INVENTORY AND MAP

Adjacent Lands	Use	Future Land Use	Zoning
<b>Subject Site</b>	1248 South Military Trail: LA Turf and Paver (artificial grass, pavers, travertine wholesale and installation). 2,710 sq. ft. office and outdoor storage on 2.11 acres	CH/MR5	CG
<b>North</b>			
Map #1	1230 and 1240 South Military Trail. (Fantasy Video and Lingere and Metro by T Mobile). 7,600 sq. ft. office building on 0.55 acres.	UI	UI
Map #2	4448 Palm Avenue. 958 sq. ft. medical office building and open storage on 0.53 acres	UI	UI
Map #3	4422 Palm Avenue. 570 sq. ft. single family unit on 0.53 acres.	MR5	MR5
Map #4	4408 Palm Avenue. 956 sq. ft. single family unit on 0.53 acres	MR5	MR5
Map #5	4408 Palm Avenue. 1,337 sq. ft. single family unit on 0.53 acres	MR5	MR5
Map #6	4390 Brentwood. 1,152 sq. ft. single family unit on 0.18 acres	MR5	MR5
Map #7	4378 Brentwood. 1,388 sq. ft. single family unit on 0.22 acres	MR5	MR5
<b>East</b>			
Map #8	4401 Pine Street. 1,388 sq. ft. single family unit on 0.22 acres	MR5	MR5
<b>South</b>			
Map #9	1294 South Military Trail. 7,765 sq. ft. Autozone auto parts store on 2.59 acres	UI	UI
<b>West</b>			
Map #10	4533 Kelmar Drive. 1,957 sq. ft. office building and outdoor storage (vehicles and equipment) on 0.73 acres	UI	UI

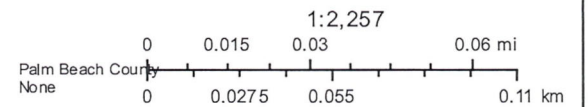


**Adjacent Land Use Map**



Created by: Palm Beach County July 7, 2022

# 1248 S Military Trail



**Attachment G**  
**Consistency with the Comprehensive Plan and Florida Statutes**  
**(include in PDF & Word)**

**Attachment G.1 - Justification**

<b>Justification</b>	<p><i>Justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification lists all of the following headings with responses in order to be found sufficient for processing. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</i></p> <p><b>1) The proposed use is suitable and appropriate for the subject site.</b></p> <p><b>Response:</b> The 2.11 acre property, 1248 South Military Trail, currently contains a 2,710 sq. ft. office building built in 1957. The business, LA Turf and Paver, includes wholesale sales and installation of artificial grass, pavers, and travertine. The rear area of the property is used for outdoor storage of equipment and materials. The existing FLUM designation consists of a two categories; CH on the South Military Trail frontage (0.86 acres) and MR5 (1.25 acres) behind the frontage.</p> <p>The proposed FLUM is Urban Infill. (UI) within the Urban Redevelopment Area (URA) for the purpose of redevelopment. The proposed FLUM is consistent with the purpose of the URA which is to focus the County’s redevelopment and infill efforts by promoting economic growth, improving present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.</p> <p>Within the URA designated Priority Redevelopment Area (PRA) transects are depicted in the Map Series LU 9.1 (Urban Center) and LU 9.2 (Urban Infill). The subject property is located within the UI Transect which is planned as an urban mixed-use area at the edges of existing neighborhoods proximate to an arterial thoroughfare. In terms of land use, the UI Transect is intended to be flexible, allowing residential, civic, employment generating and commercial uses.</p> <p>The subject property is located within the mixed-use corridor along the Military Trail, an arterial thoroughfare, which includes retail stores and offices (personal and business services), used vehicle sales, car wash, and outdoor storage uses. Also, the property is located at the edge of the existing Palm Estates residential neighborhood to the east.</p> <p>As redevelopment of the subject property is consistent with the purpose and characteristics of the UI Transect, it is concluded that the proposed UI FLUM designation is suitable and appropriate.</p>
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	<p><b>2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</b></p> <p>a. <i>Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.</i></p> <p><b>Response:</b> The proposed designation will create subject property land use and zoning consistency and compatibility with properties fronting the east side of Military Trail from Forest Road south to Forest Hill Boulevard which have been assigned UI FLUM and zoning designations. Further, the subject property will be subject to ULDC Article 3 Chapter B Section 16 Urban Redevelopment Area Overlay (URAO) land development regulations which will insure design compatibility with neighboring development and redevelopment projects.</p> <p>b. <i>Changes in the access or characteristics of the general area and associated impacts on the subject site.</i></p> <p><b>Response:</b> NA</p> <p>c. <i>New information or change in circumstances which affect the subject site.</i></p> <p><b>Response:</b> Redevelopment of the subject is now proposed. A UI designation within the URAO is the most appropriate FLUM designation to accomplish this objective. Further, assignment of the proposed UI FLUM designation will create consistency with the adjacent property (Autozone) to the south.</p> <p>d. <i>Inappropriateness of the adopted FLU designation.</i></p> <p><b>Response:</b> The current mix (CH and MR 5) of FLUM designations is not appropriate to accommodate the proposed redevelopment of the subject property.</p> <p>e. <i>Whether the adopted FLU designation was assigned in error.</i></p> <p><b>Response:</b> NA</p>
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## Attachment G.2 - Residential Density Increases

