

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



Application No.:	DOA-2010-02813
Control No.:	2006-00011
Applicant:	Bethesda Healthcare System Inc
Owners:	Bethesda Healthcare System Inc
Agent:	Urban Design Kilday Studios - Helen Cohen
Telephone No.:	(561) 689-5522
Project Manager:	Carrie Rechenmacher, Senior Site Planner

Location: Northeast corner of Boynton Beach Blvd and State Road 7 (Bethesda West Hospital)

TITLE: a Development Order Amendment **REQUEST:** to add square footage, reconfigure the site plan, and restart the clock for Commencement of Development within the Bethesda West Hospital MUPD.

APPLICATION SUMMARY: Proposed is a Development Order Amendment for the Bethesda West Hospital Multiple Use Planned Development (MUPD). The 58.83-acre site was previously approved by the Board of County Commissioners (BCC) on February 28, 2008 to allow a rezoning from Agricultural Reserve (AGR) to Institutional MUPD with a Requested Use for an 80-bed 207,750 square foot hospital and one 3-story 48,000 square foot medical office building. The applicant is requesting an amendment to allow two 3-story medical offices that are 67,500 square feet each providing a total of 135,000 square feet (+87,000 SF) for medical offices and 343,000 square feet overall for the 59-acre MUPD. The approved hospital is under construction. The site plan indicates a total of 1,151 parking spaces with 3 access points from Boynton Beach Boulevard and 1 access point from US Hwy 441 which shall remain as approved.

ISSUES SUMMARY:

- o Consistency with Comprehensive Plan

The Planning Division has reviewed the request and has found that the request to add 87,000 square feet is consistent with the site's Institutional Future Land Use designation. See Staff Review and Analysis for additional comments from the Planning Division.

A Large Scale Comprehensive Plan Land Use Amendment (FLUA) Round 05-01 and was approved changing the Land Use Designation from Agricultural Reserve (AGR) to Institutional (INST). This request was approved and adopted by the BCC at the August 22, 2005 public hearing. There were no conditions of approval imposed on the FLUA approved via Ordinance Number 2005-036. The underlying Comprehensive Plan Land Use Designation and Tier Designation determine the future development for the property, establishing allowable uses and intensities and applicable property development regulations.

- Compatibility with Surrounding Land Uses

NORTH:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR)
Supporting: Faith Farm Ministries (Control No 94-073)

SOUTH:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: General Commercial District (CG); (AG/SE) Neighborhood Commercial District (CN)
Supporting: Agriculture Services Ag Sales/Service/Packing Agriculture Storage Yard, Yee Farms Packing Plant (Control No 84-189); General Commercial/Special Exception (CG/SE) Dobson Office Building (Control No 78-098-); Chipping and Mulching, Planet Recycling (Control No 92-002)

EAST:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR)
Supporting: Vacant, Boynton Beach Community Church (Control No 07-010)

WEST:

FLU Designation: Agricultural Reserve (AGR)
Zoning District: Agricultural Reserve District (AGR) Agricultural Reserve/Special Exception (AGR/SE)
Supporting: Agriculture Convenience Store with Gas Sales: Four Points Market) (Control No 97-102),

Uses in the vicinity of the subject site consist of a variety of commercial uses, including Faith Farm, a substance abuse rehabilitation center that provides counseling and jobs for its clients and including a thrift and furniture store that is open to the public. There are three uses south of the subject site on the north side of Boynton Beach Boulevard

One use is a Mushroom Growing House or a Packing House. The other two uses involve Farm Equipment Repair and Sales. On the south side of Boynton Beach Boulevard there are multiple ownerships. There is a convenience store and Chinese restaurant in a commercial building, as well as a recycling facility. There are several commercial nurseries also to the south of the site. East of the site is currently utilized entirely for row crop production. To the west of the site are the Four Points Market/convenience store with a service station, Homrich Nursery, and a farm storage building.

The recommended conditions of approval and the ULDC address compatibility with surrounding land uses through the application of setbacks, landscape buffers, and other considerations. The proposed increase in the number of MOB's and square footage continues to be compatible with the surrounding uses, as previously determined during the land use amendment, rezoning, and Requested Use approvals. As proposed and subject to the recommended conditions of approval, staff anticipates no adverse impacts to the surrounding properties from the request.

- o Modification of Conditions

Changes proposed with the amendment include the All Petition Condition 1 referencing the new site plan dated January 13, 2011, one new All Petition Condition 2 to restart of the clock for Commencement of Development to receive a new three (3) year review date from date of approval of this resolution, and a new Architectural Condition 1 for height limitation allowing a maximum of 35 feet in height for the medical office buildings A and B.

- o Traffic

See comments under Staff Review and Analysis for the comments from the Traffic Division.

- o Landscape/Buffering

The site plan indicates the minimum 20-foot wide landscape buffer strip adjacent to a right-of-way over 100 feet in width with no easement encroachments in the MUPD zoning district. Along the north, east and west (adjacent to U.S. Highway No. 441/State Road 7) property lines Landscape Standard Conditions 8 and 9 require one additional (1) palm or pine for each for each thirty (30) linear feet of the property lines.

The affected area of 8.56 acres does not include any of the landscape buffers, as the buffers are all included in Phase 1. All the landscape buffers are vested per the previous February 28, 2008 BCC approval and the October 1, 2009 Zoning Commission approval and per Article 1.E.1.C. No changes to the existing approved landscape buffers are being proposed

o Interior Vegetation and Landscaping

The subject site is located in the AGR tier a variance was granted allowing the interior tree and shrub quantity to reflect Urban Suburban requirements. On October 1, 2009, the Zoning Commission approved variances to allow the reduction of interior tree and shrub quantities, and to eliminate the required wall within the landscape buffer along the north and east property lines.

The applicant received a variance to allow interior landscape requirements of 1 tree per 2,000 square feet or 1,158 (-386) trees instead of the 1 tree per 1,500 square feet required in the AGR tier or 1,544 for the 58.83 acre property. A variance was also granted to allow a reduction in the number of required shrubs from 3 per 1,500 square feet to 3 per 2,000 square feet 3,473 (-1,158 shrubs) instead of (4,631 shrubs). The Zoning Commission deemed the AGR tier landscape requirements excessive for this type of suburban project and found the urban suburban requirements as more appropriate.

Parking terminal islands however are placed to meet the AGR Tier requirements with a minimum of one 10-foot wide terminal every 8 spaces rather than one 8-foot terminal island every 10 spaces providing additional 1 tree per island and greater pervious and green area. In addition the access isles in front of the medical office buildings include a 5 foot sidewalk adjacent to the 8-foot divider median providing a separation and pedestrian access and connections throughout the parking area and primary entrances.

o Signs

The Master Sign Plan is approved for four (4) freestanding monument signs, with two (2) along the Boynton Beach Boulevard and two (2) along U.S. Highway No. 441 (State Road 7) frontage with a height of 12 feet and 150 square foot sign face area. The plan also includes 24 on site directional signs that are 3 feet wide and 4 feet high. The signage is consistent with the provisions in Art. 8.G.3.D-13, On-Site Directional Signs for large developments. Pursuant to the ULDC, Article 8.G.1.A-4, Wall Sign Standards will be provided along the south and west facade of the building. All signage shall be consistent with the Agricultural Reserve Tier, and the Boynton Beach Turnpike Interchange Corridor.

