



February 22, 2022

Ms. Dawn C. Sonneborn, AICP, Senior Planner
City of Palm Beach Gardens Planning
10500 No. Military Trail
Palm Beach Gardens, FL 33410

RE: RESPONSE LETTER TO INSUFFICIENCY REVIEW - CPSS-21-05-000015/PPUD-21-05-000062/CUMJ-21-05-000067 BALLENISLES WEST OUTPARCEL – ENCOMPASS HEALTH REHABILITATION HOSPITAL OF PALM BEACH GARDENS – SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS, PUD REZONING AND SITE PLAN, AND MAJOR CONDITIONAL USE FOR HOSPITAL USE

Dear Ms. Sonneborn:

Pursuant to Comments received from staff on October 15, 2021 based on the documents submitted on September 13, 2021 to the city, please accept this letter as a written response. Also, included with this letter are the revised plans, which address the comments where applicable. For your convenience we have prepared our responses in **bold italics**.

Planning and Zoning

1. **ONGOING. See emergency access comments.** Staff is concerned with the sole vehicular access into the proposed project entering from BallenIsles Drive only. With the curvilinear geometry for all southbound vehicles leaving the BallenIsles guard gate, sight distance data as requested by the City's Traffic Consultant section of this memo will need to be reviewed and analyzed by Staff. Due to this public safety concern, the Applicant must pursue a right-in/right-out project entrance from PGA Boulevard with FDOT.

Response: Pursuant to discussions with FDOT, FDOT will allow a 20' access but will not allow it to be paved within their right-of-way. We propose grass pave or equivalent system.

2. **ONGOING.** In relation to the above comment and concern for public access safety, please provide information on the estimated total employees, number of employees per shift, and the timeframes for the employee shift-changes. Staff will review and analyze this information as it relates to the peak traffic impacts for the proposed project at specific points of traffic distribution.

Response:-Please see below:

Total Estimated Employees – 149

Shift Changes at 7am and 7pm

Approximately 104 employees arrive between 7am to 9am (combination of clinical and admin)

**Approximately 44 employees arrive between 6pm-7pm (clinical)
Clinical teams work 12 hour shifts
Administrative teams 8 hour shifts**

3. **ONGOING. See emergency access comments.** Based upon the project's right-in/right-out entrance from PGA Boulevard, Staff will comment further on the proposed emergency-only access. As proposed with the emergency-only in this location, Staff does not support this location.

Response: Pursuant to discussions with FDOT, FDOT will allow a 20' access but will not allow it to be paved within their right-of-way. We propose grass pave or equivalent system.

4. **SATISFIED.**

5. **SATISFIED.**

6. **ONGOING. Errors and discrepancies remain in the narratives. Staff will provide mark-ups.** Please update the narratives to include one narrative for the PUD Rezoning/PUD Site Plan/Major Conditional Use, and then a separate narrative for the Small-Scale Land Use Plan map amendment, since these will be divided between a Resolution and an Ordinance and will be prepared as such with two separate Staff Reports as the project moves forward.

Response: Based on the mark ups from staff, the 2 narratives have been amended and resubmitted.

7. In the updated PUD Rezoning/PUD Site Plan/Major Conditional Use narrative, include the following:

- a. **NOT SATISFIED. Phase 2 construction timeframe was not provided, or construction timeframes on the future dining room and gym expansion depicted on the plans. Also provide details on the future outdoor dining area (i.e. paver surface, outdoor table, chairs, umbrellas, etc.)** General construction phasing section with timeframes of when each phase will be constructed.

Response: Phase 1 Construction will begin February 1, 2023 to February 1, 2024 with opening in March of 2024. With regard to Phase 2 – 3 to 5 years after completion of Phase 2.

- b. **NOT SATISFIED. Based upon the Applicant's limited information, Staff does not support the compatibility of the golf maintenance vehicles use for the proposed hospital use.** Explanation of the operations of the proposed use. Include how the non-emergency transportation enters the site and circulates, as well as how the BallenIsles golf maintenance facility vehicles will operate through the site. Staff is concerned with the maintenance facility vehicles negatively impacting the operations of the rehabilitation hospital and how this will be controlled.

Response: The use of the long drive aisle along the south side of the site does not conflict with any crosswalks or conflicting movements and is not anticipated to cause any safety issues.

Currently, the Ballen Isles Golf Club's maintenance staff use an unpaved road at the rear of the subject property for access to Ballen Isles Drive via a verbal

agreement with the existing property owner. It is Encompass' intention to pave this rear road, formalize an access easement with the Golf Club and continue offering that amenity provided the Club, the City & Florida's DOT are in agreement.

