Planning, Zoning & Building Department
PLANNING DIVISION - Staff Report
PUBLIC HEARING - BCC Adoption - DECEMBER 16, 2026

Privately Proposed Future Land Use Amendment
Small Scale

I. Application Summary

Project Name:	**Exalt Health (SCA 2026-005)**
Request:	**CLR/8 to INST/8**
Acres:	4.89 acres
Location:	West Side of Sims Road, approximately 670 feet south of Lake Ida Road
Project Manager:	Jerry Lodge, Senior Planner
Applicant:	Erik W. De Vries, Manager of Astrea Development, LLC (acting on behalf of Delray Beach Rehab GP, LLC as General Partner of Delray Beach Rehab, LP)
Owner:	The Wellery Delray, LLC (Bennet V. York)
Agent:	Joni Brinkman & Alejandro Toro, Urban Design Studio
Staff Recommendation:	Staff recommends ***approval*** based on the findings and conclusions presented in this report.

II. Assessment & Conclusion

The proposed future land use amendment is a request to change the future land use designation on a 4.89-acre site from Congregate Living Residential with underlying 8 units per acres (CLR/8) to Institutional and Public Facilities with underlying 8 units per acre (INST/8). The concurrent zoning application proposes a 39,291 square foot rehabilitation hospital with 40 beds.

The site is surrounded by high density residential development ranging from 3 to over 14 units per acre. The requested future land use amendment and rehabilitation hospital will provide needed services to nearby residents.

The request is compatible with the surrounding land uses and in character with the overall residential uses and densities in the vicinity. This amendment request is consistent with all applicable policies in the Comprehensive Plan including all levels of service standards. Therefore, staff is recommending ***approval***.

III. Hearing History

Local Planning Agency/Planning Commission (LPA/PLC): ***Approval,*** motion by Gary Brown, seconded by Ankur Patel, passed in a 10 to 0 vote at October 9, 2026, public hearing. Commission discussion included comments regarding traffic implications and potential development of the site under the requested land use designation. There was no public comment.

Board of County Commissioners (BCC) Adoption: *Scheduled for December 16, 2026.*

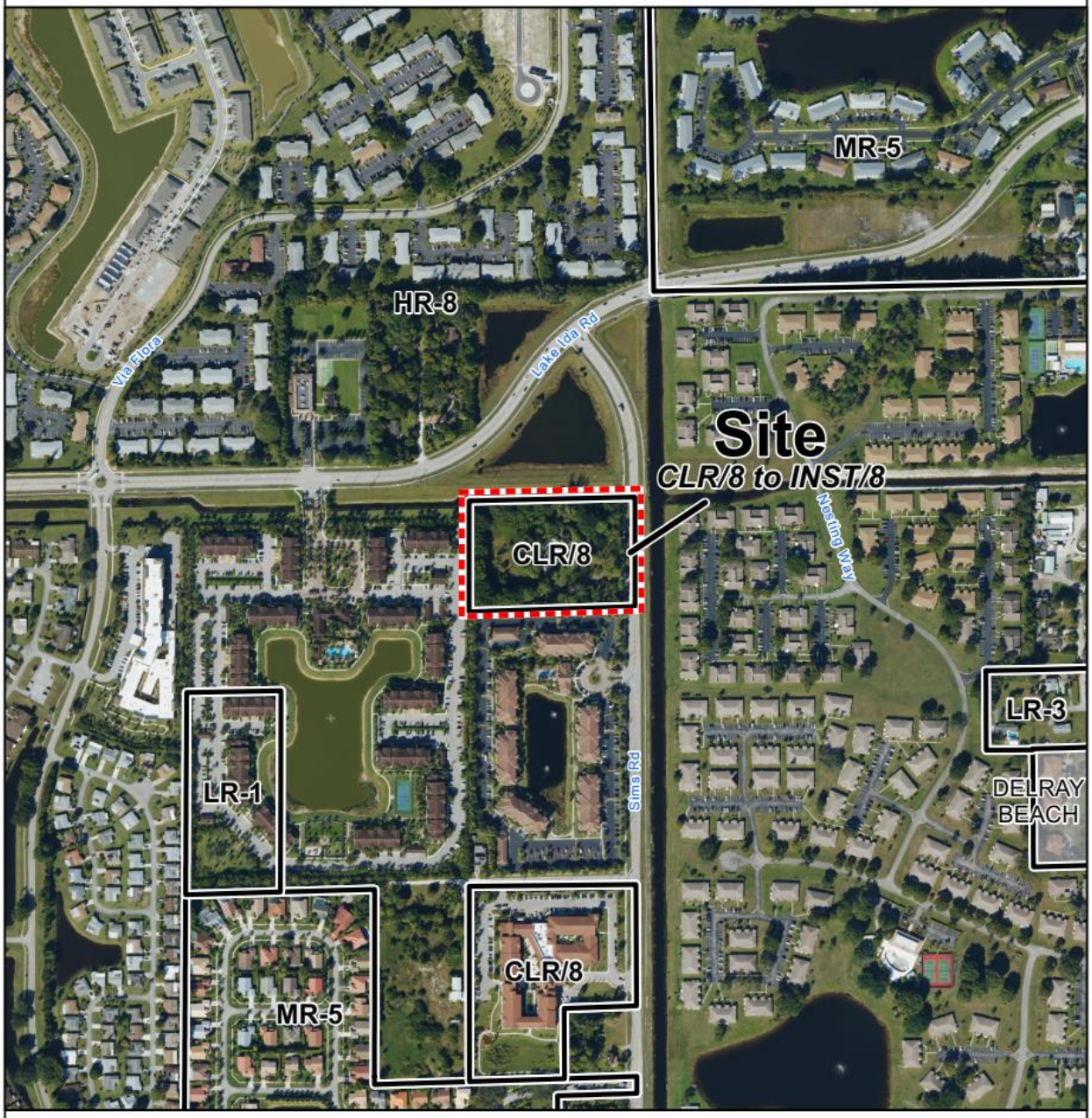
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IV. Site Data

	Current Future Land Use
Current FLU:	Congregate Living Residential, with underlying 8 units per acre (CLR/8)
Existing Land Use:	Single Family Residential
Current Zoning:	Multifamily Residential Medium (RM)
Current Dev. Potential Max:	Residential, up to 39 units or 141 Congregate Living Beds (12 du/acre)
	Proposed Future Land Use Change
Proposed FLU:	Institutional and Public Facilities with underlying 8 units per acre (INST/8)
Proposed Use:	39,291 square feet hospital.
Proposed Zoning:	Institutional and Public Facilities (IPF)
Dev. Potential Max/Conditioned:	Institutional uses, up to 87,313.33 square feet (0.45 FAR)
	General Area Information for Site
Tier/Tier Change:	Urban/Suburban Tier - No change
Utility Service:	Palm Beach County Water Utilities Department.
Overlay/Study:	None
Comm. District:	Commissioner Maria Sachs, District 5

Future Land Use Atlas Amendment

Exalt Health(SCA 2026-005)



Site Data

Size:	4.89 acres
Existing Use:	Residential
Proposed Use:	Institutional
Current FLU:	CLR/8
Proposed FLU:	INST/8

Future Land Use Designations

CLR/8	Congregate Living Residential, underlying HR-8
HR-8	High Residential, 8 units/acre
LR-1	Low Residential, 1 unit/acre
LR-3	Low Residential, 3 units/acre
MR-5	Medium Residential, 5 units/acre

Date: 2/17/2026
Contact: PBC Planning
Filename: T:Planning/AMEND/26-SCA
Note: Map is not official, for presentation purposes only.

