

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

**Application No.:** EAC-2017-00353  
**Application Name.:** Salvation Army  
**Control No.:** 1997-00088  
**Applicant:** Army Salvation  
**Owners:** Salvation Army  
**Agent:** Ciklin Lubitz & O'Connell - Alan Ciklin  
 Ciklin Lubitz & O'Connell - Carla Erskine  
**Telephone No.:** (561) 832-5900 , (561) 832-5900  
**Project Manager:** Carlos Torres, Site Planner II

TITLE: an Expedited Application Consideration REQUEST: to modify Conditions of Approval (Use Limitations).

**APPLICATION SUMMARY:** Proposed is a Expedited Application Consideration (EAC) for the Salvation Army Homeless Intervention and Prison Release Congregate Living Facility (CLF). The 9.08-acre parcel was originally approved by the Board of County Commissioners (BCC) on January 29, 1998 with a Class A Conditional Use (CA) for a Type III CLF for 165 beds. The subject site was last approved by the BCC on March 22, 2001 for a Development Order Amendment to add land area and modify Conditions of Approval (Access, Landscape, and Signs).

The Applicant is requesting to modify Use Limitation Condition 1 of Resolution 2001-0440. The modification is to allow an increase from 70 to 85 (+15) beds/residents for Institutional Transfers from the Federal Bureau of Prisons. The transfers (inmates), are serving the last part of their sentence and are assigned to the CLF for rehabilitative and transitional services. The total number of approved beds will not change, and remains at 165 beds/residents. The Applicant is also requesting to modify Use Limitations Conditions 3 and 12. Condition 3 is to be amended to allow the Quarterly reports to Code Enforcement to be submitted annually or as requested, and implementation of an annual Citizen Advisory Board. No others changes to the approved Site Plan are proposed.

**SITE DATA:**

<b>Location:</b>	South-West corner of Vilma Lane and Military Trail approximately 0.5 miles South of Okeechobee Blvd.
Property Control Number(s)	00-42-43-25-03-000-0950
Existing Future Land Use Designation:	Commercial High, with underlying HR-8 (CH/8) Institutional, with an underlying HR-8 (INST/8)
Proposed Future Land Use Designation:	No proposed change
Existing Zoning District:	Multi-Family Residential (High Density) (RH) General Commercial (CG)
Proposed Zoning District:	No proposed change
Total Acreage:	9.08 acres
Affected Acreage:	No proposed change
Tier:	Urban/Suburban (U/S)
Overlay District:	N/A
Neighborhood Plan:	Haverhill Neighborhood Plan
CCRT Area:	Myla, Myrtle, Pine Ridge - Cherry Lane, Vilma Lane
Municipalities within 1 Mile	Haverhill, West Palm Beach
Future Annexation Area	Haverhill, West Palm Beach

**RECOMMENDATION:** Staff recommends approval of the request subject to 44 Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received 4 contacts from the public regarding this project. One in opposition and three in favor. The opposition was regarding having more prisoners on the facility.

**PROJECT HISTORY:** The property received an approval by the BCC for a Special Exception to allow a Church and Accessory Building and Structures in May 16 1978. In February 26 1998 received

a Class A Use approval from the BCC to allow a Type 3 Congregate Living Facility-. On March 22, 2001 the BCC approved a DOA to reconfigure the Site Plan to add land area and modify Conditions of Approval, allowing to relocate the main entrance from Vilma Lane to Military Trail.

## **SURROUNDING LAND USES:**

### **NORTH:**

FLU Designation: Commercial High, with an underlying HR-8 (CH/8)  
Zoning District: General Commercial District (CG)  
Supporting: Commercial (Merlin Park Control No. 2010-00117)

FLU Designation: High Residential (HR-8)  
Zoning District: Multi-Family Residential (High Density) District (RH)  
Supporting: Residential

### **SOUTH:**

FLU Designation: High Residential (HR-18)  
Zoning District: Multi-Family Residential (High Density) District (RH)  
Supporting: Residential

FLU Designation: Industrial, with an underlying HR-8 (IND/8)  
Zoning District: Multi-Family Residential (High Density)/General Commercial (RH/CG)  
Supporting: Commercial (Petri and Cavangh Office Building Control No. 1976-00063)

### **EAST:**

FLU Designation: Commercial High, with an underlying HR-8 (CH/8)  
Zoning District: General Commercial District (CG)  
Supporting: Commercial (Al Packer Ford Lincoln East Control No. 1973-00098)

### **WEST:**

FLU Designation: High Residential (HR-12)  
Zoning District: Multi-Family Residential (High Density) District (RH)  
Supporting: Residential (Haverhill Commons Apartments Control No. 1999-30035)

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## **FINDINGS:**

### Conditional Uses, Requested Uses and 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 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are 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.

**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.*

o Consistency with the Comprehensive Plan: The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

o Prior Land Use Amendments: The site has been the subject of one previous Land Use Amendment known as Salvation Army 02-57 which amended the land use from Institutional (INST) to Institutional with underlying 8 units per acre (INST/8). The amendment was adopted with no conditions through Ord. 2002-058.

o Intensity: The maximum Floor Area Ratio (FAR) of 0.45 is allowed for an Institutional project with any FLU designation in the Urban Suburban Tier (9.08 acres x 43,560 sq. ft. x 0.45 maximum FAR = 177,986.16 sq. ft. maximum). The request for a total of 44,297 sq. ft. equates to a FAR of approximately 0.11 (44,297 / 395,524 sq. ft. or 9.08 acres = 0.111).

o Special Overlay District/ Neighborhood Plan/Planning Study Area: The property is located within the Haverhill Neighborhood Plan, a Countywide Community Revitalization Team (CCRT) area, Urban Redevelopment Area Overlay and Revitalization and Redevelopment Area Overlay. The analysis for each planning area is provided below:

o The Haverhill Neighborhood Plan: The Haverhill Neighborhood Plan identifies this site as Commercial and Predominantly Multi-Family Residential area. The request does not contradict with the neighborhood plan recommendations. The applicant received a letter from the Town of Haverhill dated March 10, 2017 stating that the city has no objections to the request.

o Countywide Community Revitalization Team (CCRT) area #14 Myla Myrtle, Villma Area, Ridge Cherry Lane. The applicant has contacted the Office of Community Redevelopment (OCR) on January 24, 2017. OCR indicated no issues with the request in an email dated January 25, 2017.

o Urban Redevelopment Area Overlay: The site is located within the Urban Redevelopment Area depicted on the Special Areas Map LU 3.1 in the map series and it is not located within any designated Priority Redevelopment areas. The request is consistent with the Comprehensive Plan Sub-Objective 1.2.2. of the URA.

**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.*

o Place of Worship: The Site was previously approved on May 16 1978 to allow a Place of Worship. This condition is carried forward and remains in effect.

o Type III Congregate Living Facility with accessory uses- The proposed modification to the Conditions of Approval, is part of RFP 200-1362 ES requirement from the Federal Bureau of Prisons. (Exhibit G) This does not affect the Use Regulations, and it remains compliant. The transfers (inmates), are serving the last part of their sentence and are assigned to the CLF for rehabilitative and transitional services. The total number of approved beds will not change, and remains at 165 beds/residents.

Modification to Conditions of Approval: The Applicant is requesting to modify Use Limitations Conditions 3 and 12. Condition 3 is to be amended to allow the Quarterly reports to Code Enforcement to be submitted annually or as requested, and implementation of an annual Citizen Advisory Board.