8. **ONGOING. There are some minor revisions necessary in the narrative for the LOS analysis. Staff will coordinate directly with the Applicant on this.** In the Small-Scale Comprehensive Plan Map amendment narrative, the Level of Service Analysis Summary Table should indicate the City's LOS per the Capital Improvement Element LOS Standards in Policy 9.1.4.2.a, including Police and Fire/EMS, which is missing. Please update.

Response: Information has been amended in the narrative for the LOS.

9. **NOT SATISFIED. Please clearly state the proposed FLUM restricting note in the project narrative, and add a symbol and note to the Applicant's FLUM exhibit.** In the Small-Scale Comprehensive Plan Map amendment narrative, please indicate if the Applicant will be placing a restricting note on the Future Land Use Map to restrict the use of the project to the proposed square footage of rehabilitation hospital use, or equivalent trips. This is recommended by Staff. Please provide an updated proposed FLUM exhibit with symbol shown on the parcel and proposed restricting note. (See existing FLUM so symbol is not duplicated)

Response: The restricting note has been added to the narrative and FLUM map.

10. **NOT SATISFIED. The SWA letter is missing.** Please provide capacity/LOS letter's from SUA, SWA, and the City's Police, and Fire Departments. Staff will assist with the Police and Fire letters.

Response: We have repeatedly been trying to obtain a letter from SWA, but they have been nonresponsive. A letter will be provided prior to City Commission.

11. **SATISFIED.**

12. **NOT SATISFIED. The Applicant has indicated this will be submitted under separate cover. Please submit. In addition, the response should address the existing trees during construction. Please provide information such as, the amount of fill to be added to the site, construction of the building footers in relation to the tree roots, and how falling leaves on the roof area and therapy courtyard will be maintained.** Due to the large dripline areas of the existing Strangler Fig trees that will remain onsite that will significantly overlap the proposed building and the outdoor patient therapy courtyard, please submit a report by a licensed Arborist indicating the current health, long-term growth, resistance to wind-loads, and maintenance requirements for the existing Strangler Fig trees that are to remain. (See related Comment 58)

Response: The existing Strangler Fig trees will be professionally and minimally trimmed to prevent touching the building prior to construction. Our inhouse arborist and a professional landscape architect will be on site to review the proposed pruning at such time that the building footprint is surveyed and staked on the site. The site will have approximately 12 to 24 inches of fill to bring the building to the finish floor elevation of 21.7'. There will be minimal fill placed in the area of the base trunks of the Strangle Figs.

The applicant shall submit a letter report describing the activities to take place to protect the Trees by a certified Arborist. The trees will be a major part of the maintenance program including periodic limited pruning, nutrient applications and maintenance of branch, leaf and seed litter.

13. **SATISFIED.**
14. **NOT SATISFIED. The architectural plans have not addressed this comment.** Please note that BallenIsles is one word. Please correct all documents accordingly.
Response: Comment Noted.
15. **SATISFIED.**
16. **NOT SATISFIED. Please submit.** Please provide a sample materials board, including any mechanical roof equipment screening.
Response: Our understanding is that the materials sample board that was submitted in September 2021 has been located by the City. Our office was notified that this was found on 11/4/2021.
17. **NOT SATISFIED. The Applicant shall provide design solutions to ensure adequate public safety is provided for vehicles turning left-out of the project site onto BallenIsles Drive.** Additional traffic and traffic improvement related comments may be forthcoming, after all corrections and updates are completed for the project's Site Assessment Study (SAS). Staff continues to evaluate the potential need for a southbound right turn lane at the project entrance along BallenIsles Drive and other mitigation improvements to address safety and efficiency of outgoing project left turns across BallenIsles Drive.
Response: As shown in the revised application package, an operational analysis has been performed at this driveway to review project impacts, and outline mitigation measures that the Applicant is proposing. As shown in the Operational Analysis Memorandum, the Applicant proposes a southbound right-turn lane at the project driveway to separate project traffic from BallenIsles traffic and a stop condition at the median opening on BallenIsles Drive in order to facilitate safer left turns onto BallenIsles Drive.

Site Plan

18. **SATISFIED.**
19. **SATISFIED.**
20. **NOT SATISFIED. Discrepancies still remain. Staff will share mark-ups with the Applicant.** Please correct the numerous discrepancies in the proposed square footages that are in the narratives, site data table, and site plan labels, including the 1,011 square foot expansion of the gym, and 726 square foot expansion of the dining area in Phase 2 that are not included in the project total square footage in the narratives, site data table, or the traffic analysis.
Response: Discrepancies have been addressed.