Site

180 0 180 360 Feet

Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300

V. Introduction & Review

A. Intent and Background

Proposed Amendment. The subject site is located on the west side of Sims Road, approximately 670 feet south of Lake Ida Road. The applicant is proposing a Future Land Use Amendment (FLUA) for the 4.89-acre subject site to change the future land use designation on the subject site from Congregate Living Residential with underlying 8 units per acre (CLR/8) to Institutional and Public Facilities with underlying 8 units per acre (INST/8) to develop a 39,291 square foot rehabilitation hospital.

Background. The subject property was the subject of one previously adopted future land use amendment known as Wellery Senior Living Community-York (SCA 2018-010), adopted by Ordinance 2018-017, which changed the future land use of the site from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with underlying 8 units per acre (CLR/8). Current approvals associated with this request are for 141 type 3 congregate living facility (CLF) beds. No conditions were adopted as a part of that ordinance. Additionally, the subject site is not located within any Planning overlays or study areas within the Comprehensive Plan.

Associated Zoning Application. The concurrent zoning application (ABN/Z/ZV/CA/W-2026-00565) is requesting:

- Zoning Map amendment from Medium Residential (RM) to Institutional and Public Facilities (IPF)
- Cass A conditional use to allow a hospital (39,291 square feet)
- Abandonment of the previously approved type 3 congregate living facility
- Type 2 waiver for 24-hour operation
- Type 2 zoning variance to minimum five-acre lot size for hospitals

B. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 details the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

Overview of the Area. The site is located in a residential area with high density future land use designations. A majority of the nearby developments have a future land use designation of HR-8. There are two multifamily developments adjacent to the subject site with a future land use designation of High Residential, 8 units per acre. To the south is the Aspen Square PUD, which through the Transfer of Development Rights and Workforce Housing programs received density bonuses to reach 14.43 units per acre. West of the site lies the Stonybrook on the Lake PUD which utilized similar tools to reach a density of 11.14 units per acre. Additionally, 1,000 ft. south of the site is the recently adopted Tuscan Gardens future land use amendment. This site requested an amendment to the Congregate Living Residential (CLR) future land use designation and was adopted by the Board on April 26th, 2018. The site has a maximum potential of 217 beds.

Appropriateness of the Amendment. The applicant has provided adequate justification for the proposed amendment consistent with FLUE Policy 2.1-f. The site's current CLR/8 designation was adopted in 2018 (Ordinance 2018-017) to support a 141-bed Type 3 congregate living facility that was never constructed. Since that time, the surrounding area has built out with high density multifamily development, including Aspen Square (14.43 units per acre) to the south and Stonybrook on the Lake (11.14 units per acre) to the west, both of which exceeded the base HR-8 density through the Transfer

of Development Rights and Workforce Housing programs. This growth has given the Sims Road corridor a more urban character and increased local demand for health services. The proposed INST/8 designation would allow a one-story, 40-bed rehabilitation hospital, a use specifically permitted in the Institutional and Public Facilities designation under FLUE Policy 2.2.8-e. The amendment represents infill development within the Urban/Suburban Tier, is consistent with the County Directions, and does not constitute piecemeal development or create residual parcels. Therefore, the proposed amendment is appropriate for the site.

Compatibility. The proposed INST/8 designation is compatible with existing and planned development in the immediate vicinity, consistent with FLUE Policies 2.1-f and 2.2.1-b. The site is bounded on the north by the LWDD L-32 canal and a County-owned retention area, which separate it from Lake Ida Road. To the south and west are Aspen Square and Stonybrook on the Lake PUDs, developed at 14.4 and 11.14 units per acre. To the east, across Sims Road and the E-3 canal, is High Point of Delray West with a density of 6.25 units per acre. Institutional uses are generally considered compatible along residential corridors, and the proposed rehabilitation hospital is an inpatient-only facility with no emergency room or outpatient services, which limits noise, traffic, and nighttime activity. The one-story building design, a 100-foot rear setback, and landscape buffering, together with the incompatibility buffers and walls already in place on the adjacent PUDs, will further minimize impacts on neighboring residents. As such, the amendment is compatible with the surrounding land uses and the character of the area.

Assessment and Conclusion. The proposed amendment would change the future land use designation on the 4.89-acre site from CLR/8 to INST/8 to allow a 39,291 square foot, 40-bed rehabilitation hospital, with a concurrent rezoning from RM to IPF. The applicant has provided adequate justification, and the amendment is consistent with the County Directions, the Urban/Suburban Tier requirements, and the applicable policies of the Comprehensive Plan. The site is surrounded by high density residential development, and the proposed hospital will provide needed health services to nearby residents while remaining compatible with the scale and character of the area. County service departments have confirmed that adequate public facilities are available, and the Traffic Division determined that the 565 net daily trips generated at maximum potential meet Policy 3.5-d. The site is not within any overlay or neighborhood plan area, and no intergovernmental comments have been received to date. Based on these findings, staff recommends approval of the proposed amendment.

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Exhibit 1

Amendment No:	**Exalt Health (SCA 2026-005)**
FLUA Page No:	99
Amendment:	From Congregate Living Residential with underlying 8 units per acre (CLR/8) to Institutional and Public Facilities with underlying 8 units per acre (INST/8)
Location:	West side of Sims Road, approximately 670 feet south of Lake Ida Road
Size:	4.89 acres approximately
Property No:	00-42-46-14-00-000-3170
Conditions: None	