The request does not add new square footage. However a new Engineering Condition number 2 was added if in the event that in any future request additional square footage is proposed

o Architectural Review: The previous approvals predated Art 5.C. Elevations has never been analyzed for compliance in any of the previous approval. The proposed request does not have any impact on the in the square footage of the building or its architecture.

o Parking and Loading: Parking and Loading spaces are existing legal non-conforming. In 2001, when the Site Plan was approved, the *1995 Zoning Code, Supplement 10* was the governing legal authority. The code at that time required the following f 1) a parking ratio of 1 space per 4 beds, 1 space per employee and 1.75 space per triplex unit; 2) did not require loading spaces. The proposed modifications do not affect parking or loading area as the total numbers or beds or total buildable area will not be affected.

o Landscape/Buffering: No changes or modifications are proposed that would require further discussion or analysis. The buffers exist as a 25 foot wide buffer along the north property line, 25 foot type buffer along the south property line, 15 foot wide Right of Way along the east property line and 25 foot type buffer along the west property line and are in compliance with Conditions of Approval.

o Signs: No changes or modifications are proposed that would require further discussion or analysis.

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.*

The proposed amendment does not change its determination of compatibility with the surrounding uses and character of the land surrounding and in the vicinity of the land proposed for development. The existing uses were approved in a 1978 for the Place of Worship and 1998 latter modified on 2001 for the CLF Type 3) zoning petition and was deemed consistent with the surrounding uses. The site is zoned RH/CG as are the properties adjacent to it. No additional modifications are proposed that would change the approved existing use.

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 amendment does not include any changes to the existing use as previously approved, Site Elements, Building Square footage or number of beds (residents).

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.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

**VEGETATION PROTECTION:** The site has been previously cleared and developed as the current facility.

**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

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

The amendment will result in a logical, orderly and timely development pattern. It Will not affect the existing development pattern as the amendment only relates to internal operations of the CLF.

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

ENGINEERING COMMENTS:

The property owner shall configure the property into a legal lot of record prior to obtaining a building permit for additional square footage.

**TRAFFIC IMPACT**

The proposed request will not have any impact on traffic.

PALM BEACH COUNTY HEALTH DEPARTMENT: Staff has reviewed the request and has no issue with the proposed amendment.

FIRE PROTECTION: Staff has reviewed the request and has no issue with the proposed amendment.

SCHOOL IMPACTS: This is a non-residential project, therefore the School Board standards to not apply.

PARKS AND RECREATION: The project will provide 165 CLF beds, requiring 0.413 acres of onsite recreation, the plan indicates 0.86 acres of onsite recreation, therefore the recreational requirement is satisfied.

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

There are demonstrated changed conditions or circumstances that necessitate a modification. The Salvation Army Residential Re-Entry Center has a five year contract with the Federal Bureau of Prisons and has engaged to increase the beds from the current 70 to a total of 85 beds. (Exhibit G)

**CONCLUSION**: Staff has evaluated the standards listed under Article 2.B.2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Staff is recommending approval of the request. Potential impacts and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C.

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## CONDITIONS OF APPROVAL

### **Exhibit C Expedited Application Consideration**

#### **ALL PETITIONS**

1. Previous A Condition 1 of Resolution R-2001-440, Control No.1997-00088, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-98-0309 (Petition 1997-088) have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified.

#### **Is hereby amended to read:**

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2001-440 (Control 1997-088) have been consolidated as contained herein. The Property Owner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. All conditions of approval contained in Resolution R-78-600 (Control No. 1978- 00075) shall remain in full force and effect. (ONGOING: MONITORING - Zoning) (Previous A Condition 2 of Resolution R-2001-440, Control No.1997-00088)

3. Previous A Condition 3 of Resolution R-2001-440, Control No.1997-00088, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated January 30, 2001. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

#### **Is hereby amended to read:**

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners on Resolutions 78-600 and Resolution 1998-309. The approved site plan is dated May 21, 2017. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

#### **ACCESS**

1. Vehicular access to the site shall be limited to the existing access on Military Trail. No vehicle access shall be permitted from Vilma Lane. (ONGOING: CODE ENF - Zoning) (Previous B Condition 1 of Resolution R-2001-440, Control No.1997-00088)

2. Prior to the July 1, 2001, the Petitioner shall remove existing asphalt drive to install landscaping and fencing along the property's Vilma Lane frontage consistent with Condition H. (ONGOING: MONITORING - Zoning) [Note: COMPLETED] (Previous B Condition 2 of Resolution R-2001-440, Control No.1997-00088)

3. When this facility is not open, the Military Trail access drive shall be locked and gated. The gate shall be installed a minimum two hundred (200) feet west of the Military Trail right of way. (ONGOING: MONITORING - Zoning) (Previous B Condition 3 of Resolution R-2001-440, Control No.1997-00088)

#### **ARCHITECTURAL REVIEW**

1. All buildings and structures shall be designed and constructed to be compatible with the general architectural character of surrounding residential areas. (BLDGPM: ZONING - Zoning) (Previous C Condition 1 of Resolution R-2001-440, Control No.1997-00088)

2. Architectural character and roof treatment which is compatible and harmonious with abutting residential development shall be provided on all sides of the proposed C.L.F. building. (BLDGPM: ZONING - Zoning) (Previous C Condition 2 of Resolution R-2001-440, Control No.1997-00088)

## **BUILDING**

1. The maximum height for the C.L.F. building, measured from finished grade to highest point, shall not exceed thirty (30) feet. (BLDGPM: BUILDING DIVISION - Zoning) (Previous D Condition 1 of Resolution R-2001-440, Control No.1997-00088)

2. A maximum of 165 beds and two freestanding triplexes (6 units) shall be permitted on site. The two freestanding triplexes (6 units) shall be limited to occupancy by one family per unit. (ONGOING: CODE ENF - Zoning) (Previous D Condition 2 of Resolution R-2001-440, Control No.1997-00088)

3. All air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (ONGOING: CODE ENF - Zoning) (Previous D Condition 3 of Resolution R-2001-440, Control No.1997-00088)

4. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within seventy-five (75) feet of all perimeter property lines. (ONGOING: CODE ENF - Zoning) (Previous D Condition 4 of Resolution R-2001-440, Control No.1997-00088)

5. The open space between the six (6) foot wall and the eight (8) foot fence (Landscape Conditions 4 and 5) shall include planting of thorny plant material and gates to eliminate access and provide regular patrolling from the on-site security. (ONGOING: CODE ENF - Zoning) (Previous D Condition 5 of Resolution R-2001-440, Control No.1997-00088)

## **ENGINEERING**

1. Prior to the issuance of a Certificate of Occupancy, the petitioner shall:

a. Vacate and relocate the fifteen (15) foot drainage easement from Vilma Lane to the LWDD L-2 Canal outfall. The final location of the new drainage easement shall be subject to the approval of the County Engineer. (CO: MONITORING - Engineering) (Previously Condition E. 1.a of Resolution R-98-309, Petition CA97-088) [Note: COMPLETED]

b. Relocate the existing drainage structures within this easement as required by the County Engineer. Relocation of any drainage structures shall be concurrent with paving and drainage improvements for the site. Relocation of the drainage structures shall be completed prior to the issuance of a certificate of occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous E Condition 1.b of Resolution R-2001-440, Control No.1997-00088)

2. Prior to issuance of a building permit for additional building square footage, the Property Owner shall legally create the lot in accordance with Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

## **LANDSCAPE - GENERAL**

1. All canopy trees required to be planted on site by this approval shall meet the following minimum standards at installation:

a. Tree height: fourteen (14) feet.

b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.

c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.

d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous F Condition 1 of Resolution R-2001-440, Control No.1997-00088)

2. All palms required to be planted on site by this approval shall meet the following minimum standards at time of installation:

- a. Palm heights: twelve (12) feet clear trunk or grey wood, whichever is greater;
- 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. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous F Condition 2 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - INTERIOR**

3. One landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (ONGOING: ZONING - Zoning) (Previous G Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-ALONG NORTH PROPERTY LINE (VILMA LANE FRONTAGE)**

4. Landscaping and buffering along the Vilma Lane frontage shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A continuous three (3) foot high berm measured from top of curb;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
- e. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches.
- f. Install continuous eight (8) foot high colored vinyl coated fence. The fence shall be installed parallel to Vilma Lane and setback twenty-five (25) feet. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous H Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-ALONG NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)**

5. The following landscaping requirements shall be required on the north property line behind the existing residences and Daycare on Vilma Lane. The required plant materials shall be located on the interior side of the existing six (6) foot high concrete wall:

- a. An overall twenty-five (25) foot wide landscape buffer strip;
- b. One (1) canopy tree planted every twenty (20) feet on center;
- c. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
- d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches.
- e. Install eight (8) foot high colored vinyl coated fence parallel to the north property line and setback twenty-five (25) feet. This section of fence shall continue to the corners of the fencing proposed in.
- f. The plant material within the twenty-five (25) foot buffer shall include thorny groundcover, vine, shrub and hedge material. (ONGOING: ZONING - Zoning) (Previous J Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-ALONG SOUTH PROPERTY LINE (ADJACENT TO LWDD L-2 CANAL)**

6. Landscaping and buffering along the LWDD L-2 Canal shall include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A new eight (8) foot high colored vinyl coated fence parallel to the south property line and setback twenty-five (25) feet;
- c. A continuous three (3) foot high berm measured from finished grade;
- d. One (1) canopy tree planted every twenty (20) feet on center;
- e. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center; and
- f. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a



minimum height of thirty-six (36) inches. (ONGOING: ZONING - Zoning) (Previous L Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-ALONG EAST PROPERTY LINE (ADJACENT TO COMMERCIAL ZONING)**

7. Landscaping and buffering along the east property line shall include:

- a. A new eight (8) foot high colored vinyl coated fence located on the east property line. This section of fence shall continue to the corners of the fencing proposed in Conditions H and L with an offset for the Military Trail access;
- b. One (1) canopy tree planted every twenty (20) feet on center;
- c. Twenty four (24) inch high native shrub material planted every ten (10) feet on center. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous M Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-WEST OF EXISTING TRIPLEXES (ABUTTING RESIDENTIAL)**

8. Landscaping and buffering west of the project's existing triplexes on Vilma Lane shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. Continue the six (6) foot high concrete wall along the west property line to the twenty-five foot setback as measured from Vilma Lane;
- c. One (1) canopy tree planted every twenty (20) feet on center; One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location;
- d. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches.
- e. Install eight (8) foot high colored vinyl coated fence parallel to the west property line and setback twenty-five (25) feet. This section of fence shall continue to the west corner of the proposed fence parallel to Vilma Lane.
- f. The plant material within the twenty-five (25) foot buffer shall include thorny groundcover, vine, shrub and hedge material. (ONGOING: ZONING - Zoning) (Previous I Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LANDSCAPE - PERIMETER-ALONG WEST BUFFER (MEASURED APPROXIMATELY 30 FEET EAST OF WEST PROPERTY LINE)**

9. Landscaping and buffering along the west buffer shall be located to the east of the existing drainage/utility easements and include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A new eight (8) foot high colored vinyl coated fence. This section of fence shall be setback twenty-five (25) feet and continue to the corners of the fencing proposed in Conditions J and L;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
- e. Thirty-six (36) inch high shrub or hedge material spaced no more than twenty four (24) inches on center and maintained at a minimum height of sixty (60) inches. (ONGOING: ZONING - Zoning) (Previous K Condition 1 of Resolution R-2001-440, Control No.1997-00088)

**LIGHTING**

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (BLDG/PMT/ONGOING: ZONING - Zoning) (Previous N Condition 1 of Resolution R-2001-440, Control No.1997-00088)

2. All outdoor lighting fixtures shall not exceed twenty (20) feet in height, measured from finished grade to highest point and setback a minimum sixty (60) feet from the north, west and south property lines. (BLDG/PMT/ONGOING: ZONING - Zoning) (Previous N Condition 2 of Resolution R-2001-440, Control No.1997-00088)

3. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: ZONING - Zoning) (Previous N Condition 3 of Resolution R-2001-440, Control No.1997-00088)

## **SIGNS**

1. The project's signage on Military Trail shall be limited to only an Identification type sign as follows;
  - a. Maximum sign height, measured from finished grade to highest point - six (6) feet;
  - b. Maximum sign face area per side - 32 square feet;
  - c. Maximum number of signs - one (1);
  - d. Location - within twenty (20) feet of driveway (BLDGPM: ZONING - Zoning) (Previous O Condition 1 of Resolution R-2001-440, Control No.1997-00088)
2. No additional signs shall be permitted on the property. (DRO/ONGOING: ZONING - Zoning) (Previous O Condition 3 of Resolution R-2001-440, Control No.1997-00088)

## **USE LIMITATIONS**

1. Previous P Condition 1 of Resolution R-2001-440, Control No.1997-00088, which currently states:

A maximum of 70 of the 165 beds shall be designated for Institutional Transfers from the Federal Bureau of Prisons or as otherwise assigned by the Federal Judiciary for probation or parole violation, pre-trial detention or incarceration provided such individuals are consistent with the standards applicable to Institutional Transfers and Condition P.2. Institutional Transfers shall be defined as inmates who are serving the last part of their sentence and are assigned to the CLF for rehabilitative and transitional services, The Salvation Army shall not accept referrals under categories 5 to 7 as listed under the Salvation Army Correctional Services Program Overview (Exhibit E).

### **Is hereby amended to read:**

A maximum of 85 of the 165 beds shall be designated for Institutional Transfers from the Federal Bureau of Prisons or as otherwise assigned by the Federal Judiciary for probation or parole violation, pre-trial detention or incarceration provided such individuals are consistent with the standards applicable to Institutional Transfers and Use Limitation Condition 2. Institutional Transfers shall be defined as inmates who are serving the last part of their sentence and are assigned to the CLF for rehabilitative and transitional services. The Salvation Army shall not accept referrals under categories 5 to 7 as listed under the Salvation Army Correctional Services Program Overview (Exhibit F) (ONGOING: ZONING - Zoning)

2. Residents of the CLF shall not have a history of violent behavior, sex offense, arson, escape or attempted escape, medical condition which requires major medical care or an unstable psychiatric background. (ONGOING: ZONING - Zoning) (Previous P Condition 2 of Resolution R-2001-440, Control No.1997-00088)

3. Previous P Condition 3 of Resolution R-2001-440, Control No.1997-00088, which currently states:

The petitioner shall submit quarterly (3 month) reports and allow Code Enforcement inspections to ensure compliance with the above conditions. The quarterly reports shall consist of the following: 1) number of residents; 2) date of admission; 3) date of release; 4) type of resident (prison release/transient) and 5) prison release statistics consisting of a) sex (male/female); b) number per day; c) crime/conviction and d) number not completing program.

### **Is hereby amended to read:**

The Property Owner shall submit an annual report to the Code Enforcement Division and allow inspections to ensure compliance with the Conditions of Approval. The reports shall consist of the following:

- 1) number of residents;
- 2) date of admission;
- 3) date of release;

- 4) type of resident (prison release/transient) and
- 5) prison release statistics consisting of
  - (a) sex (male/female);
  - (b) number per day;
  - (c) crime/conviction and
  - (d) number not completing program.