<p><b>Residential Density Increases</b></p>	<p><i>Per Future Land Use Element Policy 2.4-b, a written analysis of the following:</i></p> <p>1) <b><i>Demonstrate a need for the amendment.</i></b></p> <p>2) <b><i>Demonstrate that the current FLUA designation is inappropriate.</i></b></p> <p>3) <b><i>Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.</i></b></p> <p><b>Response:</b> Not Applicable. A residential density increase is not proposed.</p>
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### Attachment G.3 – Compatibility

<b>Compatibility</b>	<p><i>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</i></p> <p><b>Response:</b> The current mix (CH and MR 5) of subject property FLUM designations is not consistent with neighboring properties. Properties fronting Military Trail to the north and south of the subject property are both assigned UI FLUM designations to the extent of their depth. Assignment of the UI to the subject property will create consistency. Also, both of the adjacent properties are bounded by residential subdivisions to their east. Assignment of the UI FLUM will create a similar situation for the subject property, consistent with the intent of URA designated Priority Redevelopment Area (PRA) transect</p>
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### Attachment G.4 – Comprehensive Plan

<b>Comprehensive Plan</b>	<p><i>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</i></p> <p><b>Response:</b> Refer to Attachments G.1 and G.3, above.</p>
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### Attachment G.5 – Florida Statutes

<b>Florida Statutes</b>	<p><i>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.</i></p> <p><b>Response:</b> Assignment of the proposed UI FLUM and the associated UI zoning designation are consistent with F.S. 163.3171(1) which encourages principles, guidelines, standards and strategies for orderly and balanced future economic, social, environmental and fiscal development along the Military Trail corridor.</p>
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ZONING & URBAN PLANNING  
MARKET RESEARCH & ANALYSIS  
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.  
2240 PALM BEACH LAKES BLVD. • SUITE 103  
WEST PALM BEACH, FLORIDA 33409  
TEL: (561) 686-2481

July 13, 2022

Jackie Michels, Plan Review Manager  
Palm Beach County Water Utilities Department  
8100 Forest Hill Boulevard  
West Palm Beach, FL 33413

Email: [jmichels@pbcwater.com](mailto:jmichels@pbcwater.com)

**Re:** Cagigas Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail).

Dear Ms. Michels:

LRM, Inc. is processing a Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

As agent for the FLUM amendment application, LRM, Inc. respectfully requests that you review the subject property to determine the following for both potable water and sanitary sewer service:

1. Water and wastewater service is available subject to a capacity reservation agreement.
2. That the provider of potable water and wastewater service is able to maintain the established level-of-service standard, while accommodating the increase of intensity of the proposed amendment.
3. The nearest water and wastewater facilities (type and size)

Thank you in advance. If you need additional information, please call at the above number. Your response may be emailed to me at the following Email address:

[Jrmijim@bellsouth.net](mailto:Jrmijim@bellsouth.net)

Sincerely,

Jim Fleischmann  
Vice President



**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**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

November 19, 2021

Last Devenport, Inc.  
1860 Old Okeechobee Road Suite 504  
West Palm Beach, Fl. 33409

Re: Service Availability  
1248 S Military Trail  
PCN 004244121000001020

Dear Ron,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property. Water and sewer are available, subject to a capacity reservation agreement with PBCWUD.

