

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	27 SCA	Intake Date	August 5, 2026
Application Name	KidSanctuary Expansion	Revised Date	
Acres	2.78	Control Number	1978-00080
		FLUA Page	Page 63
		Text Amend?	No
PCNs	00-42-43-27-05-012-0242		
Location	South side of Pioneer Rd., approximately 550 feet east of S. Benoist Farms Road		
BCC District	District 6 - Sara Baxter		
	Current	Proposed	
Tier	Urban/Suburban	N/A	
Use	Single-Family Residential	Congregate Living Facility, Place of Worship with Accessory Affordable Housing Units, Administrative Office for CLF	
Zoning	Residential Estate (RE)	Institutional and Public Facilities (IPF)	
Future Land Use Designation	Low Residential, 2 unit per acre (LR-2).	Institutional & Public Facilities with an underlying 2 units per acre (INST/2)	
Conditions	Not Applicable – No prior approvals	No conditions proposed	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	N/A	.45 FAR x 2.78 ac. = 54,493.56 SF
Maximum Units (for residential)	2 du/acre x 2.78 ac. = 5.56 ≈ 6 units	2 du/acre x 2.78 ac. = 5.56 ≈ 6 units
Maximum Beds (for CLF proposals)	6 max du x 2.39 = 14 beds	6 max du x 2.39 = 14 beds

Part 2. Applicant Data

A. Agent Information

Name	McKenna West
Company Name	MW Land Planning
Address	1501 Yamato Road, Suite 200
City, State, Zip	Boca Raton, FL, 33431
Phone / Fax Number	(772) 678-5727
Email Address	mckenna@mwlandplanning.com

B. Applicant Information

Name	Charles Bender
Company Name	Place of Hope INC.
Address	9078 Isaiah Lane
City, State, Zip	Palm Beach Gardens, FL 33418
Phone / Fax Number	(561) 775-7195 or (877) 694-Hope
Email Address	Ald@placeofhope.com
Interest	Property Owner

Part 3. Site Data

A. Site Data

Built Features	2428 SF single family house & 953 SF accessory structure/unit
Street Address	7890 Pioneer Rd, West Palm Beach, FL 33411
Frontage	Approx. 230 feet of frontage along Pioneer Rd. and 642 feet of depth.
Legal Access	Current and proposed access via Pioneer Rd.
Contiguous under same ownership	The 10.27-acre western adjacent property identified by PCN #00424405140010000 is also owned by Place of Hope Inc.
Acquisition details	The 2.78-acre parcel was acquired on April 17 th 2026 from New Horizons Service Dogs Inc.
Size purchased	The 2.78-acre parcel was acquired to be joined with the 10.27-acre property to the west also owned by Place of Hope Inc, identified by PCN # 00-42-44-05-14-001-0000

B. Development History

Previous FLUA Amendments	N/A
Concurrency	N/A
Plat, Subdivision	N/A

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
R-78-0603	<i>78-80</i>	<i>Approved</i>	<i>Rezoning</i>	<i>Rezoning from PO – Public Ownership District to RE – Residential Estate District for the</i>	<i>PO → RE</i>

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential Community; Mounts PUD; 88 units; 2.80 UPA	LR-2 Low Residential 2 units per acre	Planned Unit Development (PUD)
South	KidSanctuary; Congregate living facility; 76 residents approved; 2975 SF admin office / Highway	Institutional & Public Facilities with an underlying 2 units per acre (INST/2) & Institutional & Public Facilities with an underlying 8 units per acre (INST/8) / Utilities and Transportation	Institutional and Public Facilities (IPF) / Public Ownership (PO)
East	Single Family Residence; 1 unit; 0.71 UPA	LR-2 Low Residential 2 units per acre	Agricultural Residential (AR)
West	KidSanctuary; Congregate living facility; 76 residents approved; 2975 SF admin office	Institutional & Public Facilities with an underlying 2 units per acre (INST/2)	Institutional and Public Facilities (IPF)

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family Detached – ITE Code 210; 6 dwelling units. Rates: 6.74 daily trips/unit; 0.40 AM PH trips/unit; 0.51 PM PH trips/unit	Hospital – ITE Code 610; 54,494 SF. Rates: 10.7 daily trips/1,000 SF; 0.79 AM PH trips/1,000 SF; 0.86 PM PH trips/1,000 SF
Maximum Trip Generation	40 daily trips; 2 AM PH trips; 3 PM PH trips	525 daily trips; 39 AM PH trips; 42 PM PH trips
Net Daily Trips:	485 (maximum minus current) 485 (proposed minus current)	
Net PH Trips:	37 AM, 39 PM (maximum) 37 AM, 39 PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons & White, Inc. – Bryan G. Kelley, P.E.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The nearest routes are the 40, 43, and 46.	
Nearest Palm Tran Stop	BENOIST FARMS RD at BELVEDERE RD - Stop 3735 (1.5 miles from site)	
Nearest Tri Rail Connection	BENOIST FARMS RD at BELVEDERE RD - Stop 3735 (1.5 miles from site)	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Utility Department (PBCWUD)	
Nearest Water & Wastewater Facility, type/size	The nearest potable water connection is an 8-inch water main located north of Pioneer Road adjacent to the property. The nearest wastewater connection is a 6-inch sanitary sewer force main located northeast of Pioneer Road and Atwell Drive, approximately 270 feet from the property.	