On October 1, 2009, the Zoning Commission approved variances via Zoning Resolution Numbers ZR-2009-034 and 035. These variances were approved to allow internally lit building signage for the ambulance, emergency entry and the main entry hospital wall signs. A variance was also granted to allow temporary non-residential development signs in excess of 32 square feet for the proposed Hospital. The temporary signs were approved for 120 square feet per frontage allowing a rendering of the hospital and identification of the future tenant for the site.

o Exemplary Design

Article 3.E.1.C. of the ULDC requires a minimum of 1 pedestrian amenity for every 100,000 square feet of GFA. There will be a total of four pedestrian amenities within the entire site. The first two pedestrian amenities are included in Phase 1. The remaining two pedestrian amenities are located in Phase 2 and Phase 3. Pursuant to Article 3.E.1.C.1.h., the project will incorporate public amenities that will contain sculptures, courtyards, water features, fountains or similar pedestrian scale features.

In addition the access isles in front of the medical office buildings include a 5 foot sidewalk adjacent to the 8-foot divider median providing a separation and pedestrian access and connections throughout the parking area and primary entrances.

o Architectural Review- COBWRA Letter dated Feb, 2, 2011 (Exhibit E)

The Coalition of Boynton West Residential Associations (COBWRA) met on February 1, 2011 and discussed this request. They are in support of the request for additional square footage for office buildings they do not want the structures any higher than 3 stories or 38 feet in height. The agent agreed to the request and also to conditions of approval limiting the height.

A revised site plan is proposed to be shown at the public hearing but is not part of the staff report since this revision was the result of modifications made after DRO certification by the Development Review Officer (DRO). Rather than remand back the plan back to the DRO for recertification, the revised plan shall be approved subsequent to the ZC and BCC hearings for final DRO site plan approval. Staff also has provided Architectural Review Condition 1 limiting the maximum height of the 67,500 square foot Medical Office buildings A and B to 38 feet to be approved at final site plan approval. Final elevations shall be approved at building permit.

o Development Order Amendment – Changed Circumstances

The applicant indicated in their justification statement that at the time of the approval of the original Development Order for this project, two issues prohibited the applicant from requesting the amount of medical office square footage envisioned to support the hospital use. Initially, traffic capacity was not available to support the square footage. Since this time period the traffic conditions have changed in this area sufficiently to make traffic available to this site. This therefore allows the project to propose an additional 87,000 square feet of medical office space.

Second, at the time of submittal of the rezoning and Requested Use applications, the maximum Floor Area Ratio (FAR) allowed for the site was 0.10 or 10 percent. On November 26, 2007, the BCC approved a Comprehensive Plan amendment to allow the maximum FAR for the Institutional (INST) land use designation to be 0.35 FAR or 35 percent for hospitals and related hospital campus uses within the AGR Tier, via Ordinance 2007-027. The proposed use is consistent with this intensity of 0.35, and with the proposal of 0.13 FAR is significantly less than the maximum allowed. These factors are the changed conditions, requiring the request for the Medical Office Buildings to provide a greater quantity of medical care facilities for an existing and anticipated population in the area.

TABULAR DATA

	EXISTING	PROPOSED
Property Control Number(s)	00-42-45-19-03-001-0000 00-42-45-19-03-023-0000	Same/New
Land Use Designation:	Institutional and Public Facilities (INST)	Same
Zoning District:	Multiple Use Planned Development District (MUPD)	Same
Tier:	Agricultural Reserve (AGR)	Same
Use:	Hospital or Medical Center Medical or Dental Office or Clinic	Same
Acreage:	58.83 acres	Same
Square Footage:	256,000	350,000 (+87,000)
FAR:	0.10	0.13
Parking:	850	1,151 (+735)
Access:	Boynton Beach Blvd. (3) SR7/US 441 (1)+	Same

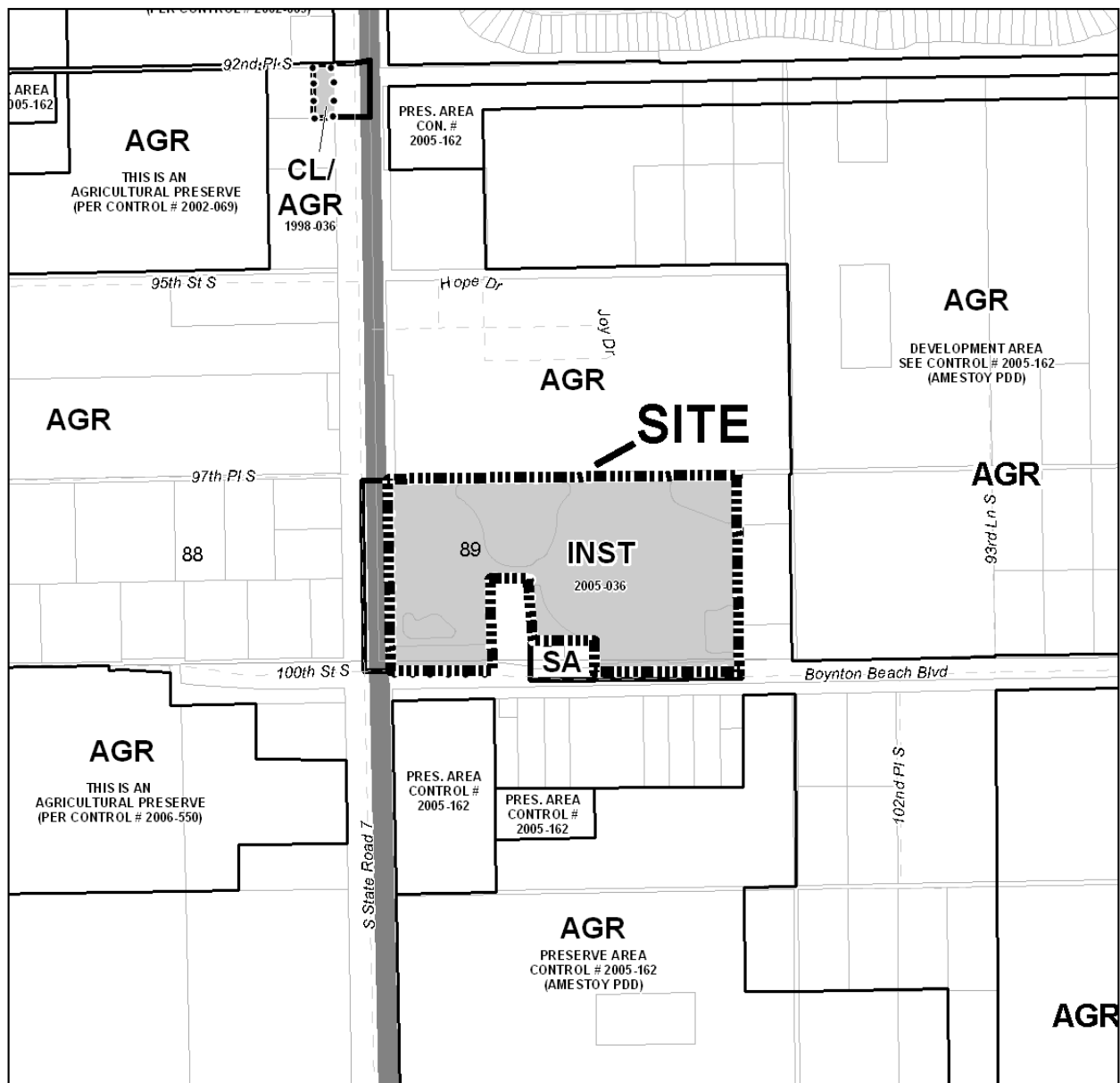
PUBLIC COMMENT SUMMARY: At the time of publication, staff had received 1 letter from COBWRA requesting a modification of the building height and no other contacts from the public regarding this project.