The nearest point of connection to potable water and sanitary sewer is a 12" watermain and an 8" forcemain located in Military Trail adjacent to the subject property.

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

If you should have any questions, please do not hesitate to contact this office at (561) 493-6116.

Sincerely,

Jackie Michels, P.E.  
Project Manager

"An Equal Opportunity  
Affirmative Action Employer"



August 4, 2022

Re: **Drainage Statement for Cagigas Medical Center**  
1248 S. Military Trail  
West Palm Beach, Florida 33415  
SEC 12, TWP 44S, RGE 42E  
PCN: 00424412000001020  
LDi Project No. 21-014

This drainage statement is prepared for the Cagigas Medical Center property located at 1248 South Military Trail West Palm Beach, Florida 33415, which consists of approximately 2.116 acres.

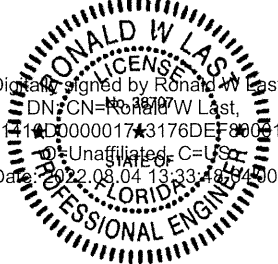
The proposed site consists of approximately 9,113 square feet of building footprint, including approximately 33,130 square feet of associated sidewalks and paved parking. The total combined green space equals approximately 54% of the overall site.

Onsite stormwater management for this project will be accomplished with a combination of onsite dry detention area with interconnected culvert pipes and drainage inlets and exfiltration trench (as required) that will provide for the calculated water quality runoff volume and sufficient onsite stormwater runoff storage. The site is bounded to the west by Military Trail that has its own drainage system, to the east by existing residential properties which direct runoff to Pine Street, to the south by the Autozone store site with an internal stormwater management system and to the north by various commercial, light industrial and residential uses that appear to be draining away from the proposed site development. Therefore, there are no off-site inflows to the site.

The site is situated in the SFWMD C-51 Basin and will be designed to meet C-51 Basin requirements. Offsite discharge will be accomplished through an approved discharge control structure providing a maximum discharge of 35 CSM for a 10 year-3 day storm event, which will direct runoff to the Florida Department of Transportation drainage system located within the Military Trail Right-of-Way and serving as the site's point of Legal Positive Outfall.

The property owner recognizes that any development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPDES and SFWMD including C-51 East Basin compensating storage requirements.

Digitally signed by Ronald W Last  
DN: CN=Ronald W Last,  
OU=A011400000173176DEF80019752,  
O=Unaffiliated, C=US  
Date: 2022.08.04 13:33:48 -0400



Ronald W. Last, P.E.  
FL Reg. No. 38707  
EB# 9889

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON 08/04/2022.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ZONING & URBAN PLANNING  
MARKET RESEARCH & ANALYSIS  
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.  
2240 PALM BEACH LAKES BLVD. • SUITE 103  
WEST PALM BEACH, FLORIDA 33409  
TEL: (561) 686-2481

July 13, 2022

Cheryl Allan, Planner Palm  
Beach County Fire Rescue 405  
Pike Road  
West Palm Beach, FL 33411

Email: [callan@pbcgov.org](mailto:callan@pbcgov.org)

**Re:** Cagigas Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail).

Dear Ms. Allan:

LRM, Inc. is processing a Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

As agent for the FLUM application, LRM, Inc. respectfully requests that you review the subject property to determine the following:

1. The station (i.e. station number and street address) which would serve the property.
2. The appropriate driving distance from your station to the site.
3. The approximate response time.

Your help in addressing this issue is greatly appreciated. You may email your response to our office at the following address: [lrnijim@bellsouth.net](mailto:lrnijim@bellsouth.net). If you have any questions, please call me at the following number (561) 686-2481.