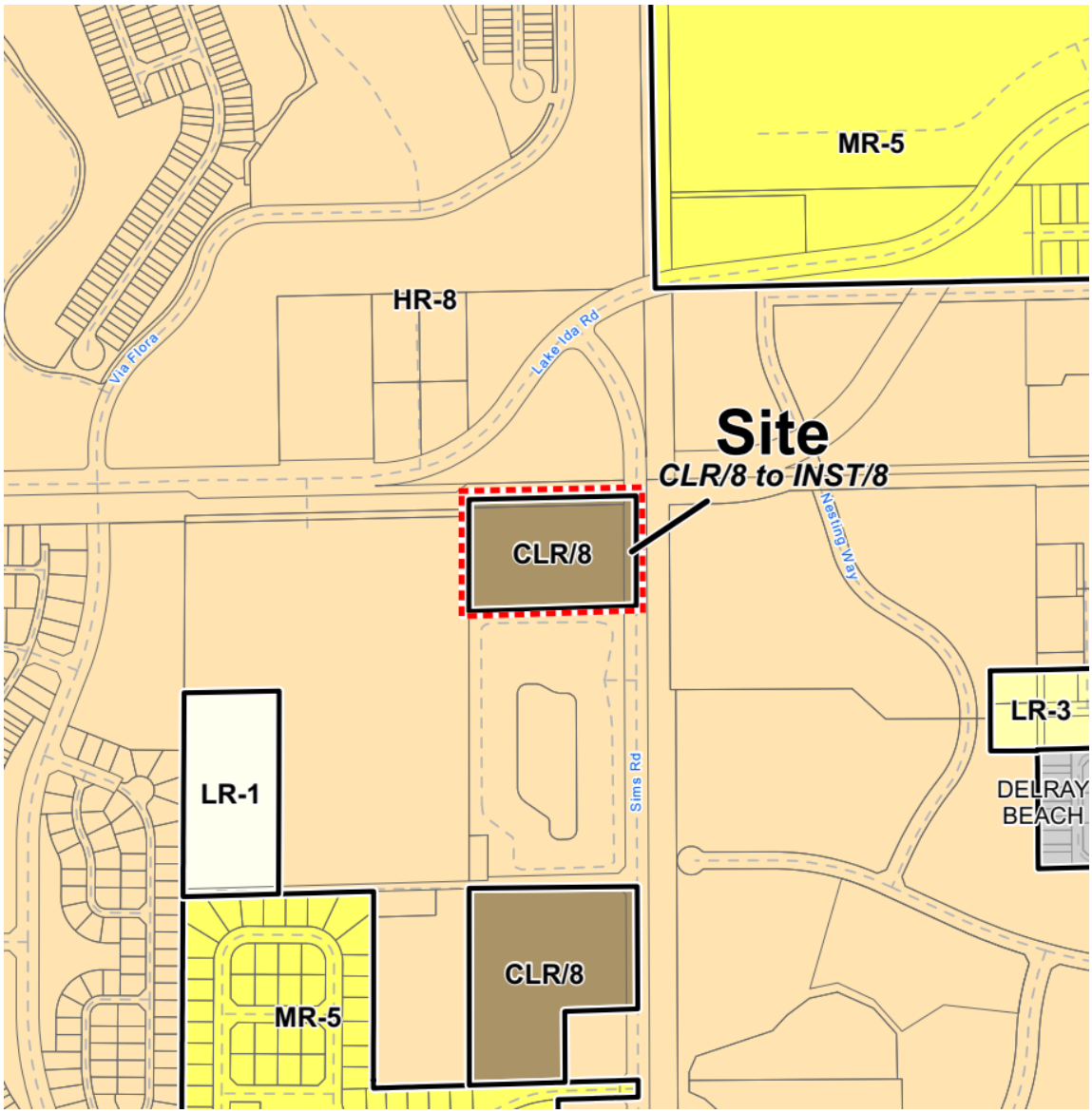


Exhibit 1
Legal Description

DESCRIPTION:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 260 FEET, AND LESS THE NORTH 55.44 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-32 AND LESS THE EAST 40 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-3 AND LESS THE WEST 80 FEET OF THE EAST 120 FEET OF SIMS ROAD RIGHT OF WAY.
LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 31048, PAGE 1360 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINS 4.8914 ACRES, OR 213,068 SQUARE FEET, MORE OR LESS.
LYING IN PALM BEACH COUNTY, FLORIDA.

Exhibit 2
Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with Palm Beach County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. Justification: FLUE Policy 2.1-f: *Before approval of a future land use amendment, the applicant shall provide an* ***adequate justification*** *for the proposed future land use and for residential density increases* ***demonstrate that the current land use is inappropriate****. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources;* (see Public Facilities Section)
2. *The availability of facilities and services;* (see Public Facilities Section)
3. *The adjacent and surrounding development;* (see Compatibility Section)
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;* (See Consistency with Florida Statutes)
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and* (see Neighborhood Plans and Overlays Section)
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.* (see Public and Municipal Review Section)

The applicant includes a Justification Statement (Exhibit 3) which provides the following factors as justification:

- *The planned one-story building design and required landscape buffering help ensure that the project fits comfortably within its surroundings, minimizing visual and operational impacts on the multifamily communities located to the south, east, and west. The site also fronts an 80-foot right-of-way on Sims Road, which provides safe, direct access and already contains the necessary utility infrastructure.*

- *The area surrounding 14051 Sims Road is already developed with high density multi-story multifamily communities on to the immediate south and west and High Point of West Delray PUD to the east across Sims Road (see surrounding uses narrative). The northern boundary is buffered by the Lake Worth Drainage District L-32 canal, a Palm Beach County detention pond and Lake Ida Road.*

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above.

The current development potential for the subject site is 141 Type 3 CLF beds, as proposed by the previously adopted future land use amendment and concurrent zoning application in 2018. This proposed amendment would allow institutional uses to be developed on the site, and the developer is requesting a rehabilitation hospital. The proposed 39,291 square foot hospital is a one-story, 40 bed facility.

With regards to justification, the proposed INST/8 FLU designation is appropriate as this site is surrounded by higher density residential development, as indicated by the applicant. The proposed hospital will serve the surrounding residents they may need to use such a facility and will contribute to the overall livability along the corridor. Additionally, the applicant is proposing a 100-foot setback on the rear (west) side of the property, and almost 60-foot setback on the which will provide adequate buffering and distance to ensure nearby residential uses are minimally impacted. Overall, the applicant has provided adequate justification.

2. County Directions - FLUE Policy 2.1-g: *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 1. Livable Communities. *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 3. Infill, Redevelopment and Revitalization. *Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment would contribute toward livable, sustainable communities, by expanding institutional uses available in the area. The development of a hospital facility will provide needed health services for the surrounding community. The site is surrounded by medium to high density residential development, creating an infill opportunity on the subject site which. The proposed hospital use is compatible with the surrounding uses and does not introduce negative impacts on the nearby communities. Thus, this proposed amendment is consistent with the County Directions.

3. Piecemeal Development - Policy 2.1-h: *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes "A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole." The subject site is one parcel and there is no other parcel in the same ownership is left out of this proposed amendment. Therefore, the proposed amendment is not piecemeal development according to the definition.

4. Residual Parcel – FLUE Policy 2.1-i: *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcel as *"a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties."* The proposed amendment will not create residual parcels as there are no adjacent sites under common ownership. Therefore, the proposed amendment is consistent with this policy.

5. FLUE Policy 2.2.8-e: *Uses allowed in the Institutional and Public Facilities future land use designation include a full range of institutional uses including, but not limited to, the following*:

[text omitted for brevity]

8: *Medical uses for the purposes of medical treatment, health care, and rehabilitation including the following:*
a) *Hospitals and public health clinics*

[text omitted for brevity]

Staff Analysis: This request for an INST future land use designation is for the development of a rehabilitation hospital within the Urban/Suburban tier. Therefore, this amendment is consistent with this policy.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that ***"****Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers….."*

1. Policy 1.2-a: *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. Allowing services and facilities consistent with the needs of urban and suburban development;

2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: The proposed amendment would introduce institutional uses on Sims Road, specifically a rehabilitative hospital uses close to high density residential development. The proposed use could provide needed services to nearby residents. Additionally, this amendment is compatible with the scale, mass, intensity of use, height and character of the surrounding suburban communities. Therefore, this amendment is consistent with this policy.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and future land use designations and provides a compatibility analysis in Exhibit 3.

FLUE Policy 2.1-f states that ***"the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity."*** And **FLUE Policy 2.2.1-b** states that *"Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan."*

Surrounding Land Uses: Surrounding the subject site are the following:

North: The northern boundary of the subject site is bound by the Lake Worth Drainage District's (LWDD) L-32 canal. North of that is a property owned by Palm Beach County totaling 4.03 acres and is being utilized as a wet retention area which abuts Lake Ida Road to the north.

South: South of the site is the newly developed Aspen Square PUD, which is built with 171 units at a density of 14.4 units per acre. This site has a High Residential, 8 units per acre (HR-8) designation, however utilized the Transfer of Development Rights (TDR) and Workforce Housing bonus density programs to increase the density above the 8 unit per acre future land use designation.

East: To the east of the site across Sims Road, a collector roadway, and the Lake Worth Drainage District (LWDD) E-3 canal, is a large (170.5 acres) senior condominium community known as High Point of Delray West with an HR-8 designation. This community extends from Lake Ida Rd. at its northern boundary to Atlantic Ave. at the south. This community is built with 1,084 units at a density of 6.35 unit per acre.

West: To the west of the site is a new apartment complex called Stonybrook on Lake PUD with a total of 346 apartments and a density of 11.14 units per acre. This site also has a High Residential, 8 units per acre (HR-8) designation and also utilizes the Transfer of Development Rights and Workforce Housing bonus density programs to increase the density above the 8 unit per acre future land use designation.