21. **ONGOING.** Depending upon the corrected square footages for the above comment, amend the proposed square footages in the Comprehensive Plan Amendment Study (CPAS) and Site Assessment Study (SAS), accordingly.
Response: Comment Noted.
22. **SATISFIED.**
23. **SATISFIED.**
24. **ONGOING.** Staff acknowledges the extended wall on the west side of the generator/dumpster area. While other comments remain outstanding for landscape buffers, this comment will remain ongoing. For aesthetics and safety concerns, Staff recommends a security fence, such as a rolling gate, for the back-of-house area containing the generator, dumpster, loading area.
Response: Acknowledged.
25. **ONGOING.** The Applicant emailed manufacturers specifications on the type of cart that will be cleaned in the outside cart wash area. This was received on 10/14/21 after DRC transmittal. The Applicant shall coordinate further with City Staff and SUA on what type of chemicals or solutions are used to wash these types of meal carts. Please provide details on the "Cart Wash" area that is labeled on the site plan.
Response: Details showing the cart wash area have been provided.
26. **SATISFIED.**
27. **SATISFIED.**
28. **SATISFIED.**
29. **SATISFIED.**
30. **SATISFIED.**
31. **WITHDRAWN.**
32. **WITHDRAWN.**
33. **SATISFIED.**
34. **SATISFIED.**
35. **PARTIALLY SATISFIED.** The therapy courtyard fence and future outdoor dining fence details are missing. Please provide a Site Details plan that includes regular and ADA parking space details, ADA parking signage, benches and/or site furniture images, bike rack images, dumpster enclosure and dumpster door details (including enclosure height, and finishes to match the building), fence height and material details, etc.
Response: The requested information has been included with the resubmittal.
36. **SATISFIED.**
37. **SATISFIED.**
38. **NOT SATISFIED.** This has not been depicted for public safety review by Staff. Please depicted all visibility triangles on the site plan and landscape plan.
Response: Visibility Triangles have been added to the site plan and landscape plan.

39. **PARTIALLY SATISFIED.** Please consistently label and show the outline of the FP&L transformer on all applicable plans. In addition, there appears to be a conflict with clearance for the transformer location per typical FP&L requirements. Consider placing the transformer inside the walled area, or propose a shrink-wrap on the transformer with a leaf pattern due to lack of landscape screening. Please show all above ground transformers, above ground irrigation systems, etc. and how they will be screened.
Response: The FPL structure has been outlined and labeled on all applicable plan sheets.

Landscape Plan

40. **NOT SATISFIED.** The addition of only 3 Gumbo Limbo trees is not sufficient enough. Please increase/enhance the foundation landscaping with more trees along the north elevation that faces PGA Boulevard.
Response: Original submittal included 10 trees and 24 palms along the north elevation, current plans include 19 trees for a 36% increase.
41. **NOT SATISFIED.** There were no mid-level trees added, and Staff recommends clusters of Sabal Palms, instead of the few single Sabal Palm added. Also see **Comment 76.** Please increase/enhance the north, west, and east landscape buffers. There needs to be significantly more multi-tiered landscaping with trees, shrubs, grasses and groundcovers.
Response: The north, west and east buffers have been revised to include Slash Pines, Verawood, Simpson Stoppers and Crape Myrtles for a variety of tree species with varying mature tree heights in addition to Sabal Palm clusters.
42. **SATISFIED.**
43. **SATISFIED.**
44. **SATISFIED.**
45. **SATISFIED.**
46. **NOT SATISFIED.** Architectural sheet 01B depicts the future outdoor dining area that will be fenced in. As noted in a separate comment, details of this dining area and timeframe for construction is needed. This area is not well depicted on Sheet SP-2. Either add an enlarged inset on SP-1, or add a note: “See architectural plan 01B for details”. A fence is labeled behind the Phase 2 building, and it is not shown on the Site Plan. It is not clear what this fence is for. Please clarify.
Response: The fence in this area is required for security and containment of patients and families using the dining patio that is part of the project. A detail has been added to Sheet SP-3
47. **SATISFIED.**
48. **NOT SATISFIED.** Please clear up the discrepancies between the comment response letter and the FLU Amendment narrative, and coordinate this with **Comment #64,** which remains not satisfied, and **Engineering Comment #90.** The narrative indicates

an SUA reclaimed water line is existing along the north property line. Please indicate if this project will provide reclaimed water for irrigation.