Sincerely,

Jim Fleischmann  
Vice President



**Fire Rescue**

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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

Official Electronic Letterhead

July 15, 2022

Land Research Management, Inc.  
2240 Palm Beach Lakes Blvd. Suite 103  
West Palm Beach, FL 33409

Re: Cagigas Property (PCN 00-42-44-12-00-000-1020)

Dear Jim Fleischmann:

Per your request for response time information to the subject property located on the east side of South Military Trail, 0.26 miles south of Summit Boulevard (1248 S. Military Trail). This property is served currently by Palm Beach County Fire-Rescue station #33, which is located at 830 Kirk Road. The subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 6:51.

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

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

Sincerely,

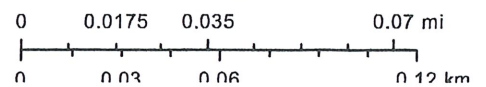
A handwritten signature in blue ink that reads "Cheryl Allan".

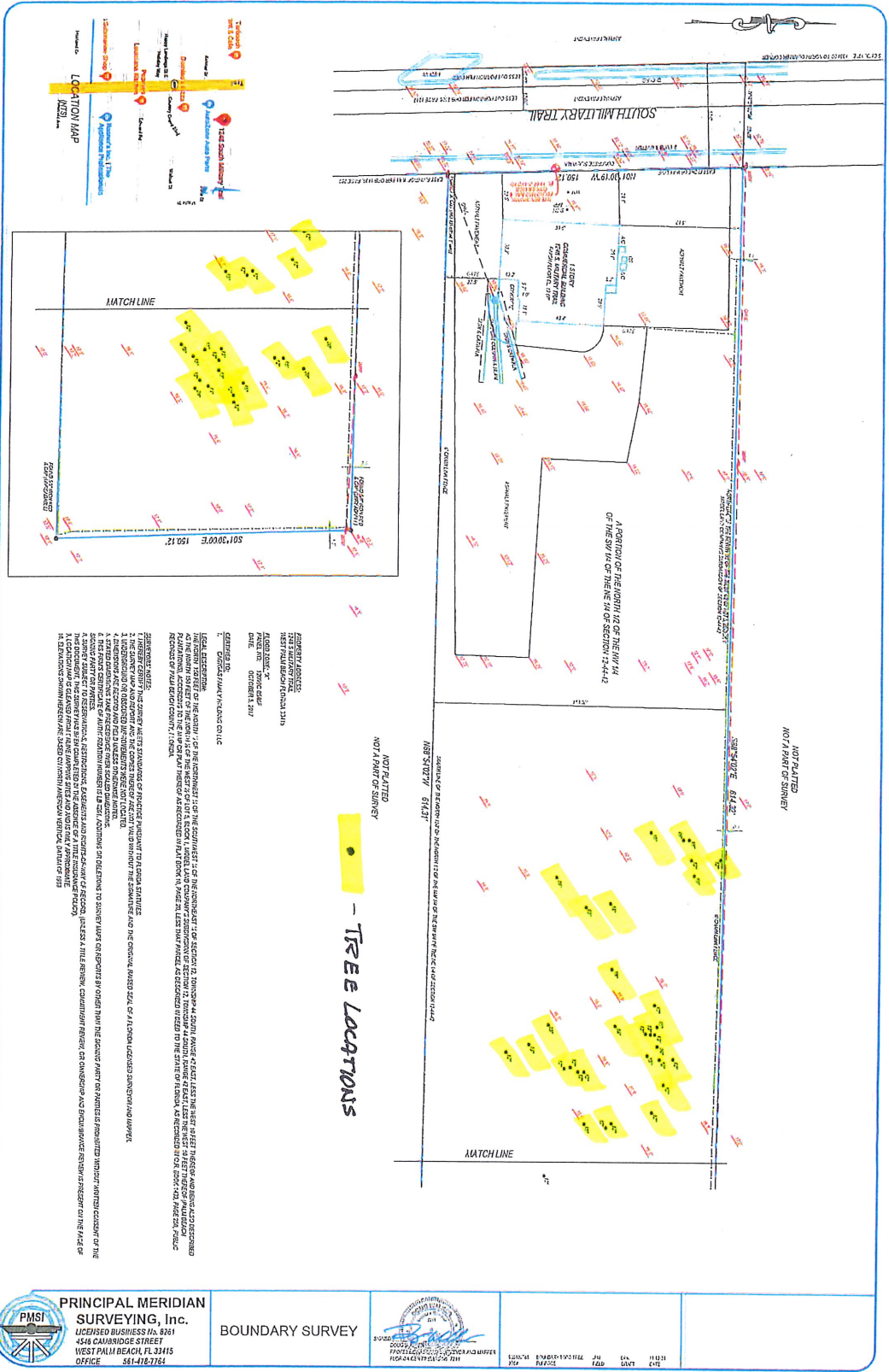
Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue



July 3, 2022

1:2,257





NOT PLATTED  
NOT A PART OF SURVEY

NOT PLATTED  
NOT A PART OF SURVEY

● - TREE LOCATIONS

PROPERTY ADDRESS:  
7075 PALM AVENUE  
WEST PALM BEACH, FL 33411  
APPLICANT:  
MRS. J. L. BROWN  
DATE: OCTOBER 1, 2017

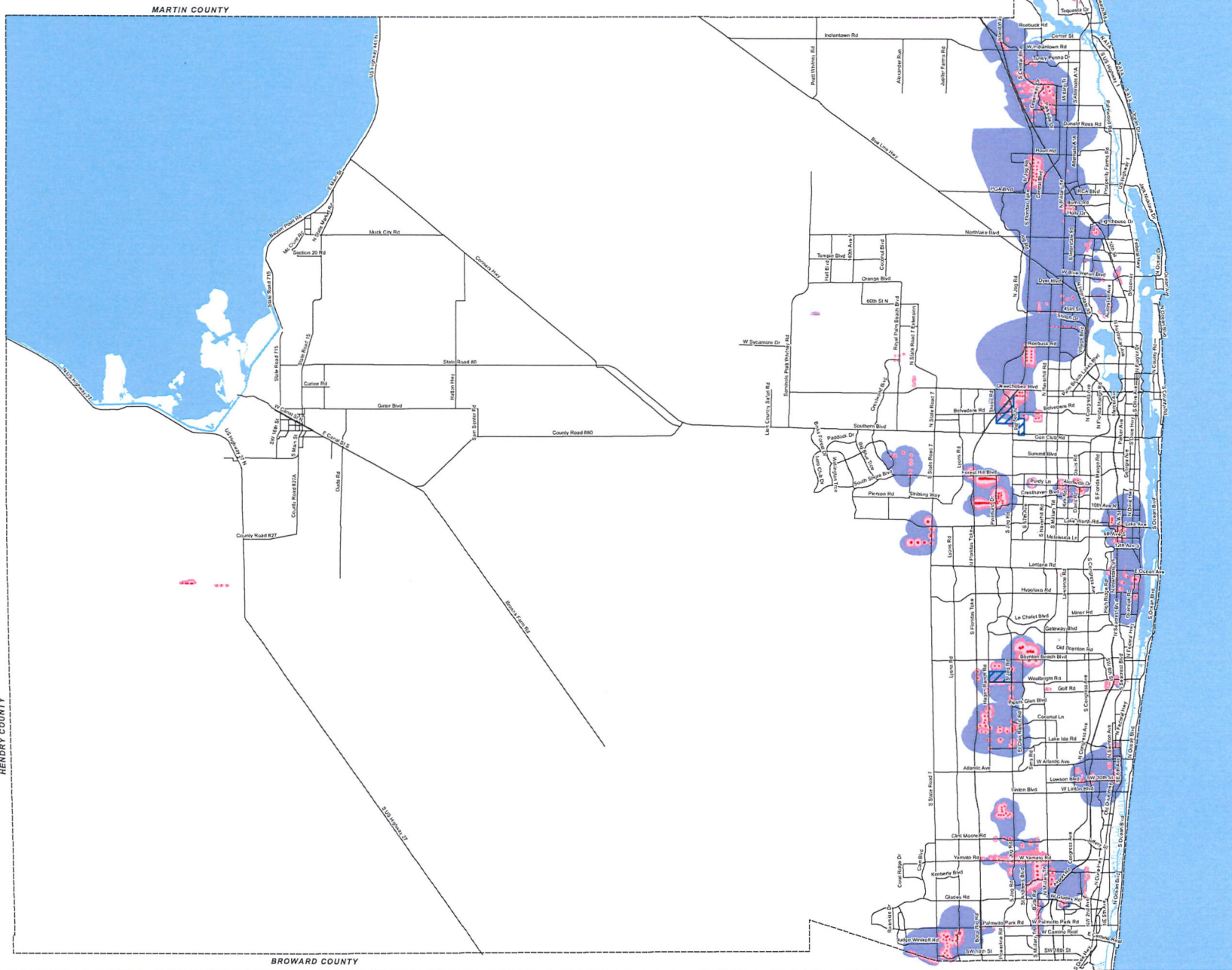
**GENERAL NOTES:**  
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING.  
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING.  
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING.  
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10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING.