RECOMMENDATION: Staff recommends approval of the Development Order Amendment subject to 28 Conditions of Approval and indicated in Exhibit C.

MOTION: To recommend approval to add square footage, reconfigure the site plan, and restart the clock for Commencement of Development within the Bethesda West Hospital MUPD subject to Conditions of Approval as indicated in Exhibit C.

PALM BEACH COUNTY PLANNING DIVISION

SITE LOCATION AND LAND USE



Application Number: DOA-2010-2813

Control Number: 2006-011

Land Use Atlas Page: 89

Date: 01/24/2011



Figure 1 Future Land Use Atlas Map

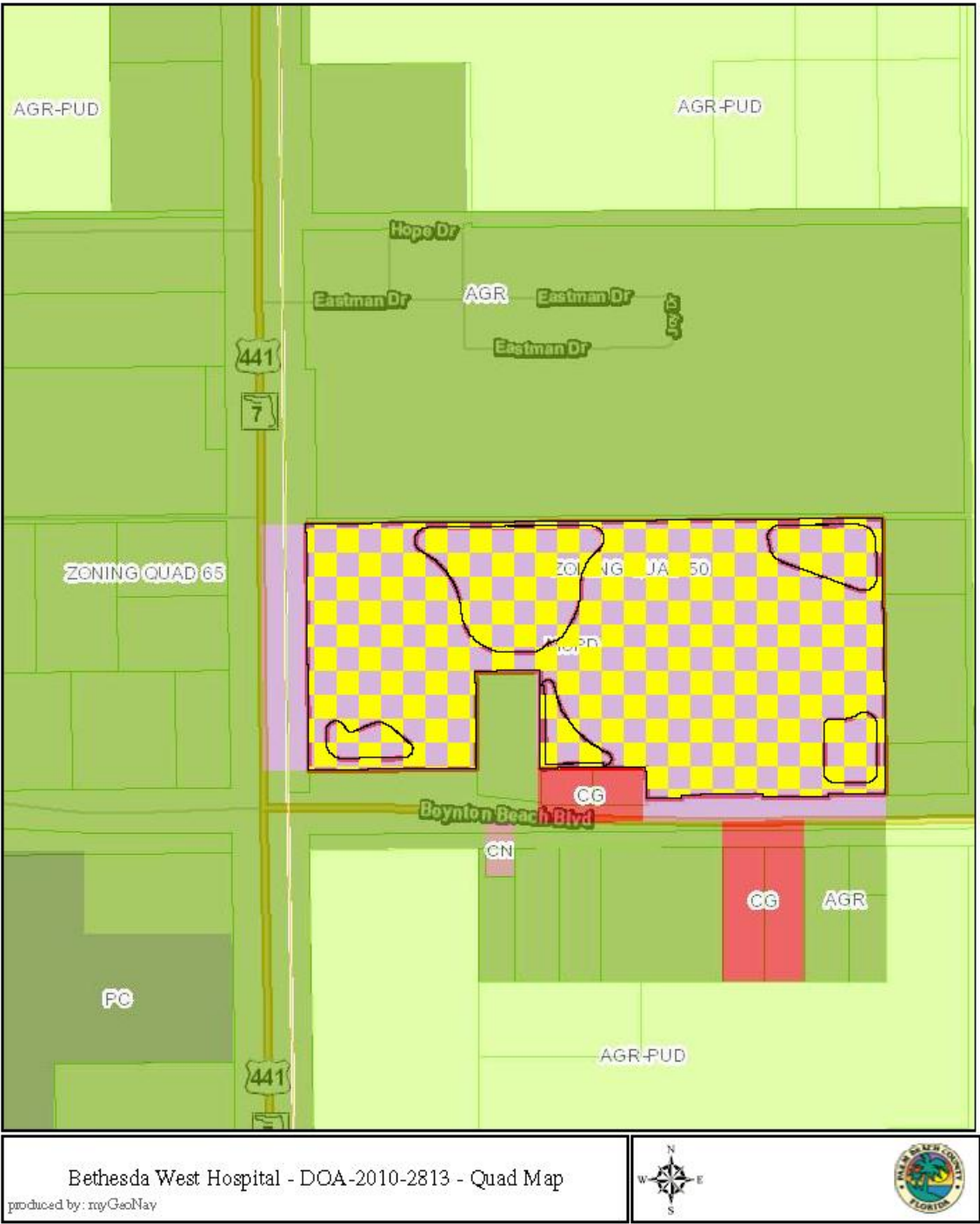
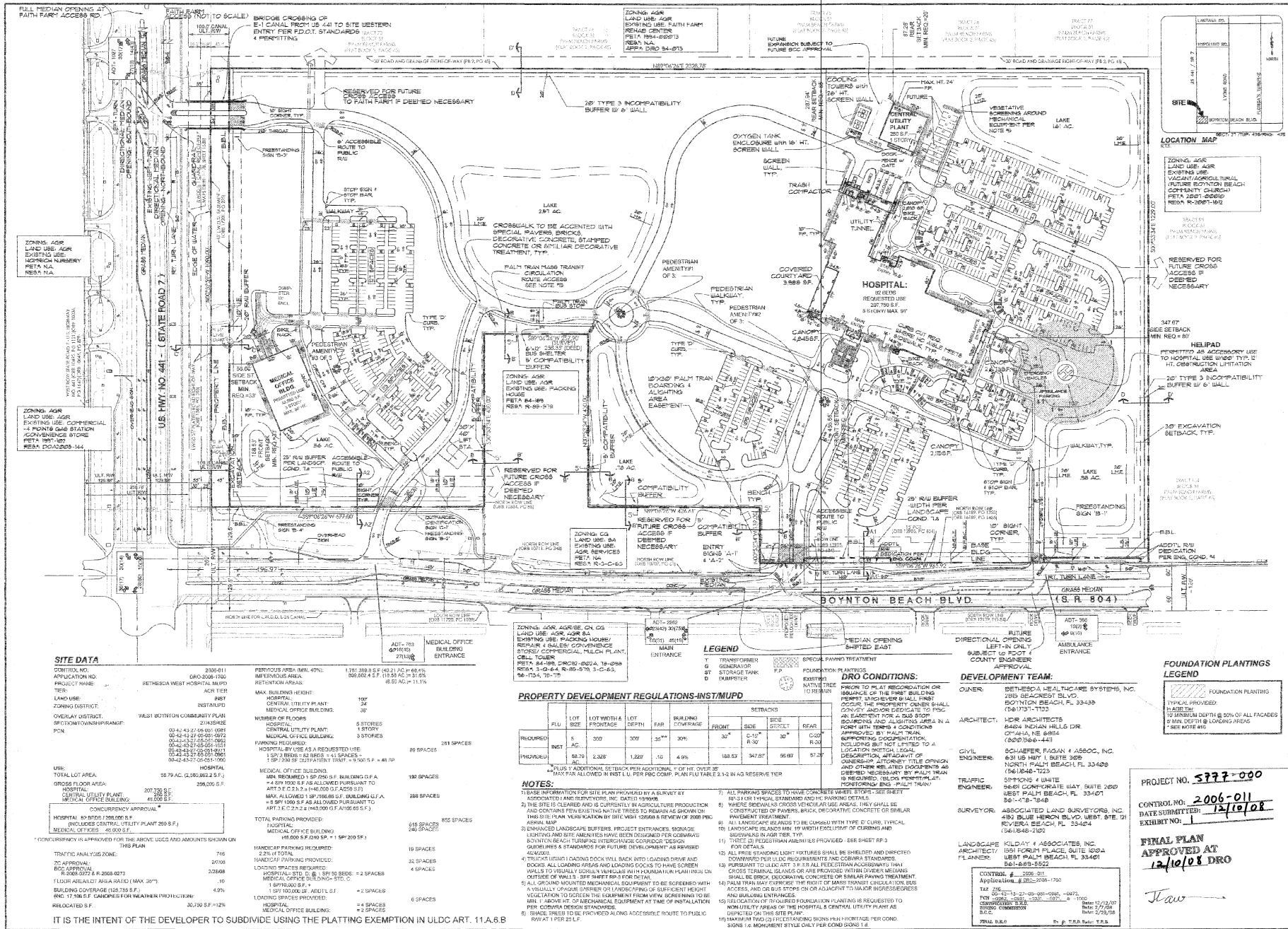