Response: The existing 6" PVC reclaimed water main and proposed water meter for irrigation is called out on the Utility Plan Sheets C4.00 and C4.02.

Architectural Plans

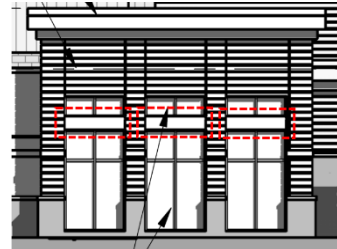
49. **NOT SATISFIED. The project does not meet the PGA Boulevard Corridor Overlay, Section 78-221 (h), with respect to four-sided architecture.** There have been improvements in the architectural elevations from the pre-application plans previously provided. However, there are still opportunities for architectural improvements pursuant to the PGA Boulevard Corridor Overlay building design guidelines. Please provide the following:
- a. **NOT SATISFIED. The central raised roof sections on the west elevation do not appear to be four-sided.** The raised roof sections should be 4-sided complete roofed towers to eliminate rear views of the flat parapet walls from all sides of the building.
Response: The central raised roof sections on the west elevation (and other elevations) have been extended further onto the roof (per discussions with the City on a conference call on 12/7/2021) to create a four-sided building elements.
 - b. **NOT SATISFIED. The revised plans do not provide sufficient varied heights, and the top cornice treatments need to be more substantial and pronounced.** There are long runs of one-level rooflines that should have varied height. Please revise.
Response: The elevations have been revised to provide more variation in building height and top cornices have been added to the sections of the building where manufactured stone is proposed.
 - c. **NOT SATISFIED. No sample glass has been submitted.** The proposed window glazing is very dark in appearance. Staff recommends a blue or green/teal glazing instead.
Response: Our understanding is that the materials sample board that was submitted in September 2021, and which contained the glass sample material, has been located by the City.
 - d. **NOT SATISFIED. The use of large mechanical equipment screening on the roof does not meet the architecture guidelines of the PGA Boulevard Corridor Overlay code.** Staff does not support the heavy use of visible metal roof mechanical screening material. The buildings architecture should screen the mechanical equipment. Please revise.
Response: Per a discussion with the City on a conference call on 12/7/2021, mechanical screenwalls are to be integrated into the architecture of the building. Our office has revised the screenwalls so that they are integrated and tied into other façade elements and raised parapets located around the perimeter of the building.
 - e. **WITHDRAWN. No longer applicable.**
 - f. **NOT SATISFIED. Staff remains concerned with the quality of the proposed EIF system. Provide manufacturer and product specs for further Staff analysis of**

this material. Add additional architectural treatments on the south elevation to break-up the wide areas of the shiplap material.

Response: Please refer to attached product information from Sto Corporation for the EIFS stucco system to be used for this hospital. The proposed system is called StoTherm – 1177-LM-150 and is a Hurricane Impact Resistant system for large and small missile impacts. This system has a Miami-Dade Notice of Acceptance (also attached). Manufacturer’s detailed product specifications are also attached for reference.

- g. **PARTIALLY SATISFIED.** The note has been added; however, the 3D renderings do not accurately show this. Add note to the architectural plans that gutters and downspouts are painted to match the surface to which they are attached.

Response: The 3D renderings shown on sheets 04a and 04b as well as the colored elevations shown on sheets 05 and 06 have been updated so that the scuppers and downspouts match the color of the adjacent surface.



- h. **SATISFIED.** However, see comment #49f

50. **PARTIALLY SATISFIED.** With the visibility of the generator/dumpster enclosure along PGA Boulevard in Phase 1, the architectural elements, top treatments, and variety of finishes needs to be enhanced further. For the south elevation, please label what the smaller, separate building is, and depict the building height. This structure also needs architectural enhancements. Please add.

Response: Further enhancements and an enlarged cornice element have been added to the combined trash/recycling, generator and oxygen storage yard enclosure.

51. **PARTIALLY SATISFIED.** The Applicant verbally coordinated with Staff to provide a decorative black vertical-slat steel fence with landscape for screening. This detail must be added to Sheet SP-3. For the decorative aluminum fence for the therapy area, please provide an opaque fence material instead.

Response: The fence detail has been added to Sheet SP-3.

52. **NOT SATISFIED.** Please add all fence details, with height, materials, etc. on Site Detail Sheet SP-3. Provide details and graphic images for all proposed fencing material.

Response: The fence detail has been added to Sheet SP-3.