D. Drainage Information

The property is located within the South Florida Water Management District C-51 West Drainage Basin, Sub-Basin No. 22, and within the boundaries of the Lake Worth Drainage District. The northern portion of the property is located within FEMA Flood Zone X, while the southern portion is located within FEMA Flood Zone AE, with a Base Flood Elevation of 16.3 feet NAVD. The property does not contain an existing on-site stormwater management system, and stormwater currently appears to sheet flow toward the adjacent Florida's Turnpike drainage ditch during rainfall events. Future redevelopment of the property may be incorporated into the adjacent KidSanctuary campus stormwater management system. The existing campus system was permitted by the South Florida Water Management District in 2023 and 2024 and consists of interconnected dry detention areas, an existing control structure, and a 15-inch-diameter outfall culvert that discharges to the adjacent LWDD E-2 Canal. Additional dry detention and retention areas will be provided on the subject property as necessary to accommodate future improvements. The future stormwater management system will provide the required water-quality treatment, compensating storage, flood protection, and allowable. Parking elevations will be established at or above the three-year, one-day peak flood stage. Building finished-floor elevations will be established at or above the 100-year, three-day zero-discharge flood stage and no lower than one foot above the applicable FEMA Base Flood Elevation. Off-site discharge through the existing control structure will be limited in accordance with the applicable criteria, and the project will maintain a legal positive outfall to the LWDD E-2 Canal. All required drainage reviews and permits will be obtained before construction.

E. Fire Rescue

Nearest Station	Palm Beach County Fire-Rescue Station #34, located at 231 S. Benoist Farms Road.
Distance to Site	Approximately 0.5 mile.
Response Time	Average 7 minutes, 15 seconds for FY 2025. 3 minutes, 30 second response time to the subject site
Effect on Resp. Time	The letter states that "changing the land use of this property will have some impact on Fire Rescue." It does not quantify a specific increase in response time resulting from the proposed/max development.

F. Environmental

Significant habitats or species	The northern half of the property is largely cleared and previously disturbed, while the majority of the existing tree cover is concentrated within the southern half and consists primarily of cypress, cabbage palms, Australian pines, and melaleuca, with a substantial portion of the vegetation consisting of invasive or non-native species and smaller numbers of oak, pine, gumbo limbo, banyan, and other species also present.
Flood Zone*	Part of the site is in FEMA Flood Zone AE
Wellfield Zone*	N/A

G. Historic Resources

Palm Beach County found no historic, archaeological, or architecturally significant resources on or within 500 feet of the property, but construction must stop and proper authorities be contacted if artifacts or human remains are discovered.

H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park: 7715 Forest Hill Boulevard	0.00339	14.34	0.0486126
Beach	R. G. Kreusler Memorial Park: 2882 S. Ocean Boulevard	0.00035	14.34	0.005019
District	Seminole Palms: 151 Lamstein Lane	0.00138	14.34	0.0197829

I. Libraries - Residential Only (Including CLF)

Library Name	Okeechobee Boulevard Branch Library			
Address	5689 Okeechobee Blvd			
City, State, Zip	West Palm Beach, FL 33417			
Distance	4.7 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	14.34	28.68	
All staff	0.6 FTE per 1,000 persons	14.34	0.008604	
Library facilities	0.6 square feet per person	14.34	8.604	

J. Public Schools - Residential Only (Not Including CLF)

	Elementary	Middle	High
Name	Everglades Elementary School	Okeeheelee Middle	Palm Beach Central High School
Address	407 Marginal Rd, West	2200 Pinehurst Dr	8499 W Forest Hill Blvd
City, State, Zip	Palm Beach, FL 33411	West Palm Beach, FL 33413	Wellington, FL 33411
Distance	0.6 mile	4.1	2.1



Consistency with the Comprehensive Plan and Florida Statutes KidSanctuary Expansion

Place of Hope, Inc. requests a Future Land Use Atlas amendment for the approximately 2.78-acre property located at 7890 Pioneer Road, identified by PCN 00-42-43-27-05-012-0242. The request would amend the property's Future Land Use designation from Low Residential, 2 units per acre (LR-2), to Institutional and Public Facilities with an underlying two units per acre (INST/2). The request does not increase the underlying residential density assigned to the property.

Place of Hope acquired the subject property because it is immediately adjacent to the existing and functioning KidSanctuary campus and provides the most logical location for additional housing needed to support the organization's mission. The current conceptual development program includes 20 two-bedroom residential units, a 3,400-square-foot administrative building, a 1,200-square-foot chapel with 36 seats, 62 parking spaces, stormwater retention, open space, and pedestrian connectivity to the existing campus.