Applicant's Comments: The applicant states that: "these established development patterns have created a built environment that is more urban in character, making nonresidential, community serving institutional uses appropriate. In addition, the proposed inpatient physical rehabilitation hospital is inherently low impact compared to other institutional or medical uses.

Staff Analysis: The site is located along a residential corridor with primarily medium to high density development in addition to one property with an institutional use south of the site. Adjacent to the subject site on the west and south are high density residential uses with over 11 and 14 units per acre. The applicant is proposed appropriate buffers and building setback to mitigate any potential impacts to these communities. Additionally, institutional uses are generally considered compatible along residential corridors.

D. Consistency with County Overlays, Plans, and Studies

1. Overlays – FLUE Policy 2.1-k states *"Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series."*

Staff Analysis: The proposed amendment is not within an Overlay.

2. Neighborhood Plans and Studies – FLUE Policy 4.1-c states *"The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval……"*

Staff Analysis: The proposed amendment is not located within the boundaries of any neighborhood plan.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from CLR/8 to INST/8 on the entire site. For the purposes of public facilities impact analysis, the maximum intensity is based on 87,313.33 square feet (0.45 FAR) of institutional and public facility uses. Public facilities impacts are detailed in the table in Exhibit 4.

1. Facilities and Services – FLUE Policy 2.1-a: *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Fire Rescue indicated that "this land use change will cause approximately 111 calls/year to this station and will have some impact on Fire Rescue." Reviewing agencies include:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health),

Community Services (Health & Human Services) and Fire Rescue.

2. Long Range Traffic - Policy 3.5-d: *The County shall not approve a change to the Future Land Use Atlas which:*

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):……

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 95,853 square feet of Hospital uses. According to the County's Traffic Engineering Department, (see letter dated February 26, 2026, in Exhibit 5) the amendment would generate 565 net daily trips at the maximum potential.

The Traffic letter concludes *"Based on the review, the Traffic Division has determined that the proposed amendment's traffic impacts **meet** Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above."*

The Traffic Study was prepared by Bryan G. Kelley, P.E. of Simmons & White. Traffic studies and other supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:
http://www.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx

F. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities…."*

1. Intergovernmental Coordination: Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on September 17, 2026. On September 18, a notification letter was sent to the City of Delray Beach regarding the amendment. To date, no comments have been received.

2. Other Notice: Public notice by letter was mailed to the owners of properties within 500' of the perimeters of the site and interested parties on September 18, 2026. Correspondence received will be added to Exhibit 8 throughout the public hearing process.

Exhibit 3
Applicant's Justification

Attachment G
Exalt Physical In-Patient Rehabilitation Hospital
Land Use Amendment Justification
Submittal Date: February 11, 2026
Resubmittal date: March 10, 2026

Introduction

On behalf of Delray Beach Rehab, LP (contract purchaser) and The Wellery Delray, LLC (fee owner), Urban Design Studio requests a Future Land Use Atlas (FLUA) Map Amendment from Congregate Living Facility with underlying High residential, 8du/acre (CLR/8) to Institutional with underlying High residential, 8du/acre (INST/8) for the 4.8925-acre site located at 14051 Sims Road in unincorporated Palm Beach County. The amendment will facilitate development of a one-story, ±39,300 square-foot, 40-bed inpatient physical rehabilitation hospital operated by Exalt Health. No Comprehensive Plan Text Amendment is proposed with this application.
As such, the Small-Scale Land Use Plan Amendment is being requested in Round 26-B2 for the 4.89+ acres of land to change the Land use designation from CLR/8 to INST-8 with a concurrent zoning application to rezone the land from Residential Medium (RM) to Institutional Public Facilities (IPF).

The property control number and ownership information for the 4.89 acres are as follows:

PCN	Address	Ownership
00-42-46-14-00-000-3170	14051 Sims Road	The Wellery Delray, LLC

Request (FLUA Map Amendment Only)

The request is to change the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8). A concurrent Zoning application will be submitted rezone from RM to IPF, abandon the prior Type 3 CLF approval, request a Class A Conditional Use for Hospital, and seek a variance to the minimum five-acre lot size for Hospital due to a prior eminent domain right-of-way taking.

Site Characteristics

The subject property consists of 4.8925 acres and is identified under Parcel Control Number 00-42-46-14-00-000-3170. It is located at 14051 Sims Road, approximately 670 feet south of Lake Ida Road, within unincorporated Palm Beach County. The site lies in the Urban/Suburban Tier, an area intended to accommodate compact development patterns supported by existing infrastructure and public facilities. The parcel contains a single built feature: an unoccupied ±2,724-square-foot single-family residence. The property has approximately 359.67 feet of frontage along Sims Road and extends to a depth of approximately 547.08 feet, creating a rectangular configuration conducive to redevelopment. Legal access to the site is provided directly from Sims Road, an 80-foot right-of-way.

The northern property line of the subject parcel appears to extend into the "29.56-foot LWDD Canal No. 32 Easement" because this 29.56-foot strip is not a separate piece of LWDD land. It is an easement located on our property. The actual LWDD fee canal right-of-way is located north of the site and is already removed from the property by the legal description, which states: "LESS the North 55.44 feet for Lake Worth Drainage District Canal L-32." This means the canal right-of-way is not part of the parcel, but the 29.56-foot easement is a part of the subject parcel.

Public utilities are readily available to the property. Potable water service is provided by the Palm Beach County Water Utilities Department (PBCWUD), with both an 8-inch water main and a 12-inch water main located adjacent to the site along Sims Road.

Sanitary sewer service is similarly accessible via an existing gravity sewer stub and a 6-inch force main within the same corridor, allowing the site to be efficiently served without requiring major infrastructure extensions.

Project History

Ordinance 2018-017 approved a small-scale Future Land Use Atlas (FLUA) amendment for the subject property for approximately 4.91 acres, which was prior to a small dedication for Sims Road. The ordinance changed the site's land use designation from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with an underlying HR-8 (CLR/8) to support a proposed congregate living facility. The amendment enabled the property to achieve a higher bed count up to 141 CLF beds, compared to the 94 beds allowed under HR-8. The change was reviewed by the Local Planning Agency in July 2018 and adopted by the Board of County Commissioners on August 23, 2018, then filed with the Florida Department of State on August 29, 2018. There were no conditions of approval associated with the land use amendment approval.

This land use change was processed together with two zoning approvals: R-2018-1289, which rezoned the property to RM, and R-2018-1290, which granted a Class A Conditional Use for a Type 3 Congregate Living Facility with 141 beds in a 110,925-square-foot, three-story building.

Over the next few years between 2019 and 2022—the property went through several administrative steps, including ZARs and time extensions to keep the original CLF approval active. None of those updates changed the core entitlement; they basically maintained the 2018 development program while the owner evaluated next steps.

One important factor in the site's history is that the parcel was previously affected by an eminent domain right-of-way taking, recorded in ORB 8930/1254. That taking removed roughly 0.3573 acres, which pushed the lot below the five-acre minimum required for certain institutional uses. Under ULDC Article 1.G.1.B.6, a Type 2 Variance to the minimum five acre requirement for hospital use will be requested and zoning staff has confirmed this will qualify to be granted hardship status for the request due to the prior eminent domain taking.

After the 2018 zoning approvals, the property was reduced again, this time through a required right-of-way dedication along the Sims Road frontage. This dedication was tied to Engineering Condition 2 from the 2018 approvals and slightly trimmed the site even further. Updated survey work confirms that the parcel now totals 4.8925 acres.