Code Enforcement may request additional reports, to ensure compliance with Conditions of Approval, not to exceed a total of four reports per calendar year. (ONGOING: MONITORING - Zoning)

4. The hours of operation open to the public shall be limited to 7:00 a.m. - 7:00 p.m. daily. (ONGOING: ZONING - Zoning) (Previous P Condition 4 of Resolution R-2001-440, Control No.1997-00088)

5. All services to be provided shall be conducted only in the C.L.F. building and limited to on-site residents of the CLF. (ONGOING: ZONING - Zoning) (Previous P Condition 5 of Resolution R-2001-440, Control No.1997-00088)

6. The outdoor pavilion shall not be used for evening or nighttime activities. (ONGOING: ZONING - Zoning) (Previous P Condition 6 of Resolution R-2001-440, Control No.1997-00088)

7. Prior to issuance of Certificate of Occupancy, the petitioner shall contract for a security service to provide twenty-four (24) hour patrol of the property. (CO/ONGOING: ZONING - Zoning) (Previous P Condition 7 of Resolution R-2001-440, Control No.1997-00088)

8. The Congregate Living Facility shall be used for extended stay commitments and shall not be used for overnight or transient housing. This condition shall not apply to emergency or disaster relief victims. (ONGOING: ZONING - Zoning) (Previous P Condition 8 of Resolution R-2001-440, Control No.1997-00088)

9. Construction hours shall not commence prior to 7:00 a.m. or continue later than 7:00 p.m. Monday thru Friday and 9:00 a.m. thru 5:00 p.m. on Saturday. No construction shall be permitted on Sunday (ONGOING: ZONING - Zoning) (Previous P Condition 9 of Resolution R-2001-440, Control No.1997-00088)

10. Deliveries shall not be allowed to the site prior to 7:00 a.m. or continue later than 6:00 p.m. Monday thru Friday and 9:00 a.m. thru 5:00 p.m. on Saturday. No deliveries shall be permitted on Sunday. (ONGOING: ZONING - Zoning) (Previous P Condition 10 of Resolution R-2001-440, Control No.1997-00088)

11. The Salvation Army shall ensure the daily cleaning and removal of onsite litter and debris. (ONGOING: CODE ENF - Zoning) (Previous P Condition 11 of Resolution R-2001-440, Control No.1997-00088)

12. Previous P Condition 12 of Resolution R-2001-440, Control No.1997-00088, which currently states:

The Salvation Army shall coordinate the implementation and ongoing existence of a Citizens Advisory Board consisting of two (2) Salvation Army Board Members and five (5) members appointed from the Haverhill and Vilma Lane area and surrounding businesses. A written report will be submitted bi-annually to the Board of County Commissioners regarding the compliance with the conditions of approval of Petition CA97-88. The Citizen Advisory Board is to be formed and have conducted their initial meeting prior to the Certificate of Occupancy for the facility. The Board is to meet monthly and shall remain in existence as long as the Salvation Army facility continues in this location.

**Is hereby amended to read:**

The Property Owner shall hold a Community Relations Board meeting consisting of two (2) Salvation Army Board Members and five (5) members appointed from the Haverhill and Vilma Lane area and surrounding businesses only if any such community members choose to participate. The Board is to

meet monthly or as need as requested of the Citizen Advisory Board. It and shall remain in existence as long as the Salvation Army facility continues in this location. Upon request of the Board of County Commissioners the Property Owner shall submit written report regarding the compliance with the Conditions of Approval CA97-88. The Property Owner shall comply with any such request for a Community Relations Board meeting and for submission of a report to the Board of County Commissioners. (ONGOING: BLDG / MONITORING /CODE ENF)