Evaluation of Impacts Required by Policy 2.1-f

1. The Natural Environment, Including Topography, Soils, and Other Natural Resources;

The proposed amendment is not anticipated to result in significant adverse impacts to the natural environment. The northern portion of the subject property is largely cleared and previously disturbed, while most existing vegetation is concentrated within the southern portion of the site. The vegetation includes cypress and cabbage palms, as well as a substantial amount of invasive or non-native Australian pine and melaleuca. The conceptual site plan places most of the development in the northern, cleared section of the property and identifies perimeter buffers around the site as well as a stormwater retention area, open space and other areas of potential tree preservation on the southern half of the site where native vegetation can be strategically protected.

2. The Availability of Facilities and Services;

Adequate public facilities and services are available or located near the subject property. Palm Beach County Water Utilities Department is the identified potable-water and wastewater provider.

The property is approximately one-half mile from Palm Beach County Fire-Rescue Station No. 34, with an estimated response time to the subject site of approximately three minutes and 30 seconds.

The preliminary traffic analysis prepared for the amendment did not identify any significantly impacted roadway segments that would fail the applicable long-range or Test 2 standards.

3. The Adjacent and Surrounding Development

The proposed INST/2 designation is compatible with the existing and planned development in the immediate vicinity. The subject property is directly adjacent to the established KidSanctuary campus, which is also designated Institutional and Public Facilities and operated by Place of Hope. Low-density residential uses and designations are located elsewhere in the surrounding area, including the Mounts residential PUD to the north and a single-family residence to the east.

The amendment would not introduce an unrelated institutional use into the area. Instead, it would extend an existing institutional and supportive residential use onto an immediately adjoining property under the same ownership and operation. Palm Beach County previously approved an amendment for the adjoining KidSanctuary property from LR-2 to INST/2 and determined that an expansion of the existing foster-care facility was suitable and compatible with surrounding residential development.

4. The Future Land Use Balance

The requested amendment will not adversely affect the balance of future land uses within the Urban/Suburban Tier. The amendment applies to a relatively small, 2.78-acre parcel and represents a logical extension of an established institutional campus rather than the creation of a new, isolated institutional area. The underlying residential density will remain two units per acre. Accordingly, the amendment will not remove or reassign the property's underlying residential density but will provide the institutional designation necessary to accommodate the proposed mix of supportive housing, administrative, and religious uses.

The County previously approved the adjoining 4.86-acre KidSanctuary expansion from LR-2 to INST/2 and found that the institutional designation was appropriate for the site, compatible with surrounding uses, and supportive of needed foster-care services. The present request continues that established land-use pattern on the immediately adjacent property.

5. The Prevention of Urban Sprawl

The proposed amendment does not promote urban sprawl. The property is located within the Urban/Suburban Tier, is surrounded by existing residential development and an institutional campus. The amendment constitutes compact and orderly infill development and does not create a leapfrog development pattern, extend development into a rural or undeveloped area, or require the creation of a new remote service area.

6. The Community Plans and/or Planning Area Special Studies Recognized by the Board of County Commissioners

The area is not located within a County-recognized Neighborhood Plan, Planning Area Special Study, or Countywide Community Revitalization Team area. Accordingly, the amendment is not inconsistent with an adopted community plan or planning-area study.

7. The Municipalities in Accordance with Intergovernmental Coordination Element Objective 1.1

As applicable, the amendment will be circulated to adjacent municipalities, the School District of Palm Beach County, the South Florida Water Management District, Palm Beach County Water Utilities Department, and other agencies responsible for providing public facilities and services. The project's supporting materials will address potable water, wastewater, drainage, transportation, fire rescue, schools, and other public-facility considerations, and any comments received through the intergovernmental review process will be addressed as part of the amendment.

1) The Proposed Use Is Suitable and Appropriate for the Subject Site

The proposed use is suitable and appropriate for the subject site because the property is immediately adjacent to the existing KidSanctuary campus, is under the ownership of Place of Hope, and was acquired specifically to accommodate an identified need for additional housing.

The requested amendment is also consistent with the County's prior evaluation of KidSanctuary. During the 2018 amendment for the adjoining property, County staff found that the expansion of the existing foster-care facility was suitable and appropriate at this location and compatible with the surrounding residential area.