Surrounding and Adjacent Uses

Adjacent Lands	Use	Future Land Use	Zoning
North	Lake Worth Drainage District Canal	N/A	N/A
South	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)
East	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)
West	Multi-Family Housing	High Residential, 8 units per acre. (HR-8)	Planned Unit Development (PUD)

NORTH: Immediately to the north of the property is a Lake Worth Drainage District Canal with further to the north being a parcel of land under the ownership of Palm Beach County utilized for retention associated with the Lake Ida Road Project No. 86130. The stipulated order of taking was recorded in ORB 8650/740. The property appears to still retain its HR-8 land use and AR zoning and is approximately 5.03 acres in size.

SOUTH: To the south of the parcel is the Aspen Square PUD. Per the approved master plan (exhibit 29), the overall PUD is 11.86 acres in size and has a land use designation of HR-8 with PUD zoning. The development contains 171 units for a density of 14.4 du/ac achieved via a workforce density bonus of 42 units and the purchase of 35 Transfer of Development Rights (TDR's). These approvals were granted via Resolutions R-2008-276 and R-2008-277. The northern portion of the PUD, adjacent to the subject site's southern property line provides for a 15' Incompatibility Buffer with a six-foot-high opaque concrete wall located on a 2' berm. To the south of the buffer parking area is provided with the closest building being setback 73.8' from the PUD's north property line.

EAST: To the east of the parcel is the High Point of Delray West PUD. The land use on the property is also HR8 and the zoning was approved as a Special Exception for a PUD in the RM zoning district via Resolution R-74-425 and as amended via R-79-1087 to amend conditions. The master plan indicates approval for 1,084 units on 173.52 acres for a density of 6.25 du/ac with all units constructed.

WEST: To the west of the parcel is the Stonybrook on the Lake PUD. The development has a land use designation of HR8 as well and the PUD zoning. The development is 31.07 gross acres in size and with 346 units equates to a gross density of 11.14 units per acre and a net density after dedications of 11.65. The project, similar to Aspen Square, also gain additional density via 83 units associated with a workforce density bonus and the purchase of 53 TDR's. The approvals were granted via Resolutions R-2014-1106, 1107 and 1108. The final site plan also reflects a condition that was imposed on the development to provide a 10' Type 1 Incompatibility Buffer with a six-foot wall along the north 390 feet of the east property line (where adjacent to the subject parcel).

Consistency with the Comprehensive Plan

G.1 – Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use. The applicant is

requesting to change the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8).

1) *The proposed use is suitable and appropriate for the subject site*
Response: The proposed inpatient physical rehabilitation hospital is both suitable and appropriate for the subject site based on its location, surrounding development pattern, the nature of the use, and the availability of essential public services. The hospital use is functionally compatible with adjacent residential neighborhoods by providing a needed medical service that generates lower peak-hour traffic than many retail, office, or outpatient-intensive medical facilities. The planned one-story building design and required landscape buffering help ensure that the project fits comfortably within its surroundings, minimizing visual and operational impacts on the multifamily communities located to the south, east, and west. The site also fronts an 80-foot right-of-way on Sims Road, which provides safe, direct access and already contains the necessary utility infrastructure.

The proposed facility is strictly an inpatient physical rehabilitation hospital, not a general hospital or outpatient medical center. This means no emergency room, no outpatient imaging, surgeries, dialysis, or pharmaceutical distribution significantly reducing noise, traffic, nighttime activity, and delivery frequency compared to other institutional health uses. In fact, it is anticipated it will be a less intensive use than the prior congregate living facility approval.

The area surrounding 14051 Sims Road is already developed with high density multi-story multifamily communities on to the immediate south and west and High Point of West Delray PUD to the east across Sims Road (see surrounding uses narrative). The northern boundary is buffered by the Lake Worth Drainage District L-32 canal, a Palm Beach County detention pond and Lake Ida Road.

2) *There is a basis for the proposed amendment for the particular subject site based upon one or more of the following*

a. *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site*
Response: While no changes to the surrounding area FLU designations have taken place since the last change on the subject parcel, that change to CLR did reflect the appropriateness of a higher intensity use on the parcel when compared to 8 dwelling units per acre. That land use change resulted in the current approval on the parcel for a 141-bed Type 3 Congregate Living Facility, tied to the residential density allowances of the CLR designation. The multifamily projects immediately west and south of the property, while not the subject of land use plan amendments, have been developed at densities of 11.65 units/acre and 14.4 units/acre, both exceeding the base HR-8 FLUA designation by using Workforce Housing (WHP) and Transfer of Development Rights (TDR) programs. These higher-density developments have shifted the land use toward a pattern of higher multifamily residential use, creating a built environment far more urban in character than what was originally expected via the Comprehensive Plan's designation assigned of HR-8.

The proposed Institutional (INST/8) designation and the hospital use represent a use that is compatible with the scale and intensity of surrounding properties and responds appropriately to changing development patterns

b. *Changes in the access or characteristics of the general area and associated impacts on the subject site*
Response: As addressed above, the characteristics of the general area include the buildout of multifamily communities to the west and south has resulted in increased residential density, making this portion of Sims Road a more urban corridor than before. As this area has shifted, the demand

for rehabilitative care closer to the increased population in the area has increased making the request appropriate.

c. *New information or change in circumstances which affect the subject site*
Response: While not new information since approval of the CLR/8 designation in 2018, the proposed amendment has been deemed more appropriate than the previously approved CLF entitlement. The surrounding residential population has increased significantly due to the completion of multiple multifamily projects and the demand for assisted living has not materialized in this area as originally anticipated by the current owner

d. Inappropriateness of the adopted FLU designation
Response: The existing CLR/8 designation was adopted to support a Type 3 CLF with 141 beds, as documented in Ordinance 2018-017. While the current designation may not be inappropriate, the proposed designation is appropriate as institutional uses are permitted in all tiers.

e. Whether the adopted FLU designation was assigned in error
Response: The adopted CLR/8 designation was not assigned in error. Ordinance 2018-017 correctly applied the CLR category to support the congregate living facility proposal at that time, and the zoning approvals (R-2018-1289 and R-2018-1290) aligned with that intent. However, although not an error, the prior designation is simply no longer aligned with the development program or the community's current needs.

G.2 – Residential Density Increases

Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:
1. *Demonstrate a need for the amendment.*
2. *Demonstrate that the current FLUA designation is inappropriate.*

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.
Response: The applicant is not requesting any residential density and is prohibited from doing so per Policy 1.8.b

G.3 – Compatibility

Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses
Response: Compatibility is defined in the County's Unified Land Development code as: "*Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions*." Based on this definition and accepted growth management ideals, the proposed amendment to allow for changing the Future Land Use designation from Congregate Living Residential with an underlying 8 du/acre (CLR/8) to Institutional with an underlying 8 du/acre (INST/8) is compatible with the surrounding uses and adjacent lands because the site is already surrounded in area characterized by high-density multifamily development, with residential projects to the south and west developed at 14.4 units/acre and 11.65 units/acre, respectively densities that exceed the underlying HR-8 designation through use of WHP and TDR bonuses. These established development patterns have created a built environment that is more urban in character, making non-residential, community-serving institutional uses appropriate. In addition, the proposed inpatient physical rehabilitation hospital is inherently low-impact compared to other institutional or medical uses.

G.4 – Consistency with Comprehensive Plan

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).

Objective 2.1 – Balanced Growth

General: Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.