## **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: ZONING - Zoning)

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

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

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

## **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1 - Land Use Map

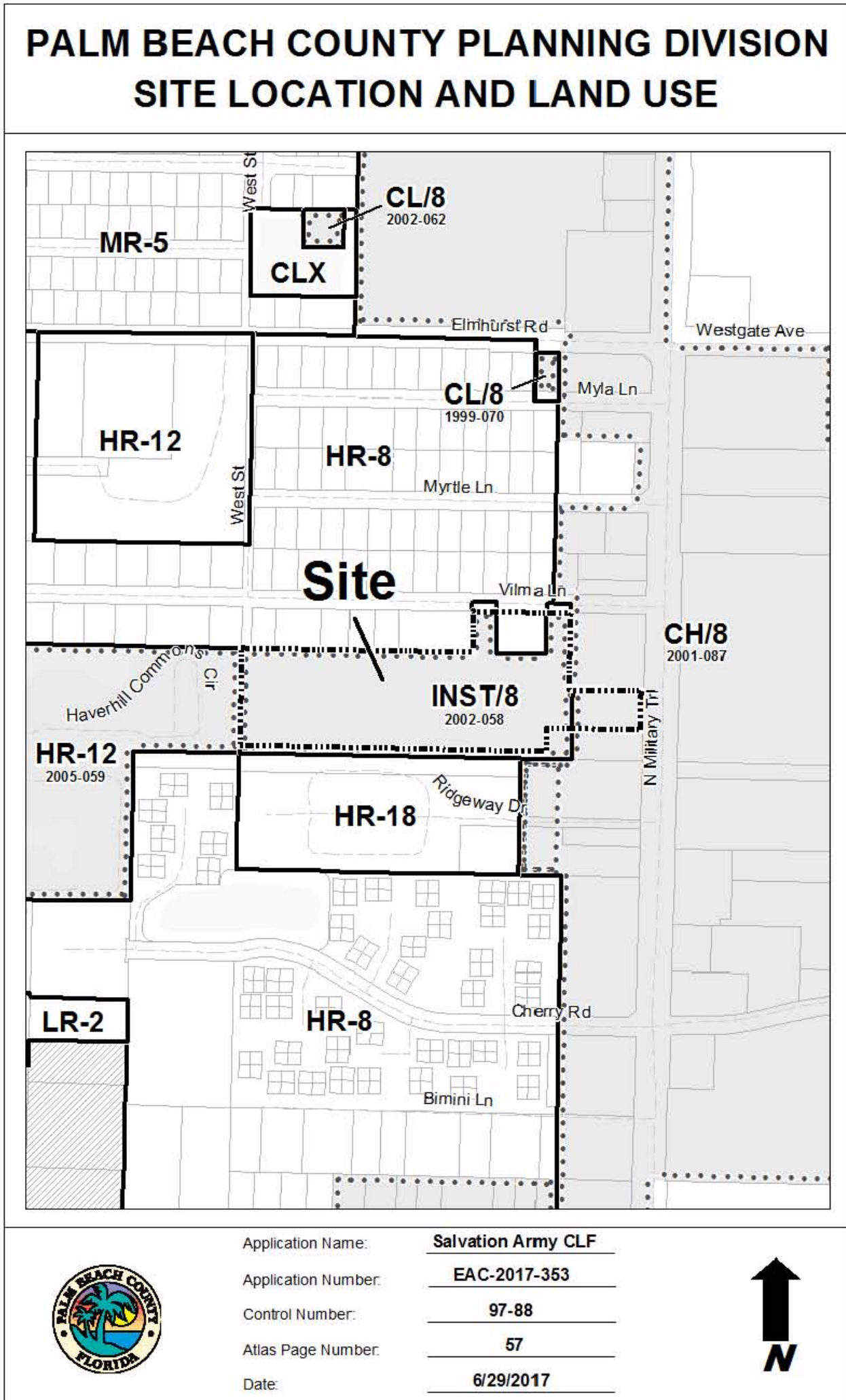


Figure 2 - Zoning Map

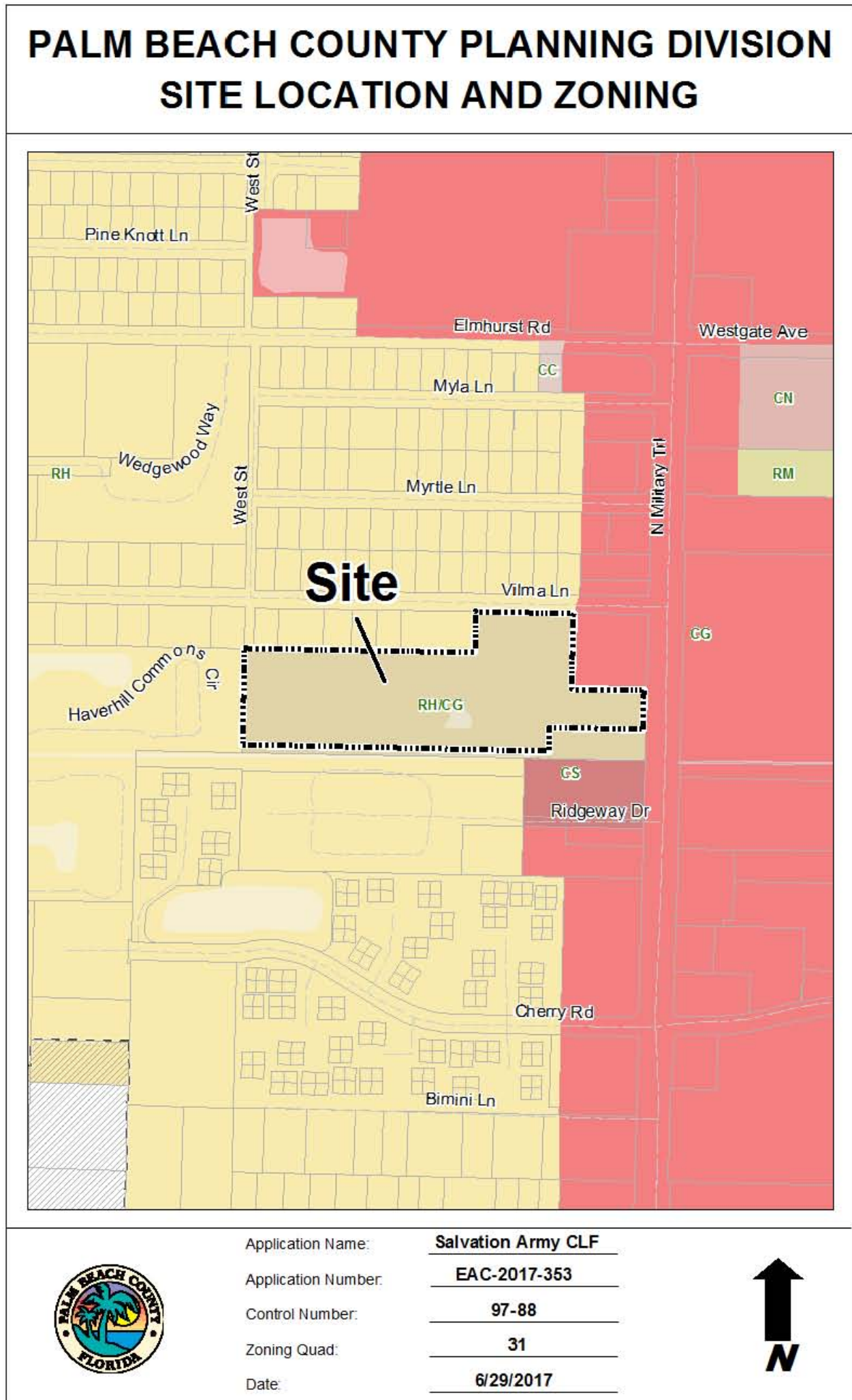
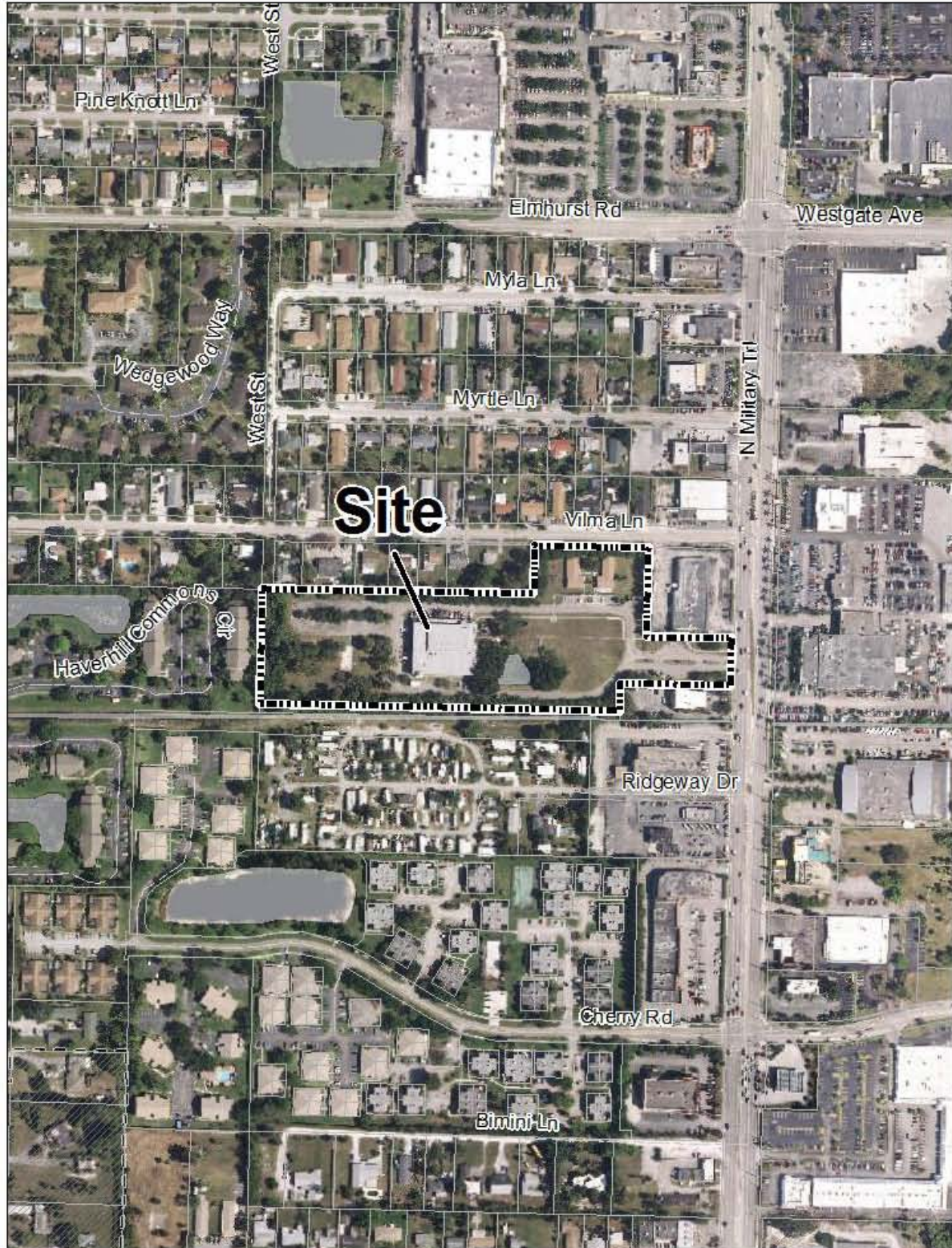


Figure 3 - Aerial

## PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	<u>Salvation Army CLF</u>
Application Number:	<u>EAC-2017-353</u>
Control Number:	<u>97-88</u>
Atlas Page Number:	<u>57</u>
Date:	<u>6/29/2017</u>