2) Basis for the Proposed Amendment

a. Changes in FLU Designations on Adjacent Properties or Properties in the Immediate Area and Associated Impacts on the Subject Site

The Future Land Use pattern immediately surrounding the subject property has changed since the parcel was originally designated LR-2. The adjacent, original KidSanctuary property was redesignated to Institutional and Public Facilities with an underlying eight units per acre to accommodate a congregate living facility. This prior amendment established an institutional land-use pattern directly adjacent to the subject property. The current LR-2 parcel is no longer situated only within an exclusively low-density residential context; it is now immediately contiguous with an established and functioning institutional campus. The proposed INST/2 designation therefore represents a logical continuation of the existing Future Land Use pattern.

b. Changes in Access or Characteristics of the General Area and Associated Impacts on the Subject Site

The property will retain direct access from Pioneer Road, and no material change in roadway access is the primary basis for the amendment. However, the character of the immediate area has changed through the approval and development of the KidSanctuary campus directly adjacent to the property. The adjoining institutional use

has operated at this location for many years, and the County has previously determined that the use is compatible with surrounding residential development.

c. New Information or Change in Circumstances Affecting the Subject Site

The primary change in circumstances is Place of Hope's acquisition of the property in April 2026 for the specific purpose of providing additional housing associated with the KidSanctuary mission. The property was selected because it directly adjoins the existing and functioning KidSanctuary campus. Place of Hope has identified a need for additional housing that cannot be fully accommodated within the existing campus. The proposed additional units also require a separate administrative building because the existing administrative facilities do not have sufficient capacity to support the expansion independently. As a result, the property is no longer intended to function as an individually owned single-family residential parcel. It is now intended to be developed and operated by Place of Hope as a coordinated extension of the KidSanctuary program.

d. Inappropriateness of the Adopted FLU Designation

The applicant acknowledges that the adopted LR-2 designation may have been appropriate while the parcel functioned as an independent single-family residential property. However, the designation no longer accurately reflects the property's intended long-term use following its acquisition by Place of Hope and the development of the immediately adjoining KidSanctuary campus.

e. Whether the adopted FLU designation was assigned in error.

The applicant does not contend that the LR-2 designation was originally assigned in error.

Consistency with Future Land Use Element Policy 2.4-b

The present request does not seek an increase in the underlying residential density assigned to the subject property. The approximately 2.78-acre parcel is currently designated Low Residential, two units per acre (LR-2), and the proposed designation is Institutional and Public Facilities with the same underlying density of two units per acre (INST/2). The parcel therefore retains the same underlying residential development potential under the requested amendment. Nevertheless, the following analysis is provided in response to the application requirements.

1. Demonstrate a need for the amendment.

Place of Hope acquired the subject parcel because it directly adjoins the existing and functioning KidSanctuary campus and provides a logical location for additional housing. The expansion is also anticipated to include administrative space necessary to support the additional units. The existing LR-2 designation principally contemplates conventional low-density residential development and does not provide the appropriate land-use framework for the proposed combination of congregate living, supportive housing,

accessory administrative functions, and worship space. The INST/2 designation is therefore necessary to allow the property to be reviewed and developed within the appropriate institutional framework.

2. Demonstrate that the current FLUA designation is inappropriate.

The applicant does not contend that the LR-2 designation was originally assigned in error. Rather, the designation has become inappropriate for the property's intended long-term use because of changed circumstances. The property was recently acquired by Place of Hope for expansion of the adjoining KidSanctuary program. It is no longer intended to function as an independent single-family residential parcel. Instead, it is proposed to be placed under common ownership, planning, and development approval with the existing KidSanctuary property as part of an expanded institutional development site. The INST/2 designation more accurately reflects the parcel's intended institutional and supportive residential function while preserving the same underlying two-unit-per-acre density.

Transfer of Development Rights Program

The Transfer of Development Rights Program is not necessary for this request because the FLUA amendment does not seek to increase the underlying density of the subject parcel.

Further, the project is not proposing a transfer of development rights between an independent sending property and an unrelated receiving property. The existing campus and expansion parcel are proposed to be incorporated into one unified development site through the associated development-order and zoning approvals. Any allocation of available residential or congregate-living capacity within that unified project would constitute the internal arrangement or use of density available to the unified development site rather than a TDR transaction between separate development sites.

Accordingly, no TDR density is requested as part of the FLUA amendment.

Workforce Housing Program

The Workforce Housing Program is not proposed as a means of increasing density on the property.

Affordable Housing Program

The project may include housing that serves an affordable or supportive housing purpose, or that qualify as accessory affordable housing within the institutional district. However, the inclusion or classification of such housing does not mean that the applicant is requesting density through the County's Affordable Housing Program. Any residential development will remain subject to the density available to the unified development site.

Compatibility with Surrounding & Adjacent Land Uses

The proposed amendment from LR-2 to INST/2 is compatible with the surrounding and adjacent land uses because it represents a logical extension of the existing KidSanctuary

campus onto an immediately adjoining parcel under the same ownership and operation. The surrounding area includes the established KidSanctuary uses, low-density residential development like the Mounts PUD, and the Florida's Turnpike. The proposed development remains residential and community-serving in character as the administrative building and chapel are intended to support the expansion and are not proposed as unrelated commercial or regional uses.