- 53. **SATISFIED.**
- 54. **SATISFIED.**
- 55. **SATISFIED.**

56. **NOT SATISFIED. See related Comment 49 f.** Please provide information in the EIF material proposed for the building, and include on sample board.
Response: See response and materials provided for Comment 49f.

- 57. **SATISFIED.**
- 58. **SATISFIED.**

Photometric Plan

- 59. **SATISFIED.**

Major Conditional Use and Small-Scale Comprehensive Plan Amendment

60. **ONGOING.** Once the various revisions to documents has been addressed and resubmitted, Staff will continue to review and analyze the Applicant's Major Conditional Use and Small-Scale Comprehensive Plan petitions.
Response: Comment Noted.

Forestry

- 61. **SATISFIED.**
- 62. **SATISFIED.**
- 63. **SATISFIED.**

64. **NOT SATISFIED. The Applicant has noted this will wait until permitting for this comment to be addressed. This is not acceptable. Please address now.** Please be aware that the fence enclosure for irrigation west of the gas company fence enclosure is the City's reclaimed irrigation pump station for all of PGA Boulevard. Planning and Zoning

Staff has coordinated with the City's Operations Staff, who has the below comments. Anticipate related conditions of approval to be provided as well:

- a. Please depict a designated City vehicle access to the irrigation pump station on the Site Plan.
- b. Provide a sleeve for the City's mainline that will run under any vehicular project access drive aisles from PGA Boulevard, and coordinate with Operations Staff on location of the City's mainline and the proposed parking lot.
- c. Please coordinate with TECO gas representatives to establish if there are any required setbacks from the gas lines and provide information for Staff.
- d. The City intends to remove the three existing valves and continue the irrigation line running east along PGA Boulevard. Please coordinate with Operations Staff on this.
- e. Please coordinate with City Operations Staff on construction timing for budget planning purposes.

Response:

- a. **City Vehicular Access has been designated on the Site Plan, see Sheet SP-2.**
- b. **Sleeve locations for City mainline are shown on Sheet L3.01.**
- c. **Per coordination with TECO gas no proposed trees/palms within the easement. Landscape Plans have been revised accordingly.**
- d. **Acknowledged. Any modifications to city system to be coordinated with City Operations staff as noted on plans, see Sheet L3.00.**
- e. **Acknowledged. City Operations staff to be made aware of construction timing.**

65. **NOT SATISFIED. The Applicant did not address the slats or barbed wire.** On Sheet L-2.00, please label the gate location to the City's irrigation system and move the sidewalk to a location that allows the fenced off area to be landscaped, including adding decorative slats to the fence and removing the barbed wire.

Response: The barbed wire is shown for removal, see Demo Plan Sheet C1.00.

Proposed fence slats are called out on Sheet SP-3.

66. **NOT SATISFIED. The Applicant did not address the old overhead electrical lines. Please coordinate directly with TECO gas and provide written confirmation of this coordination with the proposed site design.** On Sheets L-2.00 and L-2.01, please indicate the gate location to the gas companies compound, the retaining wall along the PGA Boulevard side, and Forestry recommends the old overhead electrical lines to the gas company's compound be placed underground.

Response: Per TECO gas the overhead electrical lines belong to FPL. Applicant has reached out to FPL to coordinate the undergrounding of the existing lines.

67. **PARTIALLY SATISFIED. Please remove the "existing" vegetation lines that are inside the property line, that are planned for removal onsite.** On Sheets L2.00 and L2,01, per Section 78-305 (c) h, please depict all the existing off-site vegetation along the southern property line for the first 25 feet. Based on Staff's site visit, much of the existing vegetation is exotic non-native vegetation that is going to affect the proposed vegetation and some of the vegetation is the old BallenIsles Sales Center buffer landscaping that is not being maintained.

Response: The existing onsite exotic vegetation is now shown to be removed, see Sheets L1.00 and L1.01.