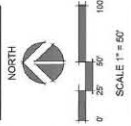


Figure 4 – Preliminary Site Plan Dated May 26, 2017

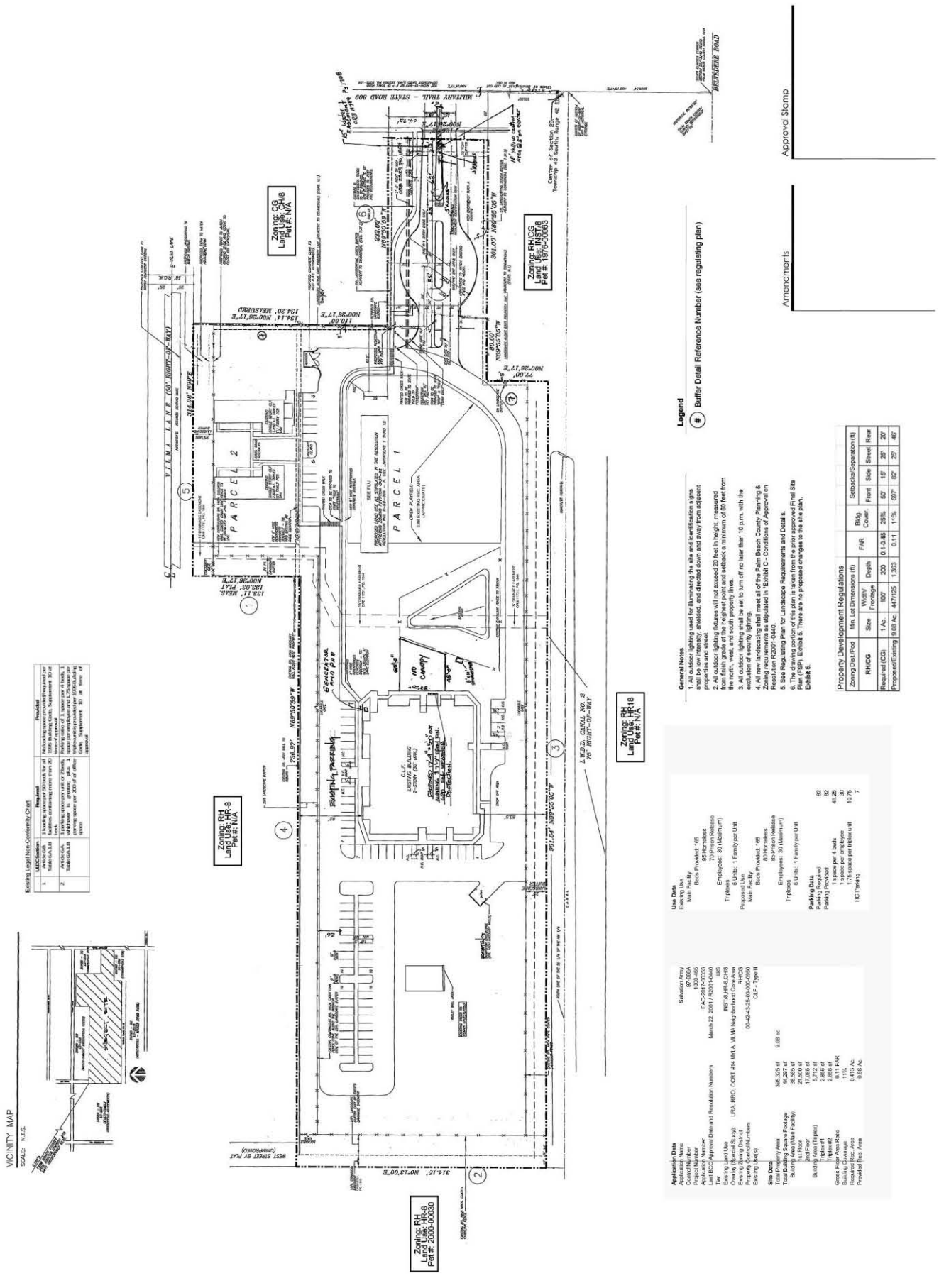


Salvation Army  
Homeless Intervention & Prison Release Facility  
1577 N. Military Trail  
West Palm Beach, Florida

Date/Revision  
February 15, 2017  
March 27, 2017  
May 26, 2017



PRELIMINARY  
SITE  
PLAN  
PSP-1 of 1



Existing Land Use/Conditional Color

Color	Existing Land Use	Conditional Color
Green	Residential Single-Family	Green
Yellow	Residential Medium-Density	Yellow
Orange	Residential High-Density	Orange
Red	Commercial	Red
Purple	Industrial	Purple
Blue	Public Use	Blue
White	Open Space	White



**Legend**  
 (1) Buffer Detail Reference Number (see regulating plan)

- General Notes**
- All outdoor lighting used for illuminating the site and identification signs, properties and street, entrance, and directed down and away from adjacent properties.
  - All outdoor lighting fixtures will not exceed 20 feet in height, measured from finish grade at the highest point and setbacks a minimum of 60 feet from adjacent property lines.
  - All outdoor lighting shall be set to turn off no later than 10 p.m. with the exception of security lighting.
  - All new landscaping shall meet all of the Palm Beach County Planning & Zoning Ordinance (PBCO) 2009-0440, and all other applicable regulations.
  - See Regulating Plan for Landscape Requirements and Details.
  - The siting location of this plan is taken from the prior approved Final Site Plan, Exhibit 5. There are no proposed changes to the site plan.

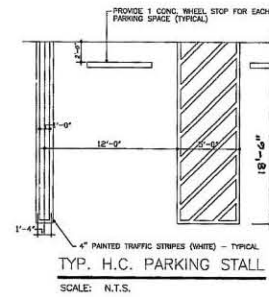
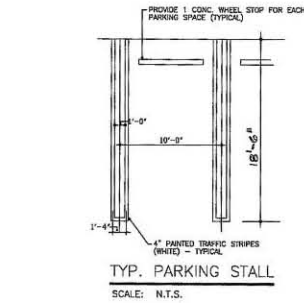
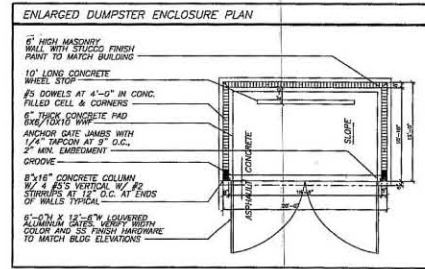
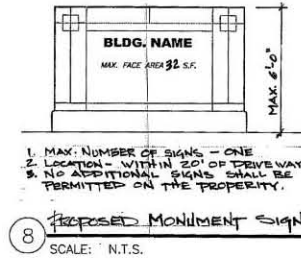
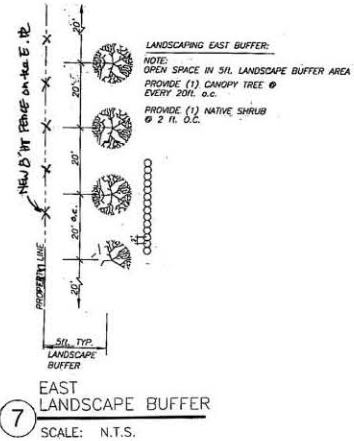
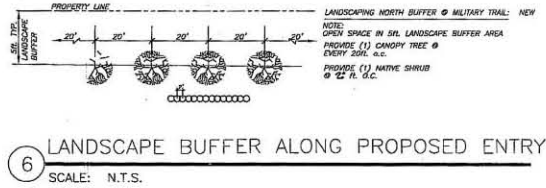
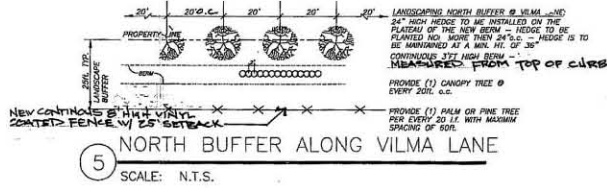
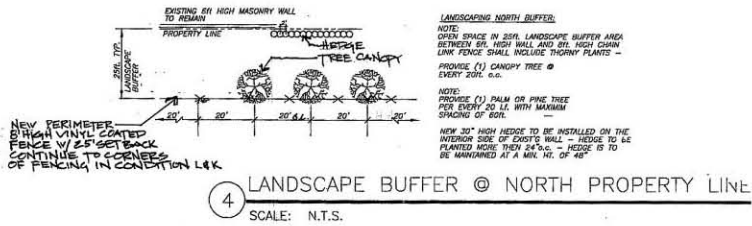
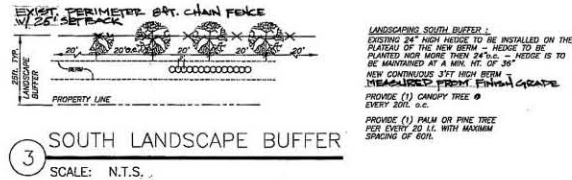
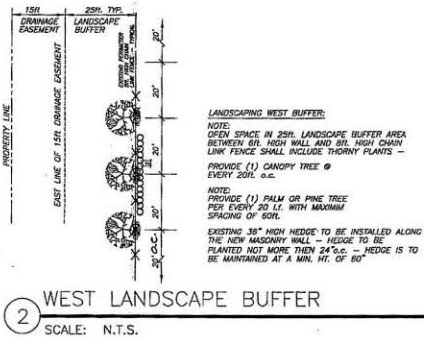
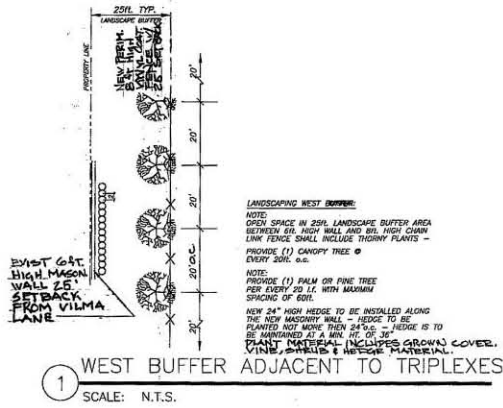
**Property Development Regulations**