Direction	Existing Use	Future Land Use	Zoning
North	Mounts PUD residential development	LR-2	PUD
South	Existing KidSanctuary facilities and the Florida Turnpike corridor	INST/2 and U/T	IPF and PO
East	Single-family residence	LR-2	AR
West	Existing KidSanctuary congregate living facility and administrative facilities	INST/2	IPF

Consistency with Comprehensive Plan

The subject property is not located within any Special Planning Area, overlay, Neighborhood Plan, or Planning Area Special Study identified on the Future Land Use Element Special Planning Areas Map, LU 3.1. Accordingly, no additional special-area policies or plan recommendations apply to the requested amendment. This is consistent with the County's prior review of the adjoining KidSanctuary property, which similarly found that the area was not within an overlay or recognized Neighborhood Plan area.

Consistency with Chapter 163.3177, Florida Statutes

The proposed Future Land Use Atlas amendment is consistent with Section 163.3177, Florida Statutes, as it is supported by the relevant data and analysis submitted with the amendment application demonstrating that the requested INST/2 designation will result in an orderly and appropriate development pattern. The approximately 2.78-acre property is currently designated LR-2 and is proposed for INST/2 while retaining the same underlying density of two units per acre. The site directly adjoins the established KidSanctuary campus and was acquired by Place of Hope to accommodate additional housing and related administrative support.

The site is located within the Urban/Suburban Tier, fronts on Pioneer Road, and is near existing potable water, wastewater, transportation, and fire-rescue infrastructure. The preliminary traffic analysis identified no significantly impacted roadway segments failing the applicable tests, and the applications supporting materials address vegetation, wellfield protection, and historic-resource considerations. Palm Beach County previously

approved an LR-2-to-INST/2 amendment for the adjoining KidSanctuary property and determined that the institutional designation was suitable, compatible with the surrounding residential area, and supported by adequate facilities and services. The present request similarly represents compact infill and the logical expansion of an existing KidSanctuary program onto an immediately adjoining parcel. It does not create leapfrog development, extend urban services into a rural or isolated area, or increase the property's underlying residential density.

A handwritten signature in black ink, appearing to read "M. West". The signature is fluid and cursive, with the first letter "M" being large and prominent.

McKenna West, AICP
Principal



**Water Utilities Department
Engineering Division**

8100 Forest Hill Blvd
West Palm Beach, FL 33413

(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com

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**Palm Beach County
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Gregg K. Weiss

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Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

July 17, 2026

Ella Stone
MW Land Planning.
1501 Yamato Road, Suite 200
Boca Raton, FL 33431

Re: KidSanctuary - Service Availability
7890 Pioneer Rd, West Palm Beach, FL 33411
PCN 00-42-43-27-05-012-0242

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed development.

The nearest point of connection to potable water is an 8-inch water main north of Pioneer Rd. adjacent to the property. The potable water main must be looped within the property to ensure adequate water demand and fire flow requirements can be met.

The nearest point of connection to sanitary sewer is a 6-inch force main northeast of the intersection of Pioneer Rd and Atwell Dr approximately 270-feet the property. Connection to the existing force main will require the construction of a new lift station. The existing force main pipe will need to be analyzed to confirm that it has the capacity to accept additional flows from the referenced property.

The applicant will be responsible for field-verifying the location, size, and material of the existing infrastructure. Additionally, the applicant must confirm the existing mains located within the subject property include utility easements. If no utility easement exists, then the applicant will be required to provide utility easements in accordance with PBCWUD standards. Please note that any existing PBCWUD utilities, within a utility easement, must be relocated prior to the abandonment of the easement.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

"An Equal Opportunity Employer"

Official Electronic Letterhead

If you have any questions, please do not hesitate to contact me at (561)493-6116 or at atirado@pbcwater.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aris Tirado', with a large, stylized loop at the end.

Aris Tirado, P.E.
Principal Professional Engineer



McLeod • McCarthy & Associates, P.A.
Civil Engineers

August 8, 2026

Re: KidSanctuary Expansion – Drainage Statement

7890 Pioneer Road

Palm Beach County, Florida (MMA #26-039)

Site Description

The subject project site is located on approximately 2.78 acres along the south side of Pioneer Road, between S. Benoist Farms Road and Florida's Turnpike in unincorporated Palm Beach County, Florida. The existing parcel contains (2) existing single family residential structures with paved driveways and parking areas and is bounded to the west by the main KidSanctuary campus and to the east by an existing single family residence. Pioneer Road abuts the northern parcel boundary and is a Palm Beach County non-thoroughfare roadway.

The subject property lies in South Florida Water Management District's C-51 West drainage basin (Sub-Basin #22) and within the boundaries of the Lake Worth Drainage District (LWDD). The northern portion of the site is located in FEMA Flood Zone "X" and the southern portion of the site is located in FEMA Zone "AE" with a Base Flood Elevation (BFE) of 16.3 NAVD (FEMA FIRM Panel #12099C0566F).