Figure 2 Zoning Quad Map Number 50



Figure 3 Aerial

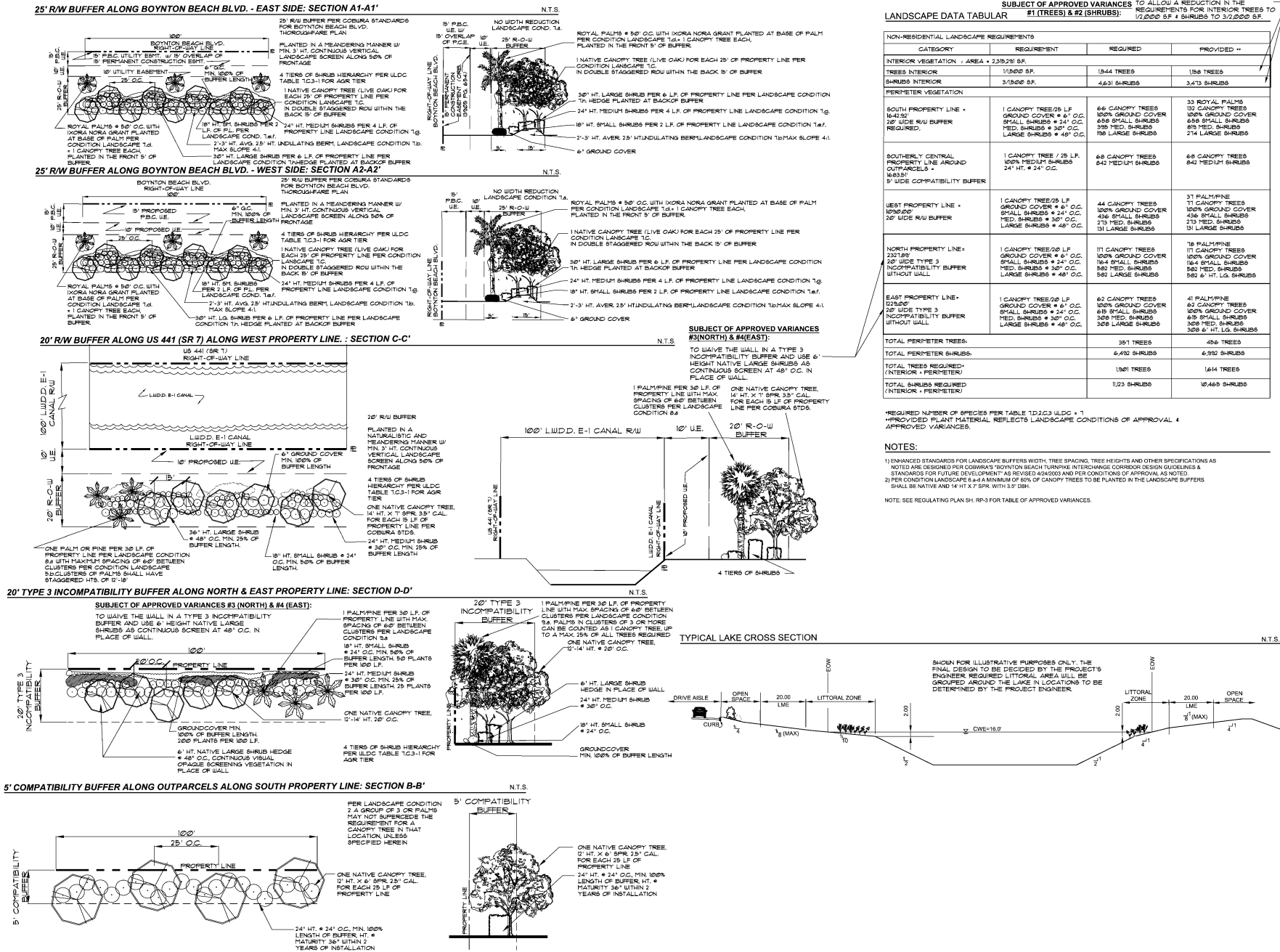
Figure 4 Approved Site Plan: Dated 12-10-08



PSP-1
of 4

ZC
Application No. DOA-20
Control No. 2006-00011
Project No. 05777-000

Figure 6 Regulating Plan: Dated January 13, 2011



Bethesda West Hospital MUPD

Palm Beach County, Florida
Preliminary Regulating Plan - Landscape Buffers

Scale: AS NOTED

PRP-2
of 4

**urban
design
kil|day
STUDIOS**

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Date: 08.23.10
Project No: 08-188-003
Designed By: HLC
Drawn By: HLC
Checked By: WT

Submit Dates : Comments
11/17/10 DOA SUBMITTAL

Bethesda West Hospital MUPD

Palm Beach County, Florida
Preliminary Master Sign Plan

Scale: AS NOTED

PMSP-4
of 4

NOTE: SEE REGULATING PLAN SH. RP-5 FOR TABLE OF APPROVED VARIANCES.