Response: The proposed FLUA amendment from CLR/8 to INST/8 supports Objective 2.1 by directing development to an appropriate infill location already served by urban services and surrounded by established residential communities. The site is located within the Urban/Suburban Tier, where the Comprehensive Plan anticipates a balance of residential, employment-generating, and service-oriented land uses to meet the needs of a growing population. The surrounding corridor along Sims Road has transitioned into a built-out residential area, with nearby multifamily communities developed at 11.65 du/acre and 14.4 du/acre through WHP and TDR incentive programs. The proposed inpatient physical rehabilitation hospital complements this residential pattern by introducing a community-serving institutional use that meets a demonstrated need for localized rehabilitation services. By utilizing an infill site with existing access, utilities, and transportation infrastructure, the amendment directs growth into an area capable of accommodating it

Policy 2.1-a: *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services*

Response: The INST/8 designation does not exceed natural or man-made constraints. The site is in FEMA Flood Zone X, outside wellfield protection zones, and already served by existing water, sewer, and drainage infrastructure in the Sims Road ROW. Public facilities traffic, fire rescue, utilities, and drainage demonstrate available capacity, and the project does not require additional extensions of urban services**.** The parcel is not located within a Wellfield area and preservation and/or mitigation of native plant material will be addressed during the site planning process.

Policy 2.1-c: *The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location, timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.*

Response: Population growth in western Delray Beach, including surrounding high-density multifamily development, has increased demand for local rehabilitation services. This amendment supports service planning consistent with population trends and locates needed medical services where existing residents can access them more efficiently.

Policy 2.1-d: *The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.*

Response: The INST/8 designation is allowed within the Urban/Suburban Tier, and the amendment maintains the required underlying HR-8 density. The FLUA is updated consistently with County procedures, and the property already carries an adopted FLUA history through Ordinance 2018-017, confirming its eligibility for site-specific amendments. The proposed change aligns with Tier expectations for institutional uses in urbanized areas.

Sub-Obj. 2.2.8 – Instructional and Public Facilities

Policy 2.2.8-a: *Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and ULDC. Animal Shelters, Animal Control Facilities, and Humane Societies (as defined by the ULDC) shall be limited to Commercial, Industrial, Institutional and Public Facilities, and Transportation and Utilities categories, and may include co-located veterinary clinics operated by a licensed veterinarian for the care of the animals kept its shelter facility and which may also offer services to the public.*
Response: The proposed FLUA amendment to Institutional with an underlying 8 du/acre (INST/8) is consistent with Policy 2.2.8-a because the use—an inpatient physical rehabilitation hospital—is a permitted Institutional and Public Facility use and directly aligns with the Comprehensive Plan and ULDC provisions for institutional development within the Urban/Suburban Tier. The facility's program is limited to inpatient physical rehabilitation only, with no emergency room, outpatient clinics, or high-intensity ancillary services, ensuring compatibility with surrounding multifamily residential areas and compliance with ULDC use standards.

Policy 2.2.8-d: *The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.*
Response: The proposed amendment directly fulfills Policy 2.2.8-d by placing a health-care use—an inpatient physical rehabilitation hospital—within the Institutional FLU category, which the Comprehensive Plan and ULDC specifically identify as appropriate for hospitals, skilled nursing, rehabilitation centers, and related human-service facilities. Proposed rezoning to IPF further implements the ULDC's intent to provide zoning districts that accommodate medical, rehabilitative, and human-service needs. The project therefore represents a logical continuation of County policy supporting accessible health facilities within urbanized areas**.**

Policy 2.2.8-e*: Institutional Future Land Use. Uses allowed in the Institutional and Public Facilities future land use designation include a full range of institutional use including, but not limited to, the following:*

1. *Educational facilities including colleges, universities, and public, private, and charter schools;*
2. *Day care facilities including child care facilities and adult day care facilities;*
3. *Public and governmental facilities including emergency shelters, judicial and correctional facilities;*
4. *Religious, cemetery, civic, and cultural facilities;*
5. *Assembly establishments owned or operated by a non-profit organization for social, educational or recreational purposes such as museums, cultural centers, recreational facilities, community services, and fraternal or cultural organizations.*
6. *Animal care facilities including Animal Shelters, Animal Control Facilities, and Humane Societies including co-located veterinary clinics which may offer service to the public;*
7. *Residential uses including congregate living facilities, group homes, and accessory affordable housing. Mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the institutional intensity subject to the requirements of this Element.*
8. *Medical uses for the purposes of medical treatment, health care, and rehabilitation including the following:*

a. *Hospitals and public health clinics.*

b. Facilities that provide 24-hour nursing and personal care to residents for persons not related to the owner or administration. Examples include nursing homes, skilled nursing facilities, and rehabilitation centers these facilities provide care that is typically temporary in nature and is focused on rehabilitation that is intended to prepare the residents to return to their homes, but can include long term custodial care.

c. Medical and dental offices. Medical and dental office is an allowable use on parcels with INST FLU only within the following locations:
a. Within the site plans of projects with approval for a "Hospital" use (as defined by the ULDC);
b. The following site specific FLUA amendments:
- SCA 2005-027 in Ordinance 2006-005 (4.45 acres);
- SCA 2008-015 in Ordinance 2008-005 (1.64 acres);
- SCA 2009-002 in Ordinance 2009-008 (1.70 acres);
- LGA 2010-014 in Ordinance 2010-031 (4.96 acres);
- LGA 2012-002 in Ordinance 2012-017 (4.90 acres). Medical related uses shall be permitted on these parcels. Vehicular and pedestrian interconnectivity shall be provided between the parcels and the hospital.

9. Accessory Affordable Housing. The Institutional and Public Facilities category may provide for accessory affordable housing when residential development is under the direct and constant supervision of a sponsoring, non-profit organization or community-based group. Such housing shall only be below market rentals, and not for-sale property. This housing shall also be used to fulfill specific housing needs within the community. Such a development shall only be requested by a non-profit organization or community-based group, and may receive a recommendation by the Commission on Affordable Housing.
10. Accessory uses to the primary use, including caretakers' quarters and accessor office.

Response: The proposed use is fully consistent with Policy 2.2.8-e, which specifically lists hospitals, rehabilitation centers, and 24-hour nursing or personal-care facilities as allowable Institutional uses. The inpatient physical rehabilitation hospital directly matches subsection (8)(a)(b), offering temporary, medically supervised rehabilitation designed to return patients to independent living, without emergency rooms, outpatient clinics, or high-intensity medical operations. The facility will be required to be license as a hospital by ACHA.

Objective 3.2 Urban Service Area

Palm Beach County shall require urban levels of service within the designated Urban Service Area.

Response: The proposed FLUA amendment is consistent with Objective 3.2 because the subject site is located within the Urban Service Area, where Palm Beach County intends to provide and maintain full urban levels of service. The property is already served by existing potable water, sanitary sewer, drainage, fire-rescue, roadway, and transit infrastructure, and no extension of rural-level services is required**.**

Policy 3.2-a: *The Urban Service Area shall consist of the Urban/Suburban Tier and its official boundaries shall be depicted on the Service Areas Map in the Map Series. The Urban Service Area shall be defined to include those areas in which the County anticipates the extension of urban services through the long-range planning horizon.*

Response: The amendment complies with Policy 3.2-a because the site lies within the Urban/Suburban Tier, which forms the County's designated Urban Service Area as shown on the Map Series. This area is planned for long-term provision of urban services, including water and wastewater lines already located in the Sims Road ROW, and drainage served by the Lake Worth Drainage District canal to the north. By placing the Institutional FLU and associated hospital use within an established urban service

boundary, the project aligns with the County's intent to concentrate urban uses and facilities in appropriate, service-ready locations

G.5 – Consistency with Florida Statues

The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S.

Please consider the following responses demonstrating consistency with Chapter 163.3177, F.S.