Proposed Project & Site Drainage

The proposed project includes a change of the site's Future Land Use (FLU) from Low Residential, 2-Units per Acre (LR-2) to Institutional, 2-Units per Acre (INST/2). Future redevelopment of the parcel may include expansion of the existing KidSanctuary campus to the west. The existing 10.27 acre campus stormwater management system was permitted with SFWMD in 2023 (ERP #50-100619-P) and 2024 (ERP #50-111402-P) and consists of interconnected dry detention areas with an existing Control Structure and 15" diameter outfall culvert discharging to the adjacent LWDD E-2 Canal. Additional dry detention and retention area(s) will be added to the subject parcel if future improvements are constructed on the site. Stormwater management design will address the following criteria:

- Parking lot elevations will be set at or above the 3 year – 1 day peak flood stage
- No off-site discharge up to the 10 year – 3 day flood stage except through the existing control structure with minimum sized bleeder for recovery
- Legal positive outfall to the adjacent LWDD E-2 Canal
- Building finished floor elevation set at or above the 100 year – 3 day (zero discharge) flood stage, and no lower than the FEMA base flood elevation plus 1' of freeboard
- The site is located within FEMA Flood Zone X and FEMA Zone AE with a Base Flood Elevation (BFE) of 16.3 NAVD for the areas located in Zone AE
- Water Quality Treatment volume in accordance with SFWMD and PBC criteria
- Allowable discharge per the SFWMD C-51 Basin criteria

- Drainage review and permits will be obtained from SFWMD, LWDD, and Palm Beach County Land Development Division prior to construction
- Compensating storage in accordance with SFWMD C-51 Basin (Sub-basin #22) criteria
- All construction will be performed in accordance with SFWMD/LWDD permit and other permits to be obtained for the project

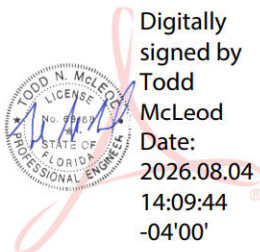
Historic Drainage

The existing site is filled and developed along the northern boundary while the southern portion of the parcel is undeveloped, low-lying, and contains no existing on-site stormwater management system; during rain events, the stormwater appears to sheet flow off-site, into the adjacent Turnpike ditch. The existing KidSanctuary campus to west includes a perimeter berm between the subject parcel and campus set above the 10 year – 3 day peak flood stage of 15.2 NAVD.

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or todd@mcleodmccarthy.com.

Sincerely,

Digitally
signed by
Todd
McLeod
Date:
2026.08.04
14:09:44
-04'00'



8/4/2026

Todd N. McLeod, P.E., President
FL License No. 69188 | CA 30535



McLEOD • McCARTHY
& Associates
CIVIL ENGINEERS



Fire Rescue

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



**Palm Beach County
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Marci Woodward, Vice Mayor

Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

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July 7, 2026

MW Land Planning
Attention: Ella Stone

Re: KidSanctuary Expansion

Dear Ella Stone:

Per your request for response time information to the subject property located at 7890 Pioneer Road. This property is served currently by Palm Beach County Fire-Rescue Station #34, which is located at 231 S Benoist Farms Rd. The maximum distance traveled to subject property is approximately .50 miles from the station. The estimated response time to the subject property is 3 minutes 30 seconds. For fiscal year 2025, the average response time (call received to on scene) for this stations zone is 7:15.

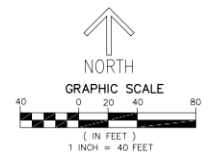
Changing the land use of this property will have some impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

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

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue



LEGEND / ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)	☼	LIGHT POLE
△	TRIANGLE	☼	FIRE HYDRANT
CB	CHORD BEARING	☼	CATCH BASIN
CH	CHORD	○	WATER VALVE
CP	COMPACT CAR	○	SET 5/8" R/CAP LB 3591
DE	DRAINAGE EASEMENT	○	SANITARY MANHOLE
EE	EMERGENCY ACCESS EASEMENT	○	DRAINAGE MANHOLE
EV	ELECTRIC VEHICLE	C	CENTER LINE
LG	ARC LENGTH	○	YARD DRAIN
LAE	LIMITED ACCESS EASEMENT	○	TRAFFIC SIGN
LB	LICENSED BUSINESS	○	WATER METER
LE	LANDSCAPE BUFFER EASEMENT	○	RPT
LSE	LIABILITY EASEMENT	○	GROUND LIGHT
O.R.S.	OFFICIAL RECORD BOOK	○	ELECTRIC HAND HOLE
PM	PLAT	○	BROWN COTTON ROLL
P/C	PAGE	○	BOLLARD
P/C	PERSONAL PUBLIC ACCESS EASEMENT	○	BOLLARD
R	RADIUS	○	WOLLIGHT
R	RADICALS RADIAL LINE	○	CONCRETE MONUMENT
RB	RADIAL BEARING	○	FOUND IRON ROD & CAP
RBE	ROADWAY BUFFER EASEMENT	○	YARD DRAIN
SE	SEWER EASEMENT	○	WOOD POWER POLE
SEAS	SEASOAT UTILITY AUTHORITY ACCESS EASEMENT		
SLAE	SLIP LAYDOWN UTILITY AUTHORITY EASEMENT		
UE	UTILITY EASEMENT		
PRM	DENOTES PERMANENT REFERENCE MONUMENT		
5/8" R/D	5/8" R/D R/W WITH CAP STAMPED		
C&B PM LB 3291			
●	DENOTES PERMANENT CONTROL POINT		

DESCRIPTION:

SECTION 17, TOWNSHIP OF TRACT 24, BLOCK 12, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LINGUALLY DESCRIBING STATE PARKWAY RIGHT-OF-WAY AND EXCEPTING THEREFROM THE WEST 430 FEET OF SAID TRACT 24.