HOSPITAL WALL SIGNAGE

WALL SIGNS - HOSPITAL (South Facade):
Max. Area @ 75 s.f./f.t. of frontage

MAX. SIGN FACE AREA = 1,177.5 s.f.
MIN. SIGN FACE AREA = 43.5 s.f.

WALL SIGNS - HOSPITAL (West Facade):
Max. Area @ 75 s.f./f.t. of frontage

MAX. SIGN FACE AREA = 877.5 s.f.
MIN. SIGN FACE AREA = 43.5 s.f.

NOTE: There may be several Wall Signs on each facade as allowed by the ULDC. These details are meant to provide the Total Sign Area Calculations for review purposes.

WALL SIGNS E-1, E-2 (2 SIGNS TOTAL)

SUBJECT OF APPROVED VARIANCE #8: INTERNALLY LIT SIGN

E-1
Center in horizontal width of canopy
EMERGENCY
Sign Area = 2.35 S.F.
Myriad Pro Bold (IN RED)

E-2
Center in horizontal width of canopy
AMBULANCE
Sign Area = 2.35 S.F.
Myriad Pro Bold (IN RED)

SPECIAL PERMIT # SPNS-2009-4404
TEMPORARY NON-RESIDENTIAL DEVELOPMENT SIGN

SUBJECT OF APPROVED VARIANCES #5 & #6:
TO ALLOW 120 S.F. SIGN FACE AREA FOR A TEMPORARY NON-RESIDENTIAL SIGN #5-BOYNTON BEACH BLVD. FRONTAGE #6-US 441 / SR 7 FRONTAGE

SUBJECT OF VARIANCE #8:
US 441 / SR 7

SUBJECT OF VARIANCE #5:
BOYNTON BEACH BLVD.

SEE SH. RP-3 FOR TABLE OF APPROVED VARIANCES.

KEY MAP:

FREE STANDING SIGNS B-1 thru B-4 (4 SIGNS TOTAL)

B-1
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

B-2
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

B-3
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

B-4
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

OUTPARCEL IDENTIFICATION SIGN C-1 & C-2 (2 SIGNS TOTAL)

C-1
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

C-2
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

DIRECTIONAL SIGNS D-1 thru D-27

D-1
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

D-2
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

WALL SIGNS - MEDICAL OFFICE BUILDINGS 'A' and 'B'

A-1
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

A-2
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

NOTE: There may be several Wall Signs on each facade as allowed by the ULDC. These details are meant to provide the Total Sign Area Calculations for review purposes.

HOSPITAL WALL SIGN F-1 (1 SIGN TOTAL)

SUBJECT OF APPROVED VARIANCE #9: INTERNALLY LIT SIGN ABOVE MAIN ENTRY

Sign Area Approximately = 50 S.F.
Dimensional Letters - name, logo & text tbd
Approx. 25 Feet

WALL SIGNAGE LOGOS G-1, G-2 (2 SIGNS TOTAL)

G-1, G-2
Sign Area Approximately = 2.25 S.F. Each
(Minimum Sign Area = 2.4 S.F.)
Dimensional Logos -

ENTRY SIGNS A-1, A-2 (2 SIGNS TOTAL)

A-1
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

A-2
side a (side to Main) name, logo & text tbd
side b (side to Main) Recessed
Elevation
Section
Actual Sign Face Area = 144 S.F.

Figure 7 Preliminary Master Sign Plan: Dated December 27, 2010

STAFF REVIEW AND ANALYSIS

PLANNING DIVISION COMMENTS:

FUTURE LAND USE (FLU) PLAN DESIGNATION: Institutional and Public Facilities (INST).

TIER: The subject site is in the Agricultural Reserve Tier.

FUTURE ANNEXATION AREAS: The subject site is not within the future annexation area of a municipality.

INTERGOVERNMENTAL COORDINATION: The subject property is not located within one mile of any municipality.

CONSISTENCY WITH FUTURE LAND USE (FLU) PLAN DESIGNATION: The Planning Division has reviewed the Development order Amendment request to add square footage and reconfigure the site plan within the Bethesda West Hospital MUPD and has found the request to be consistent with the property's INST FLU designation.

The subject site was the subject of a previous Comprehensive Plan Amendment. The Board of County Commissioners (BCC) adopted Comprehensive Plan Amendment LGA 2005-003, Ag Reserve Institutional, Ordinance 2005-036, on August 22, 2005, changing the FLU from Agricultural Reserve (AGR) to Institutional and Public Facilities (INST).

The existing MUPD is approved with 208,000 square feet of hospital and 48,000 square feet of medical office for a total of 256,000 square feet. The request to add 87,000 square feet of medical office for a total of 343,000 square feet (.13 FAR) is also consistent with the maximum Floor Area Ratio (FAR) of .35 allowed for a hospital and related hospital campus uses in the Institutional (INST) FLU designation within the Agricultural Reserve (AGR) Tier ($58.83 \text{ ac} \times 43,460 \text{ s.f.} \times .35 = 896,922 \text{ s.f. maximum}$).

SPECIAL OVERLAY DISTRICT/NEIGHBORHOOD PLAN/PLANNING STUDY AREA: The subject site is within the boundaries of the West Boynton Area Community Plan (WBACP). Specifically, the site is within Sub Area 2 of the plan, which is described as the northern Ag Reserve. However, there are no recommendations in the neighborhood plan related to the request to add square footage.

FINDINGS: The request is consistent with the INST FLU designation of the Palm Beach County Comprehensive Plan.

ENGINEERING COMMENTS:

REQUIRED ENGINEERING RELATED PERMITS

The property owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department, Permit Section, prior to the application of a Building Permit.

The property owner shall obtain a Turnout Permit from the Florida Department of Transportation for access onto Boynton Beach Blvd. and SR 7.

TRAFFIC IMPACTS

Petitioner has estimated the build-out of the project to be December 31, 2016. Previously approved traffic from this project was 3,894 trips per day, 283 trips in the PM peak hour. Additional traffic expected from this request is 2,097 trips per day, 170 trips in the PM peak hour, for a grand total of 5,991 trips per day, 453 trips in the PM peak hour. Additional traffic is subject to review for compliance with the Traffic Performance Standard. There are no improvements to the roadway system required for compliance with the Traffic Performance Standards.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK Directional)

Segment: Boynton Beach Blvd. from SR 7 to Lyons Road Eastbound

Existing count: 559

Background growth: 127
Project Trips: 143
Total Traffic: 829
Present laneage: 4LD
LOS “D” capacity: 1,770
Projected level of service: C

PALM BEACH COUNTY HEALTH DEPARTMENT:

No Staff Review Analysis

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The site is under development.

WELLFIELD PROTECTION ZONE: The property is not located with a Wellfield Protection Zone.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

OTHER:

FIRE PROTECTION: The Palm Beach County Department of Fire Rescue will provide fire protection.