68. **SATISFIED.**
69. **SATISFIED.**
70. **SATISFIED.**
71. **NOT SATISFIED. Please move the fence off the property, show the location of the off-site gate, and shift the landscaping.** According to the survey, there is a possible fence encroachment that may need to be addressed in the southwest corner. Please verify.
Response: The encroaching fence is called out to be removed as shown on the Demo Plan Sheet C1.00. The offsite gate is called out on the Paving Grading & Drainage Plan Sheets C3.00 and C3.02.
72. **ACKNOWLEDGED BY APPLICANT.** Please be aware that the existing irrigation within the existing 55 foot PGA Boulevard landscape buffer will be required to be removed and replaced with a private irrigation system.
73. **ACKNOWLEDGED BY APPLICANT.** Please be aware that new developments along PGA Boulevard are required to share in the landscape and irrigation maintenance cost of the PGA Boulevard median.
74. **SATISFIED.**
75. **SATISFIED.**
76. **NOT SATISFIED. The Applicant is proposing Slash Pine trees along the southern buffer, which will not provide a sufficient long-term tree buffer, especially if the existing off-site exotic, invasive trees abutting the south property line are removed in the future. Please revise this buffer to provide an opaque and dense buffer, such as Seagrape trees, Clusia hedge, and midlevel, shrubs, and ground covers.** The entire eastern buffer must contain significantly more landscaping. The south property line is open to the BallenIsles Coral Cay residential community that is across the golf course and lake area. In addition, the south buffer area that directly abuts the service area of the building (approximately 100 feet) should contain dense/opaque landscape materials to screen this area from the abutting residential view.
Response: The proposed hedge has been revised to show Clusia as well as Wax Jasmine, Muhly Grass, Xanadu Philodendron, Flax Lily and Juniper to provide a dense buffer consisting of tall, midlevel and low shrubs/groundcovers. Slash Pine locations have been paired with other medium trees and palms to stagger heights and create a dense and diverse buffer.
77. **SATISFIED.**
78. **SATISFIED.**

GIS

79. **SATISFIED. WITH CONDITION OF APPROVAL.** An Address will need to be assigned to the proposed building. Please submit a letter to the Addressing Committee requesting the

creation of the address along with a copy of the site plan and a check in the amount of \$100.00 to cover the review fee. The Addressing Committee will not approve the request until the Site Plan for the associated petition has received approval.

80. **SATISFIED.**

81. **SATISFIED.**

Engineering Department

82. **SATISFIED.**

83. **SATISFIED.**

84. **SATISFIED.**

85. **SATISFIED.**

86. **SATISFIED.**

87. **ONGOING. The Applicant indicated this is forthcoming.** Please provide FDOT conceptual approval to extend the eastbound right turn lane and the westbound left turn lane on PGA Boulevard.

Response: FDOT Conceptual Approval included along with all email correspondence to date.

88. **SATISFIED.**

89. **SATISFIED.**

90. **SATISFIED WITH CONDITION OF APPROVAL.** Please be advised that the Applicant will be required to construct a separate irrigation system for the entire site, including the 55-foot landscape buffer along PGA Boulevard and shall disconnect from the City's reuse irrigation system.

Response: Acknowledged. Irrigation plans to be provided at permitting.

91. **ONGOING. See comment 7b.** Please coordinate with BallenIsles and provide evidence of coordination for the location of the proposed access to their maintenance facility.

Response: Encompass Health has coordinated a meeting with the Neighborhood Association to discuss the rear access point for the maintenance facility and will request their help in communicating with the Golf Club. Encompass will also propose the use/equivalent trip restriction(s).

EMS-Fire Department

92. **ONGOING. See Comment #115.** The 15' wide emergency vehicle access stabilized surface is unacceptable. The access shall be a 20' wide paved surface capable of handling a 60,000 gvw emergency vehicle. It shall meet the R-20 turning radius requirement and have a motorized automatic gate with Knox Key Switch and Click2Enter Features installed. Please correct.

Response: Pursuant to discussions with FDOT, FDOT will allow a 20' access but will not allow it to be paved within their right-of-way. We propose grass pave or equivalent system.

93. **SATISFIED.**

Police Department

94. **SATISFIED.**

95. **NOT SATISFIED.** The Police Department has concerns regarding the long drive aisle located on the south side of the site, please explore traffic calming features, such as decorative paver sections, to reduce the risk of speed related crashes. Please address.
Response: Response: The long drive aisle along the south side of the site does not conflict with any crosswalks or conflicting movements and is not anticipated to cause any safety issues.

96. **SATISFIED.**

97. **SATISFIED.**

98. **SATISFIED.**

99. **SATISFIED.**

SUA

100. **SATISFIED.**

101. **SATISFIED.**

102. **SATISFIED.**

103. **SATISFIED.**

Simmons & White – City’s Traffic Consultant

104. **NOT SATISFIED.** Pursuant to LDR Section, 78-644(b)4., please provide a sight distance exhibit for motorists making an eastbound left turn from the project driveway onto BallenIsles Drive, and also a southbound right into the project from BallenIsles Drive. Staff is concerned with the safety of these intersecting movements, especially with the curved right-of-way of BallenIsles Drive and vehicular movements heading southbound from the BallenIsles Drive guardhouse.
Response: The sight distance exhibit has been added to the Appendices of the revised traffic study. This exhibit illustrates the sight triangles for each stage of the two-stage left-turns out of the project driveway. Pursuant to discussions with staff, the applicant is adding a southbound right turn lane on BallenIsles Drive into the site as shown on the Right Turn Lane Plan Sheet C3.20.