**PRINCIPAL MERIDIAN SURVEYING, Inc.**  
LICENSED BUSINESS No. 8264  
4516 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33411  
OFFICE 561-478-3761

BOUNDARY SURVEY

**FLORIDA SURVEYING AND MAPPING BOARD**  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12345  
DATE: OCTOBER 1, 2017

DATE	10/01/17
TIME	08:00
BY	J. L. BROWN
FOR	MRS. J. L. BROWN
PROJECT	BOUNDARY SURVEY
NO.	12345
ISSUE	10/01/17



**MAP LU 4.1**  
**GENERALIZED**  
**WELLFIELD MAP**

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

**SOURCES:**  
PBC Dept. of Environmental Resources Management

**Note:** Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.

The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.

Last Amended in Round 15-1 by Ord. 2015-015



**PALM BEACH COUNTY**  
**COMPREHENSIVE PLAN**  
**MAP SERIES**



Effective Date: 6/12/2015  
Filename: N:\Map Series\MXD\Adopted  
Contact: PBC Planning Dept.



ZONING & URBAN PLANNING  
MARKET RESEARCH & ANALYSIS  
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.  
2240 PALM BEACH LAKES BLVD. • SUITE 103  
WEST PALM BEACH, FLORIDA 33409  
TEL: (561) 686-2481

July 12, 2022

Christian Davenport, County Archaeologist  
Planning Division  
Palm Beach County Planning, Zoning and Building Department  
2300 Jog Road  
West Palm Beach, FL 33411

EMAIL: [nacord@pbcgov.org](mailto:nacord@pbcgov.org)

**Re:** Drysdale Property (PCN 00-42-44-12-00-000-1020) located on the east side of South Military Trail 0.26 miles south of Summit Boulevard (1248 S. Military Trail)

Dear Mr. Davenport:

LRM, Inc. is preparing Future Land Use Map (FLUM) amendment application for the above referenced property.

The parcel is 2.11 acres in size, and currently assigned CH, in part, and RM, in part, future land use designations. The property currently contains a 2,506 sq. ft. commercial building. The proposed FLUM designation is Urban Infill for the purpose of building an 18,000 sq. ft. medical center with 2,710 sq. ft. of ancillary retail space.

To meet a requirement of the FLUM amendment application, we respectfully request that you complete an historical resource review to determine whether or not any historic or architecturally significant resources are located on, or within 500 feet of the subject property, and provide us with a Historic Resources Evaluation letter.

Thank you in advance. If you need additional information, please call at the above number. Your response may be emailed to me at the following address: [lrnijim@bellsouth.net](mailto:lrnijim@bellsouth.net)

Sincerely,

Jim Fleischmann  
Vice President





**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

**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor

Maria G. Marino  
Dave Kerner  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

July 19, 2022

Jim Fleischmann  
Land Research Management, Inc.  
2240 Palm Beach Lakes Blvd., Suite 103  
West Palm Beach, Florida 33409

RE: Historical and Archaeological Resource Review for project name: Drysdale Property, under PCN: 00-42-44-12-00-000-1020.

Dear Mr. Fleischmann:

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

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

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

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

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

Sincerely,

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

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

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\LRM\Project.Drysdale Property\_PCN\_00-42-44-12-00-000-1020\_Letter\_7-19-2022.doc

"An Equal Opportunity  
Affirmative Action Employer"

**ATTACHMENT O  
PALM BEACH COUNTY SHOOOL DISTRICT LOS LETTER**

**NOT APPLICABLE:  
FLUM AMENDMENT DOES NOT HAVE A RESIDENTIAL LAND USE**