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALUO WITHIN THE SIGNATURE AND THE ORIGINAL, SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR ENCUMBRANCES.

3. EASEMENTS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 100°07'57" ALONG THE BEARING IS GROUNDLINE, 100°07'47" RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), THE ROTATION FROM GRID TO BEARING PLAT BEARING IS 0.000974 DEGREE.

5. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED.

6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

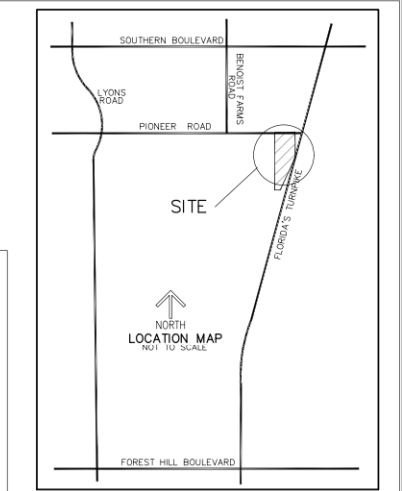
7. ADJACENTS OR DEEDS OF RECORD MAY BE DIFFERENT THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNER.

8. BENCHMARK (CRIGN DESCRIPTION: PALM BEACH COUNTY 3548 BENCH "SPRINT" ELEVATION 200.0) LOCATED NEARBY.

9. ADDRESS: 7890 PIONEER RD, PALM BEACH GARDENS FL 33418

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 05, 2017. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORD WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5-1-17 ADOPTED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND APPROPRIATE, PURSUANT TO FLORIDA STATUTES 472.027.



CALIFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33504 PHONE (305) 392-1991 / FAX (305) 750-4452	
---	---

BOUNDARY SURVEY PORION TRACT 24, BLOCK 2, PALM BEACH FARMS CO., PLAT NO. 3, PALM BEACH COUNTY, FLORIDA SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST

DATE	05/05/26
DRAWN BY	BB
F.B. / PG.	ELEC
SCALE	AS SHOWN

JOB #	# 11964
SHT. NO.	1
OF	1 SHEETS



Wellfield Protection Zone Statement

KidSanctuary Expansion Future Land Use Amendment

7890 Pioneer Rd
Date: July 23, 2026

Palm Beach County
Planning Division
2300 N Jog Road
West Palm Beach, FL 33411

Re: Wellfield Protection Zone Statement

MW Land Planning has reviewed the location of the subject property, identified by Property Control Number (PCN) 00-42-43-27-05-012-0242, in relation to the Wellfield Protection Zones mapped by Palm Beach County.

Based on our review of the applicable wellfield protection mapping, the subject property is not located within a designated Wellfield Protection Zone.