Land Use Plan Amendment (Comprehensive Plan Amendment Study)

105. **SATISFIED.**

106. **SATISFIED.**

Site Assessment Study

107. **ONGOING.** Upon further review of the PGA Boulevard and BallenIsles Drive signalized intersection, please provide signal timing data for Staff review and analysis for any efficiencies that may need to be achieved to improve upon the existing signal timing.
Response: The signal timing data has been added to the revised report.
108. **NOT SATISFIED.** On Page 6 in the Synchro results paragraph, correct the text error with the reference source.
Response: The text error on Page 6 has been corrected.
109. **SATISFIED.**
110. **PARTIALLY SATISFIED.** Please use the 95th percentile queues from the HCM 6th edition for BallenIsles Drive at PGA Boulevard. Provide table within the report documenting the 95th percentile queue for applicable turn lanes at the intersection of BallenIsles Drive at PGA Boulevard.
Response: The 95th percentile queue table for BallenIsles Drive & PGA Boulevard has been added to the revised report.
111. **SATISFIED.**
112. **SATISFIED.**
113. **SATISFIED.**
114. **NOT SATISFIED.** Please coordinate with Staff. Provide mitigation alternatives for roadways that do not meet the QOS standards.
Response: The facilities which do not meet the QOS standards are as follows:
- Existing sidewalk on PGA Boulevard from Florida's Turnpike to BallenIsles Drive
 - No existing bike lanes on BallenIsles Drive or Central Boulevard
 - The facilities analyzed are not served by trolley or transit services.
- As shown in the revised site plan, an additional walking path along the site's frontage on PGA Boulevard is proposed. This path will connect to existing facilities and provide pedestrian access to the site and will be between 8 and 12 feet wide.
- Both Central Boulevard and BallenIsles drive provide sidewalks to serve both pedestrians and bicyclists for these sections. The Applicant does not have control of any right-of-way on Central Boulevard and cannot feasibly provide bike lanes for this facility. Additionally, bike lanes cannot be provided along BallenIsles Drive because this would impact the existing landscaping to the BallenIsles entrance.
115. **PARTIALLY SATISFIED.** Include what multimodal facilities are proposed onsite within the Mobility section of the report. Document in the report the multimodal facilities including bicycle racks internal to the site.
Response: A description of the multimodal facilities has been added to the revised reports.

116. **PARTIALLY SATISFIED. The TPS committed project print-outs were not included.** Provide the TPS committed project printouts for the signalized intersections.
Response: The TPS committed project printouts have been added to the revised report.
117. **SATISFIED.**
118. **SEE NEW COMMENT SECTION.** Additional comments will be forthcoming once the updated traffic related documents are resubmitted, reviewed and analyzed by Staff.

Building Department

No comments at this time.

NEW COMMENTS BASED ON THE SEPTEMBER 13, 2021 RESUBMITTAL

Planning and Zoning

119. **To meet public safety standards, please discuss amending the design of the proposed emergency access and gate location with Staff. As designed, it is not supported by the DRC Staff.**
Response: the emergency access has been designed to allow for 20' unpaved access within PGA Blvd R/W. This design is in accordance with what will be allowed by FDOT per our meetings with FDOT.
120. **The Phase 2 sod area needs to be landscaped and enhanced. Staff suggests the Applicant design this area so it can be used by the employees.**
Response: Comment noted.
121. **The O2 tank area on the site plans shows a fence detail, while the architectural plans show a wall and door detail. Please correct the discrepancy.**
Response: The Site Plan sheets have been amended to reflect the louvered wall and door on from the architectural plans.
122. **On architectural Sheet 01A, there is a door at the "Future Dining Expansion". Please advise if this door will be installed with the Phase 1 building, as it would open directly onto a landscaped/sod area, which is not acceptable. Depict all exterior doors on site plan sheet SP-1 and SP-2.**
Response: There are actually two doors on the west side. One comes out of the dining room and the other comes out of a corridor. Sidewalks need to be extended to both of these doors as they are required exit doors. The dining patio itself has been eliminated.
123. **On the architectural color renderings with superimposed landscape, please increase the size of the two Strangler Figs on the south elevation to the more realistic size and make them transparent like the other trees shown.**

Response: The architectural color renderings and colored site plans shown on sheets 04a, 04b, 05 and 06 have been updated to enlarge the two strangler fig trees to a more realistic size and have been made more transparent.