Zoning District	Min. Lot Dimensions (ft)	FAR	Min. Front Setback (ft)	Min. Side Setback (ft)	Min. Rear Setback (ft)
Required (CC)	1 Ac.	100	0.1-0.45	50'	15'
Proposed/Existing (9.08 Ac.)	447'x125'	1.365	0.11	11%	69'

<b>Application Data</b>	Salvation Army	Site Data	Site Area: 0.88 ac
Control Number: 07-009A		Total Building Square Footage: 46,297 sf	
Application Number: EAC-2017-00353		Building Area (Main Facility): 38,520 sf	
Law (BCC) Approval Date and Resolution Number: March 22, 2017 / R2017-0440		2nd Floor: 17,095 sf	
Existing Land Use: 92 Homeless		Building Area (Trails): 3,772 sf	
Existing Land Use: 70 Prison Release		Trails: 4,200 sf	
County (Special Study): UFA, BRD, CDDT, RH, MUA, VLM, Neighborhood Conservation		Open Space Area (Main Facility): 0.11 PAR	
Priority Control Number: 09-14-13-05-00-00-0050		Recreation Area: 0.13 Ac.	
Existing (3rd) Use: Main Facility		Provided Rec. Area: 0.88 Ac.	
Use Data			
Existing Use: Main Facility			
Proposed Use: 92 Homeless			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 85 Prison Release			
Units Provided: 85			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 82			
Units Provided: 82			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 42			
Units Provided: 42			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 30			
Units Provided: 30			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 1972			
Units Provided: 1972			
Employees: 30 (Minimum)			
Phases: 6 Units, 1 Family per Unit			
Main Facility: 7			
Units Provided: 7			

Approval Stamp





LANDSCAPE STANDARDS CONT. F.1/F.2	
<b>CANOPY TREES</b>	
TREE HEIGHT:	FOURTEEN (14) FEET
TRUNK DIAMETER:	3.5 INCHES MEASURED 4.5ft. ABOVE GRADE
CANOPY DIAMETER:	SEVEN (7) FEET
NOTE:	DIAMETER SHALL BE DETERMINED BY THE AVERAGE CANOPY RADIUS AT 4' POINTS MEASURED FROM THE TRUNK TO THE OUTER MOST BRANCH TIP. EACH RADIUS SHALL MEASURE AT LEAST 3.5ft. IN LENGTH.
<b>PALMS</b>	
PALM HEIGHTS:	TWELVE (12) FEET CLEAR TRUNK OR GRAY WOOD (WHICHEVER IS GREATER)
CLUSTERS:	STAGGERED HEIGHTS TWELVE (12) TO EIGHTEEN (18) FEET
NOTE:	A GROUP OF THREE OR MORE PALM TREES OR PINE TREES MAY NOT SURPASS THE REQUIREMENTS FOR A CANOPY TREE IN THAT LOCATION.
credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CD: LANDSCAPE - Zoning)	

**Notes**

- All details as shown are taken from the prior approved Final Site Plan, Exhibit 5.

Amendments

Approval Stamp



**MILLER  
 LAND  
 PLANNING, INC.**

508 E. Boynton Beach Blvd.  
 Boynton Beach, FL 33435  
 (561) 736-6638

Prepared For:  
 Salvation Army  
 PO Box 768  
 West Palm Beach, FL 33402

**Salvation Army**  
 Homeless Intervention & Prison Release Facility  
 1577 N. Military Trail  
 West Palm Beach, Florida

Date/Revisions

February 15, 2017

PRELIMINARY  
 REGULATING  
 PLAN

PRP-1 of 1

Exhibit D – Disclosures

PALM BEACH COUNTY - ZONING DIVISION

FORM # 09

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Pierre Smith, 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 [] Area Commander Palm Beach County [position - e.g., president, partner, trustee] of The Salvation Army [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 2100 Palm Beach Lakes Blvd  
West Palm Beach, FL 33409
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

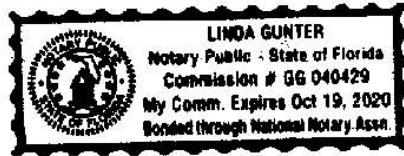
FURTHER AFFIANT SAYETH NAUGHT.

*[Signature]*  
Pierre Smith, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February 2017, by PIERRE Smith, [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.

*[Signature]*  
Notary Public

Linda Gunter  
(Print Notary Name)



NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 10/19/20

**EXHIBIT "A"**  
**PROPERTY**

**PARCEL NO. 1**

The South Quarter (S1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, LESS AND EXCEPT the following parcels:

- a) The South 100 feet of the East 361 feet;
- b) The North 110 feet of the West 239.02 feet of the East 292.02 feet;
- c) The North 101 feet of the South 201 feet of the East 281 feet;
- d) The East 60 feet for road right-of-way
- e) The South 23 feet for Lake Worth Drainage District Canal

**PARCEL NO. 2**

Lots 95, 96, 97 and 98, REVISED PLAT OF MERLIN PARK, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 23, page 124, said lands situate, lying and being in Palm Beach County, Florida.

END OF LEGAL DESCRIPTION

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

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

Name	Address
The Salvation Army	Palm Beach Lakes Blvd, West Palm Beach, FL 33409

Exhibit E – Salvation Army Correctional Services Program Overview.

JUN-05-1998 11:56

LEW KMEEN.MPII@... 31

5614785811 P.02 03

EXHIBIT "E"

The Salvation Army Correctional Services Program Overview

The Salvation Army is a Christian Nonprofit Organization with a mission of spreading the Gospel thru humanitarian activities in the community as well as mending the broken spirits of individuals in need.

As part of their ministry The Salvation Army in West Palm Beach has different programs designed for specific clientele. One of those programs is Correctional Services, in which the entire program is designed to work with offenders.

The Salvation Army Correctional Services is a Contract Facility with the Federal Bureau of Prisons to provide rehabilitation and transitional services to offenders.

1- Institutional Transfers-These are inmates serving the last part of their sentence referred to our facility from federal prisons to help them rebuild their family and community ties. These offenders are not violent and not a threat to society.

2- Public Law Cases-These are offenders presently under probation or parole that are designated to our facility because they violated the conditions of their probation or parole. These cases are referrals from The United States Probation Office.

3- Direct Court Commitment -These are offenders that are assigned to our facility as an alternative to incarceration. These offenders are referred to us by the United States Federal Courts.

4-Pre-Trial Case These cases are assigned to our facility by the United States Federal Courts as a condition of their bond. These individuals have not received a sentence yet, their stay at our center depends on their sentencing date.

5- Misdemeanor Probation Case These are offenders that are presently under County Probation for a Misdemeanor Case. These offenders report to our facility once a month and a Case Manager, monitor the compliance of the offender's condition of probation.

6- Electronic Monitoring Cases-They can be either federal or county cases. The offenders reside at their residence and an electronic device is attached to their ankle. This electronic device is connected to a central computer that monitors every movement of the offender.

7- Home Confinement Case These are Federal Offenders that are not in need of closer supervision and they reside at their residence under the supervision of our staff members. Offenders under this program are required to report to our facility twice a week and staff members are required to visit the offender twice a week, once at their home and once at their job site.

The Institutional Transfers, Public Law, Direct Court Commitment and Pre-Trial Cases, they all reside in our facility. Misdemeanor Probation, Electronic Monitoring and Home Confinement Cases, they reside at their home under strict supervision by well-trained staffs.