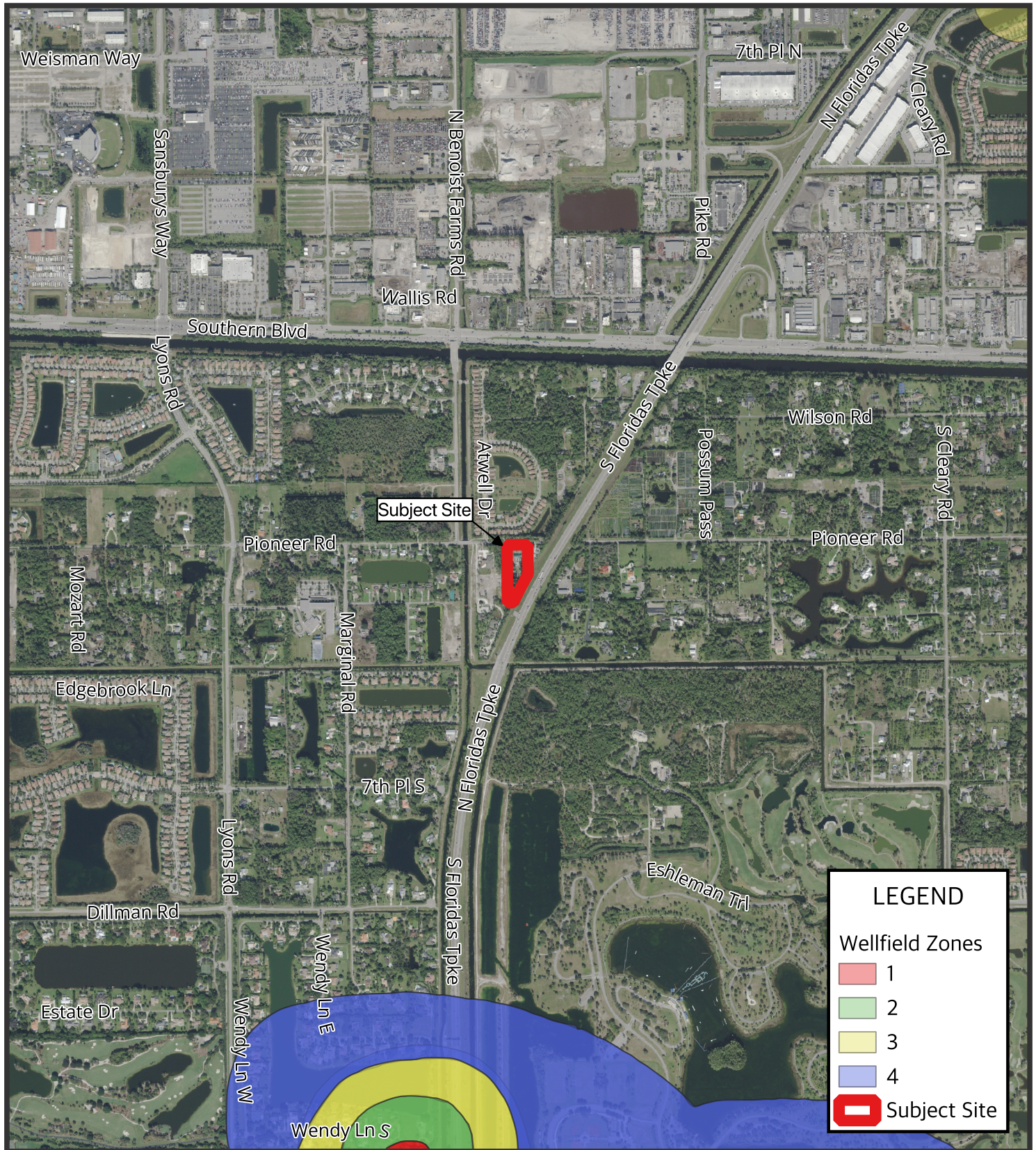
Please refer to the attached Exhibit A – Wellfield Zone Map for supporting documentation.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. West'.

McKenna West, AICP
Principal

Wellfield Zones Map



PROJECT: KidSanctuary Expansion

ADDRESS: 7890 Pioneer Road,
Palm Beach County

SCALE: 0 500 1,000 ft

DATE: 07/23/2026





**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Finance 233-5026
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Joseph Abruzzo

July 2, 2026

Ella Stone
Assistant Project Manager
Mw Land Planning
1501 Yamato Road, Suite 200
Boca Raton, FL 33431

**RE: Historical and Archaeological Resource Review for the following
property under PCN #: 00-42-43-27-05-012-0242, located: 7890
Pioneer Road, project name: Kid Sanctuary Expansion FLUA.**

Dear Ms. Stone:

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

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

Should any artifacts or skeletal remains be encountered during construction, according to Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted, to knowingly disturb human remains in the State of Florida is a felony.

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

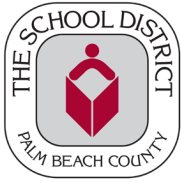
Sincerely,

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

cc: Jeff Gagnon, AICP, Interim - Planning Director, PBC Planning Division
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division
Nydia Ponton-Nigaglioni, PhD, RPA, Archaeologist/Planner II, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\MW Land Planning_PCN#00-42-43-27-05-012-0242_7890 Pioneer Road_Letter 7-2-2026.doc

"An Equal Opportunity Employer"



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

JOYELL SHAW
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
[WWW. PALM BEACHSCHOOLS.ORG](http://WWW.PALMBEACHSCHOOLS.ORG)

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	07/08/2026		
	SCAD No.	26070801F - FLU		
	FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
	PCN No. / Address	00-42-43-27-05-012-0242 / 7890 Pioneer Road		
	Development Name	KidSanctuary Expansion		
	Owner / Agent Name	Place of Hope Inc. / MW Land Planning		
	SAC No.	157		
	Proposed FLU	Maximum Six (6) Residential Units		
Impact Review		Everglades Elementary School	Emerald Cove Middle School	Palm Beach Central High School
	New Students Generated	1	1	1
	Capacity Available	66	114	-141
	Projected Utilization	93%	92%	105%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$16,570.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process. Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from 07/21/2026 to 07/20/2027 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 07/20/2027 or this determination will expire automatically on 07/20/2027.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

July 21, 2026

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Dorian Bellosa, Planner I, Palm Beach County Planning Division
Joyell Shaw, PIR Director, School District of Palm Beach County