SCHOOL IMPACTS: No Staff Review Analysis

PARKS AND RECREATION: No staff review analysis required

CONCURRENCY: Concurrency has been approved for 135,000 square feet of medical office uses and a 208,000 square foot 80 bed hospital and meets the requirements of Article 2.F.

WATER/SEWER PROVIDER: Palm Beach County Water Utilities (PBCWU)

FINDING: The proposed Zoning Map Amendment complies with Article 2.F of the ULDC, Concurrency (Adequate Public Facility Standards).

FINDINGS:

Development Order Amendments:

When considering a development order application for a conditional or requested use, or a development order amendment, the BCC and ZC shall consider standards 1 – 9 indicated below. A conditional or requested use or development order amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved. Staff has reviewed the request for compliance with the standards that are expressly established by Article 2.B.- 2.B and provides the following assessment:

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

The subject site was approved for a Comprehensive Plan Amendment adopted by the BCC pursuant to LGA 2005-003, on August 22, 2005, changing the FLU designation from Agricultural (AGR) to Institutional (INST). The proposed addition of 87,000 square feet for medical offices is consistent with the INST FLU designation and the Comprehensive Plan. Policy 1.5-r of the Plan does not allow Institutional uses west of State Road 7, and since this is east of SR7 is in compliance with this Plan policy. However, the hospital and additional medical offices provide medical services closer to the residents in the AGR Tier. The Plan defines the Maximum Floor Area Ratios (FAR) for the Institutional (INST) land use designation as 0.35 FAR for hospitals and related hospital campus uses. The proposed use is consistent with this intensity as it is proposing a 0.13 FAR

2. Consistency with the Code - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

The proposed use will comply with all applicable standards of this Code for use, layout, function and general development characteristics. As referenced above, hospitals and related hospital campus uses are permitted in the INST land use designation. In regard to Article 4.B.1.A.71., Hospital or Medical Center, the proposed Plan complies with minimum lot size, frontage and a maximum of one bed per 1,000 square feet of lot area (43.56 patient rooms per acre). *The proposed Plan complies as only 80 beds are proposed and an accessory helipad as a permitted use.*

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

Uses in the vicinity of the subject site include Faith Farm to the north of the sitemap substance abuse rehabilitation center that provides counseling and jobs for its clients. There is a thrift store/furniture store open to the public on site. There are three uses south of the subject site on the north side of Boynton Beach Boulevard. One use is a Mushroom Growing House / Packing House. The other two uses involve Farm Equipment Repair and Sales. On the south side of Boynton Beach Boulevard are multiple ownerships. There is a convenience store/Chinese restaurant in a commercial building as well as a recycling facility. There are several commercial nurseries also to the south of the site. East of the site is currently utilized entirely for row crop production. However, a future Boynton Beach Community Church is proposed and approved. To the west of the site includes a Four Points Market/ convenience store/service station, Homrich Nursery, and a farm storage building. The proposed increase in the number of MOB's and square footage continues to be compatible with the surrounding uses, as previously determined during the land use amendment, rezoning, and Requested Use approvals.

In addition the applicant has agreed to redesign the site to meet COBWRA's concern (Exhibit E letter) about the proposed 4 story MOB. The agent will formally submit the plan to the Department at final DRO at which time it will be revised to meet the conditions. It should be noted that the change to the plan is minimal in terms of building location and parking layout. The new plan reduces the height of the buildings by extending the floor plate of Floors 2 and 3 allowing for the creation of covered ground level parking. The overall circulation system remains the same and the phase line adjusted so the appropriate amount of parking spaces will be built with each building.

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

The proposed design sites the main hospital structure internal to the project, with the two (2) MOB's sited to the west of the principal structure closer in proximity to the SR 7 frontage consistent with the intent of the previously approved Plan. This site layout minimizes adverse effects, including visual impact and intensity of the proposed use on the adjacent lands. In addition pursuant to the request of a letter from COBWRA letter (Exhibit E) a revised site plan will be submitted for final DRO approval and a new Architectural Condition 1 has been added allowing maximum height of 38 feet for the proposed medical office buildings.

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

The proposed amendment will not result in significantly adverse impacts on the natural environment. Phase one (1) of the project is under construction and according to the applicant has complied with all permitting requirements of the South Florida Water Management District, the Army Corps of Engineers, the Department of Environmental Protection and Palm Beach County Environmental Resources Management. Phases two (2) and three (3) will be required to maintain compliance with all applicable permitting requirements.

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

The project is located in the vicinity of various agricultural production, commercial, and proposed residential uses. The amendment to include 87,000 square feet of additional hospital campus related uses is consistent with the site's Land Use Designation and is far below the maximum FAR for the site. The two (2) MOB's will support the hospital and provide for the availability of these services to the western communities, which results in a logical, orderly and timely development pattern for this area of unincorporated Palm Beach County.

7. Consistency with Neighborhood Plans – *The proposed development or amendment is consistent with applicable neighborhood plans in accordance with BCC policy.*

The property is located within the boundaries of and is consistent with the goals and objectives West Boynton Community Plan COBRWA. Plan Policies cite Medical facilities as lacking in the West Boynton area to service its aging population. In considering the problem, the study group discussed the possible use of "satellite facilities and medical complexes to compliment primary care facilities." The proposed facility addresses this issue. The proposed two (2) medical office buildings are situated to provide services to the residential population in the West half of the planning area. In addition pursuant to the request of a letter from COBWRA letter (Exhibit E) a revised site plan will be submitted for final DRO approval and a new Architectural Condition 1 has been added allowing maximum height of 38 feet for the proposed medical office buildings.

8. Adequate Public Facilities – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

Concurrency has been approved for 135,000 square feet of medical office uses and a 208,000 square foot 80 bed hospital and meets the requirements of Article 2.F.

9. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

At the time of the approval of the original Development Order for this project, two issues prohibited the applicant from requesting the amount of medical office square footage envisioned to support the hospital use. First, traffic capacity was not available to support the square footage. The traffic conditions have changed in this area making traffic available to this site. This allows the project to propose an additional 87,000 square feet of medical office space.

Second, at the time of submitting the Rezoning and Requested Use applications, the maximum FAR allowed for the site was .10. On November 26, 2007, the BCC approved a Comprehensive Plan amendment to allow the maximum FAR for Institutional land use designation to be 0.35 FAR for hospitals and related hospital campus uses within the AGR Tier. The proposed use is significantly less than the permitted FAR intensity of 0.35, and is proposing a FAR 0.13. These factors, as changed conditions, support the request for the Medical Office Buildings that will provide enhanced medical care for an existing and anticipated population.