124. **On landscape plan, Sheet L2.00, landscaping conflicts with the sewer cleanout on the south side of the Phase 1 building. Please address.**

Response: Shrubs have been adjusted around the sewer cleanout, see Sheet L2.00.

125. **On landscape plan, Sheet L2.01, there are 3 Sabal Palms without labels in the southeast corner of the building. Please label and ensure these are included in the plant schedule totals. In addition, please ensure these palms will not interfere with the large Strangler Fig canopy/dripline.**

Response: The cluster of Sabal Palms has been removed and replaced with a Verawood Tree on the NE corner of the building, see Sheet L2.01.

Public Services

126. **Please advise if electrical power is planned for the dumpster/trash area (i.e., trash compactor). If so, please coordinate with Public Services on electrical requirements.**

Response: Electrical power is not proposed.

Fire Department

127. **The covered canopy shown on Sheet SP-1 shall have a minimum height clearance of 13'-6". Please depict dimension on the canopy on all applicable architectural plans.**

Response: Dimensions have been added to canopies for both the phase 1 and phase 2 elevations (sheet 02 and 03) and indicate a clearance of 14'-0" or greater.

Forestry

128. **Please provide two cross-sections of the southern landscape buffer in a location adjacent to the vacant parcel and adjacent to the lake.**

Response: Cross sections for both areas have been added to L2.04.

129. **Forestry has a CPTED concern with the western 15' wide buffer not being secure, because the old [BallenIsles] maintenance area fence is not located on their eastern boundary. Forestry recommends the Applicant install a 6' tall decorative fence along their western boundary and tie it into their parking area along PGA Boulevard.**

Response: The applicant will have full time security on the overall property including Security Guard and outside camera surveillance for the parking areas and site. The Encompass Health Group does not feel they will need any time of fencing on the property and particularly tying into the parking lot on along the PGA greenway corridor. Fencing will distract from the esthetics of the proposed

building and landscaping. This is similar to various project along the PGA Right of Way in this area.

Engineering

130. **Until Comment #104 is addressed and resubmitted for Staff review and analysis, the Engineering Department reserves the right to further comment on the public safety of the inbound and outbound turning vehicles from the project on BallenIsles Drive.**

Response: As shown on the Operational Analysis Memorandum, the project is proposing a southbound right-turn lane, to better facilitate inbound traffic and median modifications with a stop condition imposed so that vehicles turning left out of the project driveway will be required to do so in two stages and will be able to better see oncoming traffic. We believe that these improvements will improve safety and operations at the project driveway.

Additionally, the sight distance exhibit has been added to the Appendices of the revised traffic study. This exhibit illustrates the sight triangles for each stage of the two-stage left-turns out of the project driveway.

Simmons & White – City’s Traffic Consultant

131. **Please breakdown the SAS with Phase 1 and Phase 2 trip generation calculations, and coordinate further with Staff on the trip generation rate utilized.**

Response: The SAS has been revised to break down Phases 1 and 2.

132. **It was discussed earlier with the Applicant to include the proposed golf maintenance vehicles to the project trip generation in the SAS, since the Applicant has indicated these vehicles will be entering/existing the project site. This has not been added. See related comments regarding compatibility concerns on these two uses.**

Response: The proposed golf maintenance vehicles have been added to the site trip generation based on counts which were conducted at the existing driveways.

133. **Provide mitigation alternatives, in writing, to ensure motorist safety and efficient operations at BallenIsles Drive and the project entrance, particularly for motorists making an eastbound left turn when existing the site.**

Response: As shown on the Operational Analysis Memorandum, the project is proposing a southbound right-turn lane, to better facilitate inbound traffic and median modifications with a stop condition imposed so that vehicles turning left out of the project driveway will be required to do so in two stages and will be able to better see oncoming traffic. We believe that these improvements will improve safety and operations at the project driveway.

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Palm Beach Gardens
February 22, 2022
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Should you have any questions with this Resubmittal, please feel free to contact me or Pat Lentini at 561-575-9557.

Sincerely,

2GHO, Inc.



George G. Gentile, PLA, FASLA, LEED AP@BD+C
Senior Partner