All offenders participating in any of the above programs are required to work and be self-supported. Drug and alcohol screening are performed on a regular basis to assure that all offenders are drug and alcohol free. The main objective of these programs is to modify the negative behavior and reinforced with positive behavior. This task is accomplished thru group and individual counseling covering the following topics: Drug and Alcohol Counseling, Employment Readiness, Aids Awareness, Parenting, Stress and Anger Management, Money Management, Women's Group and Men's Group.

The ultimate goal of The Salvation Army thru their Correctional Services Department is to assist the offender in their reintegration into society, while ensuring the safety and welfare of the community. These are accomplished by gradual privileges with continued compliance to Program requirements and completion of set goals. We use a " Holistic Approach " with special emphasis in Self-esteem, to prepare each of these offenders to be better persons and a good asset to society.

**Exhibit F – Federal Bureau of Prisons Request for Facilities with 85 beds or more.**

LAW OFFICES  
**CIKLIN LUBITZ & O'CONNELL**  
A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

BRUCE G. ALEXANDER, P.A.  
JERALD S. BEER, P.A.  
JOHN D. BOYKIN, P.A.  
RICHARD R. CHAVES, P.A.  
PATRICIA M. CHRISTIANSEN, P.A.  
CLARA C. CIADELLA  
ALAN J. CIKLIN, P.A.  
ROBERT L. CRANE, P.A.  
RONALD E. CRESCENZO, P.A.  
CARLA E. ERSKINE  
JOIELLE A. FOGLIETTA  
JEFFREY M. GARBER, P.A.  
LEEZA D. GOTKIN

JASON S. HASELKORN, P.A.  
CHRISTINE M. HOKE, P.A.  
CASSANDRA A. JELINCIC  
BRIAN B. JOSLYN, P.A.  
GREGORY S. KINO, P.A.  
SCOTT A. LOMBARDO  
BRIAN M. O'CONNELL, P.A.  
CHARLES L. PICKETT, P.A.  
ZACHARY ROTHMAN  
MATTHEW N. THIBAUT, P.A.  
DEAN VEGOSEN, P.L.  
GARY WALK, P.A.

PHILLIP D. O'CONNELL, SR. (1907-1987)  
-----  
OF COUNSEL  
ASHLEY CRISPIN ACKAL  
CHARLES A. LUBITZ, P.A.  
PHIL D. O'CONNELL, P.A.  
KEVIN D. WILKINSON, P.A.  
-----  
515 NORTH FLAGLER DRIVE, 20<sup>TH</sup> FLOOR  
WEST PALM BEACH, FLORIDA 33401-4343  
TELEPHONE: (561) 832-5900  
FACSIMILE: (561) 833-4209

April 21, 2017

Palm Beach County Zoning Division  
Attn: Jon MacGillis, Zoning Director  
2300 N. Jog Road  
West Palm Beach, FL 33411

Re: Salvation Army Zoning Application EAC-2017-353 to modify Resolution R-2001-0440, Condition P-1, Federal Bureau of Prisons Seeking Residential Re-Entry Center Services from an 85-bed facility.

Dear, Mr. MacGillis:

The Salvation Army has been providing Residential Re-Entry Center ("RRC") Services to returning Palm Beach County Residents for over 30 years. The Salvation Army, Center of Hope, located at 1577 North Military Trail, West Palm Beach, FL 33409, has provided RRC Services to the Federal Bureau of Prisons ("FBP") since 2001 and their current contract with the FBP expires on November 30, 2017. The Salvation Army, Center of Hope, currently provides 70 beds for RRC Services. In 2001, the Salvation Army's Zoning Petition DOA 1997-088 was approved with a Condition of Approval (Section P, Use Limitations, Condition 1), limiting the number of beds allocated to Institutional Transfers from the Federal Bureau of Prisons to a maximum of 70 of their total 165 beds.

The Federal Bureau of Prisons solicits for the provision of RRC Services through a bid contracting process. The FBP's most recent Request for Proposal, RFP-200-1362 ES (hereinafter "RFP"), is a solicitation for RRC services from facilities that can provide 85 beds for a term of five (5) years. In order for the Salvation Army to meet the FBP's increased demand for residential services and thus, be responsive to the FBP's Request for Proposal, they have filed the Expedited Application Consideration, EAC-2017-00353 (hereinafter "EAC"), to increase the number of beds allocated to the work release program from 70 to 85 beds.

Due to the restrictive nature of the bid contracting process and the FBP's commitment to impartiality to all of the RFP participants during the process, the FBP is unable to provide any correspondence which would show that it is supportive of, or has no objection to, the Salvation Army's EAC request to modify Condition P-1 in Resolution R-2001-0440. Attached and incorporated by reference, is some underlying material provided in support of Salvation Army's EAC request: 1) A March 15, 2017 letter from the Salvation Army Addressed to PBC Planning, Zoning & Building Dept.; 2) Federal Bureau of Prisons Request for Proposal, RFP-200-1362-ES, Page 4.

Sincerely,



Carla E. Erskine, Esq.  
carla.erskine@ciklinlubitz.com



**Exhibit G – RFP 200-1362 ES from Bureau of Prison stating required 85 bed counting**



**DOING THE  
MOST GOOD®**

William Booth, *Founder*  
André Cox, *General*  
Commissioner Donald C. Bell, *Territorial Commander*  
Lt. Colonel Ken Luyk, *Divisional Commander*

March 15, 2017

Palm Beach County Planning , Zoning & Building Dept.  
2300 North Jog Road, Suite 2W-18  
West Palm Beach, FL 3341

To whom it may concern,

The Salvation Army is submitting a proposal to provide residential reentry center services to returning Palm Beach County citizens from the Federal Bureau of Prisons. The Army has been providing these services for over 30 years in West Palm Beach.

The current contract expires November 30, 2017. A solicitation was released from the Bureau of Prisons requesting that interested parties be able to provide an 85 bed facility to meet the increase demand for residential services.

Attached you will find a section from the solicitation, RFP 200-1362 ES with the precise number of requested beds. Should you have any questions or concerns regarding this, please feel free to contact Lori Cordero at the West Palm Beach location or contact me at The Salvation Army Divisional Headquarters. My phone number is: (813) 383-5789.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "J. Michael Walters".

J. Michael Walters  
Assistance Director for Programs

Cc: Attachment

The Salvation Army is an Equal Opportunity Employer, including disabled and veterans.  
*Florida Divisional Headquarters* 5631 Van Dyke Road, Lutz, FL 33558 *p: 813.962.6611 f: 813.962.4098*  
*Mailing Address* P.O. Box 270848, Tampa, FL 33688-0848



## Clauses By Full Text

### B.1 Services and Prices/Costs

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The contract resulting from this solicitation will be a Firm Fixed-Price contract for services.

The period of performance for any contract which the Government may award under the terms and conditions of the RFP will be for a one-year base period with four one-year option periods. Offerors must submit pricing for the base period and each option period. Services are required to be provided in accordance with Section C, Statement of Work, with documentation as required.

Contractor shall provide Residential Re-Entry Center (RRC) services (for In-House RRC beds) and Home Confinement Services (for Home Confinement placements) for male and female Federal offenders, located within Palm Beach County Florida.

RRC In-House Services will consist of a 85 bed facility (72 male/13 female). Provide monthly operating cost for a 85 bed facility.

Home Confinement placements will consist of 43 placements. Provide monthly operating cost for 43 placements.

The services will be provided on a Firm-Fixed Price Service type contract with a one year base period, and four one-year option periods. Offerors will be required to submit separate pricing for each of the following requirements: RRC In-House beds and Home Confinement placements.

It is the intent of the Government to award RRC In-House beds and Home Confinement placements to a single provider as these services are interconnected and rely upon each other to ensure adequate programming and case management of offenders.

The Government reserves the right to award without discussions and to make an award which is deemed to be in the best interest of the Government.

Pursuant to FAR 17.203(b) and (d), the Government's evaluation shall be inclusive of options and offerors may offer varying prices for options.

[END OF SECTION]