CONDITIONS OF APPROVAL

EXHIBIT C

Development Order Amendment

ALL PETITIONS

1. Previous All Petition Condition 1. of Resolution R-2008-273 which currently states:

Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved Preliminary Master Plan is dated November 26, 2007. All modifications must be approved by the Board of County Commissioners or Zoning Commission unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: MONITORING Zoning)

Is hereby amended to read:

The approved preliminary site plan is dated January 13, 2011. Modifications to the development order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

2. Based on Article 2.E of the Unified land Development Code, this development order meets the requirements to receive a new three (3) year (March 31, 2014) review date from date of approval of this resolution. (DATE ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for the primary Hospital building shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ZONING - Arch. Review) (Previous Architectural Review Condition 1. of Resolution R-2008-273)

1. The maximum height for the two Medical Office Buildings A and B located on the east portion of the site shall not exceed thirty-eight (38) feet. All heights shall be measured from finished grade to highest point. (DRO: ARCH REVIEW - Zoning)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. Previous Condition E.1.a of Resolution R-2008-273, Control No. 2006-011, which currently states:

No Building Permits for the medical office structures may be issued after January 1, 2012. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

Is hereby amended to read:

No Building Permits for the site may be issued after December 31, 2016. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING-Eng)

b. Previous Condition E.1.b of Resolution R-2008-273, Control No. 2006-011, which currently states:

No Building Permits for the Hospital structures may be issued after January 1, 2015. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

Is hereby deleted. [Reason: Revised traffic study no longer requires a separate hospital buildout condition.]

c. Previous Condition E.1.c of Resolution R-2008-273, Control No. 2006-011, which currently states:

Building Permits for more than:

- 190,090 square feet of gross leasable Hospital floor area
- 47,910 square feet of gross leasable Medical Office floor area shall not be issued until the construction commences for the construction of an additional north approach and west approach through lane at the intersection of Boynton Beach Boulevard and Lyons Road, plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

Is hereby deleted. [Reason: Revised traffic study no longer requires these improvements.]

d. Building Permits for more than:

- 190,090 square feet of gross leasable Hospital floor area
 - 55,486 square feet of gross leasable Medical Office floor area shall not be issued until contract has been awarded for the construction of Hypoluxo Road as a 4 lane facility from Lyons Road to Hagen Ranch Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng) [Note: COMPLETED]
- (Previous Condition E.1.d of Resolution R-2008-273, Control No. 2006-011)

2. Previous Condition E2 of Resolution R-2008-273, Control No. 2006-011, which currently states:

Acceptable surety required for the offsite intersection improvements at Boynton Beach Boulevard and Lyons Road as outlined in Condition No. 1C above shall be posted with the Office of the Land Development Division on or before August 21, 2008. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Property owner's Engineer. (TPS - Maximum 6 month time extension) (DATE: MONITORING-Eng)

Is hereby deleted. [Reason: Revised traffic study no longer requires these improvements.]

3. Previous Condition E3 of Resolution R-2008-273, Control No. 2006-011, which currently states: Prior to April 1, 2009 the Property owner shall complete construction of the offsite Traffic Performance standards intersection improvements at Boynton Beach Boulevard and Lyons Road as outlined in Condition No. 1.c. above. (DATE: MONITORING -Eng)

Is hereby deleted. [Reason: Revised traffic study no longer requires these improvements.]

4. Prior to the issuance of a building permit the property owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Boynton Beach Boulevard at the project's middle and east entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents (BLDG PERMIT: MONITORING-Eng)

(Previous Condition E4 of Resolution R-2008-273, Control No. 2006-011)

[Note: COMPLETED]

5. Prior to issuance of the first building permit, the property owner shall provide a cross access easement to the property owner to the north. Location of this cross access easement shall be approved by the County Engineer. Legal Sufficiency for this cross access easement shall be approved by the County Attorney. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E5 of Resolution R-2008-273, Control No. 2006-011) [Note: COMPLETED]

6. The Property owner shall construct:

- right turn lane south approach on SR 7 at the project's entrance onto SR 7.
- restricted median opening and associated left turn north approach on SR 7 at the project's entrance onto SR 7.
- right turn lane east approach on Boynton Beach Boulevard at each of the project's entrances onto Boynton Beach Boulevard.
- relocate the proposed median opening on Boynton Beach Boulevard to the project's middle entrance onto Boynton Beach Boulevard to provide for a left turn lane east and west approaches.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from the Florida Department of Transportation this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
(Previous Condition E6 of Resolution R-2008-273, Control No. 2006-011)

7. Landscape Within the Median of SR 7 and Boynton Beach Boulevard

a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of S R 7 and Boynton Beach Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph D below.

b. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

c. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)

d. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: ENGINEERING - Eng)

e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along SR 7 and Boynton Beach Boulevard. This payment shall be in the amount and

manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGOING: ENGINEERING - Eng)
(Previous Condition E7 of Resolution R-2008-273, Control No. 2006-011)

8. SIGNALIZATION REQUIRMENTS - Boynton Beach Boulevard and the project's middle entrance:

The Property Owner shall fund the cost of signal installation if warranted as determined by the Florida Department of Transportation at Boynton Beach Boulevard and the project middle entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

a. No Building Permits shall be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT:MONITORING-Eng) [Note: Surety posted]

b. In order to request release of the surety for the traffic signal at Boynton Beach Boulevard and the project middle entrance, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at this location. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING-Eng)
(Previous Condition E8 of Resolution R-2008-273, Control No. 2006-011)

HEALTH

1. Previous condition Health 1. of Resolution R-2008-273; Control 2006-011 which reads:

The property owner shall not develop any areas of the site that is identified as contaminated or potentially contaminated as determined through environmental site assessments performed by a qualified professional, unless the property owner is in receipt or written comments from the Florida Department of Environmental Protection (FDEP) or Palm Beach County's Environmental Resource Management (ERM) approving the assessment and any site rehabilitation for which FDEP or ERM has jurisdiction. (ONGOING: CODE ENF-Health)
Is COMPLETE

LANDSCAPE - GENERAL

1. Prior to the issuance of a building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with all landscape related conditions of approval as contained herein. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 1. of Resolution R-2008-273)

2. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 2. of Resolution R-2008-273)

3. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 3. of Resolution R-2008-273)

4. All landscape focal points shall be subject to review and approval by the Landscape Section and reflected on the Regulating Plan prior to final approval by the Development Review Officer (DRO). (DRO: LANDSCAPE - Zoning) (Previous Landscape Condition 4. of Resolution R-2008-273)

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

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 5. of Resolution R-2008-273)

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

- a. tree height: fourteen (14) feet;
- b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. canopy diameter: seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 6. of Resolution R-2008-273)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE SOUTHEAST AND SOUTHWEST PROPERTY LINES (FRONTAGE OF BOYNTON BEACH BOULEVARD)

7. Landscaping and buffering along the southeast and southwest property lines shall be upgraded to include:

- a. a minimum twenty-five (25) foot wide landscape buffer strip, No width reduction shall be permitted;
- b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) feet;
- c. one (1) native canopy tree (Live Oak) for each twenty-five (25) linear feet of the property line;
- d. one (1) palm (Royal Palm) tree for each fifty (50) feet on center; Ixora 'Nora Grant' shall be planted in a bed at the base of each Royal Palm;
- e. one (1) small shrub for each two (2) linear feet of the property line;
- f. Shrub shall be a minimum of eighteen (18) inches at installation;
- g. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum of twenty-four (24) inches at installation; and,
- h. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum of thirty (30) inches at installation. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 7. of Resolution R-2008-273)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE WEST PROPERTY LINE