***F.S., Section 163.3177.6(a)8**: Future land use map amendments shall be based upon the following analysis:*

a. *An analysis of the availability of facilities and service*
   Response: Urban-level potable water, sanitary sewer, and drainage service already exist in the Sims Road right-of-way. Transportation, fire-rescue, and mass-transit services are available and have capacity to serve the proposed use. No extension of rural-level facilities is required.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
   Response: The site is fully urbanized, bordered by high-density multifamily development, and contains no wetlands, wellfield zones, or environmental constraints.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*
   Response: The 4.89-acre site provides sufficient area to accommodate a one-story inpatient physical rehabilitation hospital and required buffering.

***F.S.,** Section **163.3177.6(a)9:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*

a. *The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*

I. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
   Response: The amendment introduces an institutional use, not low-density or low-intensity development. The site is already surrounded by existing development and could be considered an infill development parcel which does not promote sprawl but makes efficient use of an underutilized parcel in a developed area.

II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
   Response: The site is within the fully serviced Urban/Suburban Tier, not in a rural area.

III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
   Response: The project is infill development surrounded by existing multifamily housing, not strip or isolated development.

IV. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
Response: The site contains no wetlands, floodplains, or sensitive natural resources.

V. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
Response: No agricultural lands are adjacent; the area is fully urbanized.

VI. *Fails to maximize use of existing public facilities and services.*
Response: The proposed facility will utilize all available public facilities including the existing force main, water main, and drainage infrastructure via the LWDD.

VII. *Fails to maximize use of future public facilities and services.*
Response: The amendment fully utilizes existing water, sewer, drainage, and roadway infrastructure.

VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
Response: No new service extensions are required; the hospital will use existing urban facilities efficiently.

IX. *Fails to provide a clear separation between rural and urban uses.*
Response: The site is entirely within an established urban context with no rural interface.

X. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
Response: The amendment is infill development and supports redevelopment patterns.

XI. *Fails to encourage a functional mix of uses.*
Response: The institutional use complements surrounding residential uses and provides needed community services.

XII. *Results in poor accessibility among linked or related land uses.*
Response: The site is served by the Sims Road corridor, nearby transit routes on Military Trail are accessible to the surrounding residential neighborhoods.

XIII. *Results in the loss of significant amounts of functional open space.*
Response: The property is not used as functional open space and is not designated for conservation.

b. *The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

I. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Response: The proposed amendment directs economic growth to a fully urbanized, infill parcel within the Urban/Suburban Tier where no natural resources, wetlands, wellfield zones, or environmentally sensitive areas exist.

II. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
Response: The project utilizes existing urban-level potable water, sanitary sewer, drainage, roadway, fire-rescue, and transit infrastructure already available along Sims Road, eliminating the need for facility extensions or upgrades. Because infrastructure is already built it achieves cost-effective service delivery consistent with the statute.

III. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*
Response: The amendment enhances the balance of land uses by adding a needed community-serving institutional medical use within an area dominated by high-density multifamily housing.

IV. *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*
Response: The proposed amendment supports infill development by redeveloping an already urbanized parcel within the built-out Sims Road corridor.

Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information – See Traffic Letter in Exhibit 5		
Traffic Consultant	Kimley-Horn and Associates, Inc.	
	Current	**Proposed**
Max Trip Generator	Assisted Living Facility (ITE Code 254) Daily: 2.6 trips per bed AM Peak Hour: 0.18 trips per bed PM Peak Hour: 0.24 trips per bed	Hospital (ITE Code 610) Daily: 10.77 trips per 1,000 square feet AM Peak Hour: 0.82 trips per 1,000 square feet PM Peak Hour: 0.86 trips per 1,000 square feet
Maximum Trip Generation	Daily: 364 Trips AM Peak Hour: 25 Trips (+15 Inbound, +10 Outbound) PM Peak Hour: 34 Trips (+13 Inbound, +21 Outbound)	Daily: 929 Trips AM Peak Hour: 71 Trips (+48 Inbound, +23 Outbound) PM Peak Hour: 74 Trips (+26 Inbound, +48 Outbound)
Net Daily Trips:	565 Daily Trips (maximum minus current) 565 Daily Trips (proposed minus current)	
Net PH Trips:	46 Trips AM, 40 Trips PM (maximum) 46 Trips AM, 40 Trips PM (proposed)	
Significantly impacted roadway segments that fail Long Range	N/A – No significantly impacted roadway segments.	N/A – No significantly impacted roadway segments.
Significantly impacted roadway segments for Test 2	N/A –No significantly impacted roadway segments for Test 2.	N/A –No significantly impacted roadway segments for Test 2.
B. Mass Transit Information		
Nearest Palm Tran Route (s)	- PalmTran Route 3 - PalmTran Route 80 - PalmTran Route 81	
Nearest Palm Tran Stop	- Military Trail at Lake Ida Road – Stop 1107 (Route 3), located approximately 0.8 miles from the site. - Military Trail at Lake Ida Road – Stop 1161 (Route 3), located approximately 0.8 miles from the site. - Military Trail at NW 5th Street – Stop 1160 (Route 3 & Route 80), located approximately 0.95 miles from the site.	

	- Atlantic Avenue at Sims Road – Stop 7632 (Route 81), located approximately 0.7 miles from the site.
Nearest Tri Rail Connection	The nearest connection to the Tri-County Commuter Rail is PalmTran Route 81, which can be accessed via Stop 7632 at Atlantic Avenue and Sims Road, located approximately 0.7 miles south of the site.
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	Water & Wastewater Provided by Palm Beach County Water Utilities
Nearest Water & Wastewater Facility, type/size	The nearest potable water connection points include an 8-inch potable water main stubbed out to the southwest corner of the property and a 12-inch potable water main located along Sims Road. Sanitary sewer service is available via an existing gravity sewer stubbed out to the southwest corner of the property, as well as a 6-inch force main along Sims Road.
D. Drainage Information	
A signed and sealed drainage statement prepared by Kimley Horn is submitted herewith outlining the legal positive outfall to the LWDD L-32 Canal, the location of the parcel in the C-15 basin and the level of protection as outlined in the Stormwater Sub-Element of the plan.	
E. Fire Rescue	
Nearest Station	Fire Rescue Station #45 located at 15450 S. Jog Road
Distance to Site	2.50 Miles from the site
Response Time	For fiscal year 2025, the average response time for this station's zone is 6 minutes 36 seconds. The estimated response time to the subject property is 7 minutes 30 seconds.
Effect on Resp. Time	Changing the land use will have some impact on fire rescue
F. Environmental	
Significant habitats or species	The 4.89-acre property consists primarily of a wooded, overgrown former residential lot with a mix of open grassy areas, dense canopy, and understory vegetation. The site contains native trees (Live Oak, Sabal Palm, Slash Pine) intermixed with numerous non-native and invasive species, including Brazilian Pepper, Australian Pine, Banyan, Schefflera, and extensive Golden Pothos groundcover. These conditions reflect a disturbed, semi-natural habitat rather than a conserved or high-value natural community. No listed species, migratory birds, or listed plant species were identified.

Flood Zone*	Based on the FEMA Flood Zone Map (Exhibit 5) included in the assessment, the subject property is located entirely within FEMA Flood Zone X, which is defined as an area outside the 0.2% annual-chance (500-year) floodplain.
Wellfield Zone*	The subject property is *not* located within a County-designated Wellfield Protection Zone under the Palm Beach County Water Utilities Department or the Department of Environmental Resources Management (ERM).
G. Historic Resources	
A review of Palm Beach County's surveys and maps found no historic or architecturally significant structures and no properties listed or eligible for the National Register of Historic Places located on the site or within 500 feet. Additionally, the County's archaeological site maps indicate no known archaeological resources on or within 500 feet of the property.	

Exhibit 5
Palm Beach County Traffic Division Letter

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

"An Equal Opportunity Employer"

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February 26, 2026

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401

RE: Exalt Health Delray Beach
FLUA Amendment Policy 3.5-d Review
Round 2025-26-B2

Dear Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised February 4, 2026, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	East side of Sims Road, approximately 670 feet south of Lake Ida Road	
PCN:	00-42-46-14-00-000-3170	
Acres:	4.89 Acres	
	Current FLU	**Proposed FLU**
FLU:	Congregate Living Residential with an underlying 8 units per acre (CLR/8)	Institutional with an underlying High Residential 8 designation (INST/8)
Zoning:	Multi-Family Residential Medium Density (RM)	Institutional & Public Facilities (IPF)
Density/ Intensity:	8 du/acre	0.45 FAR
Maximum Potential:	Assisted Living Facility = 140 beds	Hospital = 95,853 SF
Proposed Potential:	None	None
Net Daily Trips:	565 (maximum – current)	
Net PH Trips:	70 (48/22) AM, 73 (25/48) PM (maximum)	
** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.*		

Based on the review, the Traffic Division has determined that the proposed amendment's traffic impacts **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please contact me at 561-684-4030 or email me at DSimeus@pbc.gov with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:ep
ec:
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\26-B2\Exalt Health Delray Beach.docx

Exhibit 6
Water and Wastewater Provider LOS Letter

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

Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

February 03, 2026

Urban Design Kilday Studios
ATTN: Joni Brinkman
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

RE: PCN 00-42-46-14-00-000-3170 (aka 14051 Sims Road)
Service Availability Letter

Dear Joni:

This letter confirms that the referenced property is located within Palm Beach County Water Utilities Department (PBCWUD) utility service area. Based on a review of existing PBCWUD infrastructure and current customer demands in the surrounding area, PBCWUD has sufficient capacity at this time to provide the level of service required for the proposed Future Land Use Atlas (FLUA) Amendment for a 40-bed inpatient rehabilitation hospital.

The nearest potable water connection points include an 8-inch potable water main stubbed out to the southwest corner of the property and a 12-inch potable water main located along Sims Road. Sanitary sewer service is available via an existing gravity sewer stubbed out to the southwest corner of the property, as well as a 6-inch force main along Sims Road.

Please note this letter does not constitute a final commitment. Final service approval is contingent upon PBCWUD's review and approval of the final design. Additionally, the addition of new developments or customers prior to service imitation may impact on the available capacity. PBCWUD makes no representations regarding capacity availability at the time of the future service initiation.

If you have any questions, please do not hesitate to contact me at jlammert@pbcwater.com.

Sincerely,

Joseph Lammert,
Project Coordinator II

"An Equal Opportunity Employer"

printed on sustainable and recycled paper

Exhibit 7
Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION FORM # 8

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

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 Erik W. De Vries, 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] Manager of Astrea Development LLC for Delray Beach Rehab GP, LLC *[position—e.g., president, partner, trustee]* of Delray Beach Rehab, LP *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]*, (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 4430 Lively Lane
TX 75220

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 Applicant. 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 Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant 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.

Disclosure of Beneficial Interest - Applicant form Form # 8 *Page 1 of 4* *Revised 12/27/2019 Web Format 2011*

FURTHER AFFIANT SAYETH NAUGHT.

Erik de Vries

Erik W. De Vries, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~PALM BEACH~~ DALLAS

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 16th day of January, 2026 by Erik De Vries *(name of person acknowledging)*. He/she is personally known to me or has produced License *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

Tony Kading
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 02/13/2028

TONY KADING
My Notary ID # 129259586
Expires February 13, 2028

EXHIBIT "A"

PROPERTY

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 260 FEET, AND LESS THE NORTH 55.44 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-32 AND LESS THE EAST 40 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-3 AND LESS THE WEST 80 FEET OF THE EAST 120 FEET OF SIMS ROAD RIGHT OF WAY.

LESS THE EAST 1.58 FEET OF THE PARCEL ABOVE.

CONTAINS 4.8925 ACRES, OR 213,116 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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

Name	Address
Astra Development, LLC	4430 Lively Lane
Erik de Vries	Dallas, TX 75220
	(same address for both)

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 Paige York, 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] Manager *[position - e.g., president, partner, trustee]* of The Wellery Delray, LLC *[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: 2979 South Hwy 395
Santa Rosa Beach, FL 32459

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.

PAIGE YORK, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ MISSISSIPPI
COUNTY OF ~~PALM BEACH~~ LAFAYETTE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 20TH day of JANUARY, 20 26 by PAIGE YORK *(name of person acknowledging)*. He/she is personally known to me or has produced _____ *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

TINA LOUISE RODRIGUEZ
(Name - type, stamp or print clearly)

Tina Louise Rodriguez
(Signature)

My Commission Expires on: JUNE 2, 2028

NOTARY SEAL OR STAMP

TINA LOUISE RODRIGUEZ
Commission Expires
06-02-2028
NOTARY PUBLIC
ID 471984
Lafayette County
STATE OF MISSISSIPPI

EXHIBIT "A"

PROPERTY

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 260 FEET, AND LESS THE NORTH 55.44 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-32 AND LESS THE EAST 40 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-3 AND LESS THE WEST 80 FEET OF THE EAST 120 FEET OF SIMS ROAD RIGHT OF WAY.

LESS THE EAST 1.58 FEET OF THE PARCEL ABOVE.

CONTAINS 4.8925 ACRES, OR 213,116 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address
Bennett V. York	107 Heathorwood Dr. Hattiesburg, MS 39402

Exhibit 8
Correspondence

Jerry Lodge J.

From:	Jerry Lodge J.
Sent:	Friday, September 25, 2026 10:21 AM
To:	Alexis Thomas
Cc:	Joyce R. Lawrence; Melissa Michael
Subject:	RE: Exalt Health (SCA 2026-005) – Request for Proposed Use Details
Attachments:	Exalt SP.pdf

Good morning Alexis,

Happy to hear the notice was received.

1. Exalt Health is a proposed inpatient medical and physical rehabilitation facility. I referenced their website for some context on specific services. https://www.exalthealth.com/

2. I have attached the most recently proposed site plan. You can find all zoning application documents through our online portal ePZB

3. Development timelines and further zoning related questions are best answered by Zoning Division staff. The PM for this project in Zoning is Joyce Lawrence, and I have copied her on this email, as well as the amendment coordinator of the Planning Division.

Let me know if you need anything else, have a nice day.

Thank you,

Gerald (Jerry) Lodge
Senior Planner, Planning Division
Planning, Zoning & Building Department
2300 N. Jog Road
West Palm Beach, FL 33411
561-233-5315
glodge@pbc.gov
www.pbc.gov/pzb

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1

From: Alexis Thomas <athomas@cardonecapital.com>
Sent: Friday, September 25, 2026 9:47 AM
To: Jerry Lodge J. <GLodge@pbc.gov>
Subject: Exalt Health (SCA 2026-005) – Request for Proposed Use Details

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Hi Jerry,

I'm the Asset Manager for 10X Delray Beach, a 346-unit multifamily community within 500 feet of the Exalt Health site on Sims Road. Thank you for the courtesy notice dated September 18.

Before the upcoming hearings, could you help with the following:

1. What type of facility is Exalt Health proposing for the site (e.g., medical office, clinic, inpatient or residential treatment)?
2. Is a site plan or copy of the concurrent zoning application available for review?
3. Is there an anticipated timeline for construction if the amendment and rezoning are approved?

I appreciate your help and look forward to hearing from you.

Thank you,

Alexis Thomas

Asset Manager

Cardone Capital

18851 NE 29th Ave, Suite 1000

Aventura, Florida 33180

O: 310-777-0255 extension 1445

C: 980-242-0736

www.cardonecapital.com

www.grantcardone.com



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