8. In addition to the code requirements and the proposed landscaping, landscaping and/or buffer width along the west property line shall be upgraded to include:

- a. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 8. of Resolution R-2008-273)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES

9. In addition to the code requirements and the proposed landscaping, landscaping and/or buffer width along the north and east property lines shall be upgraded to include:

- a. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape Condition 9. of Resolution R-2008-273)

PALM TRAN

1. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT:ENG-Palm Tran) (Previous Palm Tran Condition 1. of Resolution R-2008-273)

2. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN-Palm Tran) (Previous Palm Tran Condition 2. of Resolution R-2008-273)

3. Prior to final approval by the Development Review Officer (DRO), the property owner shall amend the Master Site Plan to indicate mass transit circulation, bus access, and/or bus stops on or adjacent to the subject property. (DRO: PALM TRAN-Zoning) (Previous Palm Tran Condition 3. of Resolution R-2008-273)

SIGNS

1. Freestanding signs fronting on Boynton Beach Boulevard and U S Highway No. 441 (State Road 7) shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point - twelve (12) feet;
- b. maximum sign face area per side one hundred and fifty (150) square feet;
- c. maximum number of signs - two (2) per frontage;
- d. style - monument style only;
- e. location - Boynton Beach Boulevard and U S Highway No. 441 (State Road 7). (BLDG PERMIT: BLDG - Zoning) (Previous Sign Condition 1. of Resolution R-2008-273)

UTILITIES

1. If any relocation/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBCWUD-PBCWUD) (Previous Utilities Condition 1. of Resolution R-2008-273)

COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the property owner/applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

- a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy (CO); the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code (ULDC) at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

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

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

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
Robert B. Hill, hereinafter referred to as "Affiant,"
who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or ☒ President
Bethesda Healthcare
[position—e.g., president, partner, trustee] of System, Inc. [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: 2815 South Seacrest Boulevard
Boynton Beach, FL 33435

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.

FURTHER AFFIANT SAYETH NAUGHT.

Robert B. Hill
Robert B. Hill, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 30th day of SEPT., 2010, by ROBERT B. HILL, [☒] who is personally known to me or [☐] who has produced _____ as identification and who did take an oath.

Carmela Rincon

Notary Public

CARMELA RINCON
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 11/1/2013

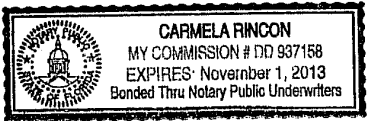


EXHIBIT "A"

PROPERTY

BEING A REPLAT OF ALL OF TRACTS 96, 97, 98, AND 99,
TOGETHER WITH PORTIONS OF TRACTS 100, 101, 102, AND
103, BLOCK 51, PALM BEACH FARMS COMPANY PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 19,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH
COUNTY, FLORIDA.

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
Bethesda Healthcare System, Inc.	2815 South Seacrest Boulevard
	Boynton Beach, FL 33435
100% Ownership	

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

• P.O. BOX 740814, BOYNTON BEACH, FL 33474-0814 •

• SERVING WEST BOYNTON SINCE 1981 •

FAX: (561) 732-0982 E-MAIL: cobwra@cobwra.org
www.cobwra.org

February 2, 2011

Mr. Jon P. MacGillis
PBC Planning, Zoning & Building
2300 N Jog Road
West Palm Beach, FL 33411

Dear Jon:

Re: Bethesda West Development Order Amendment #2006-011

Last evening, COBWRA's Growth Management Committee considered the Bethesda West Hospital's request for a Development Order Amendment to add an additional medical office building and increase square footage and two other requests. We understand this petition can be granted by the DRO officer.

We recall that the original approvals included one three-story medical office building of 48,000 SF with mention that a second similar building would be proposed some day. The approved maximum height of this building is 38 feet. COBWRA has been expecting a request to build a second building to come forward sometime in the future.

COBWRA was surprised when we learned last evening that the new request is for two buildings, each 4 stories tall with a height of 50 feet.

The COBWRA Growth Management Committee unanimously recommended approval for the requested 67,500 SF each for two buildings but with the condition that they be limited to 3 stories each, not to exceed 38 feet tall.

The above committee recommendation still has to be reviewed by the COBWRA Executive Board next Monday evening and voted upon by the Delegates on Feb 16, 2011. I feel confident that the committee's recommendation will stand.

• ABERDEEN • ALDEN RIDGE • AVALON ESTATES • BANYAN SPRINGS • BAY ESTATES • BELLAGGIO • BELLA VERDE • BENT TREE GARDENS WEST • BENT TREE VILLAS EAST • BENT TREE VILLAS WEST
• BILTMORE TERRACE • BOYNTON OASIS • BOYNTON WATERS • BRIGHTON LAKES • CANYON LAKES • CASCADE LAKES • COBBLESTONE CREEK • COCOA PINE ESTATES • COLONIAL ESTATES • CORAL LAKES
• CORONADO ESTATES • COUNTRY FAIR • COUNTRY GREENS • CYPRESS CREEK • DELRAY DUNES • FAIRMONT PLACE • GRANDE PALMS • GREENTREE VILLAS • GROVE ISLE • HAMPTON LAKES • INDIAN SPRING
• INDIAN WELLS • JAMAICA BAY • LA PALOMA • LAKE CHARLESTON • LAKERIDGE AT WESTCHESTER • LAKERIDGE FALLS • LAKERIDGE GREENS • LAKES OF WESTCHESTER • LE CHALET • LEXINGTON LAKES • LIMETREE
• MADISON LAKES • MAJESTIC ISLES • MELROSE PARK • MIRROR LAKES • MIZNER FALLS • NORTHPOINTE AT WESTCHESTER • NORTHTREE • OAKWOOD LAKES • PALLADIUM • PALM CHASE • PALM CHASE LAKES • PALM ISLES
• PALM ISLES WEST • PALM SHORES AT GABLES END • PINE TREE COUNTRY CLUB ESTATES • PINE TREE VILLAGE • PIPERS GLEN ESTATES • PLATINA • PONTE VECCHIO • PONTE VECCHIO WEST • PRESTWICK
• QUAIL RIDGE • RIVERMILL • ROYAL LAKES • SAN MARCO AT WESTCHESTER • SANDHURST • SAVANNAH ESTATES • STARLIGHT COVE • SUN VALLEY • SUN VALLEY EAST • TARA ESTATES • THE CASCADES
• THE CLUB AT INDIAN LAKES • THE ENCLAVE AT WESTCHESTER • TIVOLI LAKES • TIVOLI RESERVE • TUSCANY BAY • VALENCIA ISLES • VALENCIA LAKES • VALENCIA POINTE • VALENCIA SHORES • VENETIAN ISLES
• VILLAGGIO • VILLAS OF PINE TREE • WYNDSONG ESTATES (88 MEMBER COMMUNITIES AS OF MAY 1, 2010)