



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, AUGUST 1, 2024

A. Application Summary

I. General

Application Name: The Salvation Army, DOA-2023-00952
Control Name: Salvation Army CLF Facility (1997-00088)
Applicant: The Salvation Army - Philip Swyers
Owner: Army Salvation
Agent: Insite Studio - Edwin Muller
Brian Terry
Project Manager: Joyce Lawrence, Senior Site Planner

Title: a Development Order Amendment **Request:** to reconfigure the Site Plan, modify the use, and amend and delete Conditions of Approval on 9.04 acres

Application Summary: The proposed application is a Development Order Amendment for The Salvation Army development. The 9.04-acre site was originally approved by the Board of County Commissioners on January 29, 1998, for a Type 3 Congregate Living Facility with accessory uses. The site currently supports one building totaling 44,297 square feet, and two triplex structures with six units.

The application proposes to reconfigure the site plan to reduce the numbers of beds from 165 to 90, and to modify and delete Conditions of Approval for the development. The Preliminary Site Plan indicates a total of seven buildings to accommodate 90 residents/beds, a 0.48 acre lake, recreation areas, and 124 parking spaces. Access to the site will remain from Military Trail.

II. Site Data

Acres: 9.04 acres
Location: West Side of N Military Trail, approximately 0.25 mile south of Elmhurst Avenue
Parcel Control: 00-42-43-25-03-000-0950
Future Land Use: Institutional and Public Facilities, with an underlying HR-8 (INST/8)
Commercial High, with an underlying HR-8 (CH/8) High Residential (HR-8)
Zoning District: Multi-Family Residential (High Density)/General Commercial (RH/CG)
Proposed Zoning: N/A
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: Haverhill Neighborhood Plan
CCRT Area: Myla, Myrtle, Pine Ridge – Cherry Lane, Vilma Area
Comm. District: 2, Commissioner Gregg K. Weiss

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

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

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contact from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for August 1, 2024*

BCC HEARING: *Scheduled August 22, 2024*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

I. Exhibits	Page
A. Future Land Use Map & Zoning Map	3 - 4
B. Standards Analysis & Findings	5 - 9
C. Conditions of Approval	10 - 16
D. Project History	17
E. Preliminary Site Plan July 9, 2024	18
F. Preliminary Regulating Plan July 19, 2024	19 - 20
G. Preliminary Master Site Plan July 9, 2024	21
H. Previously Approved Site Plan September 26, 2001	22
I. Disclosure of Ownership	23 - 26
J. Drainage Statement	27
K. Utility Letter	28

Exhibit A - Future Land Use Map

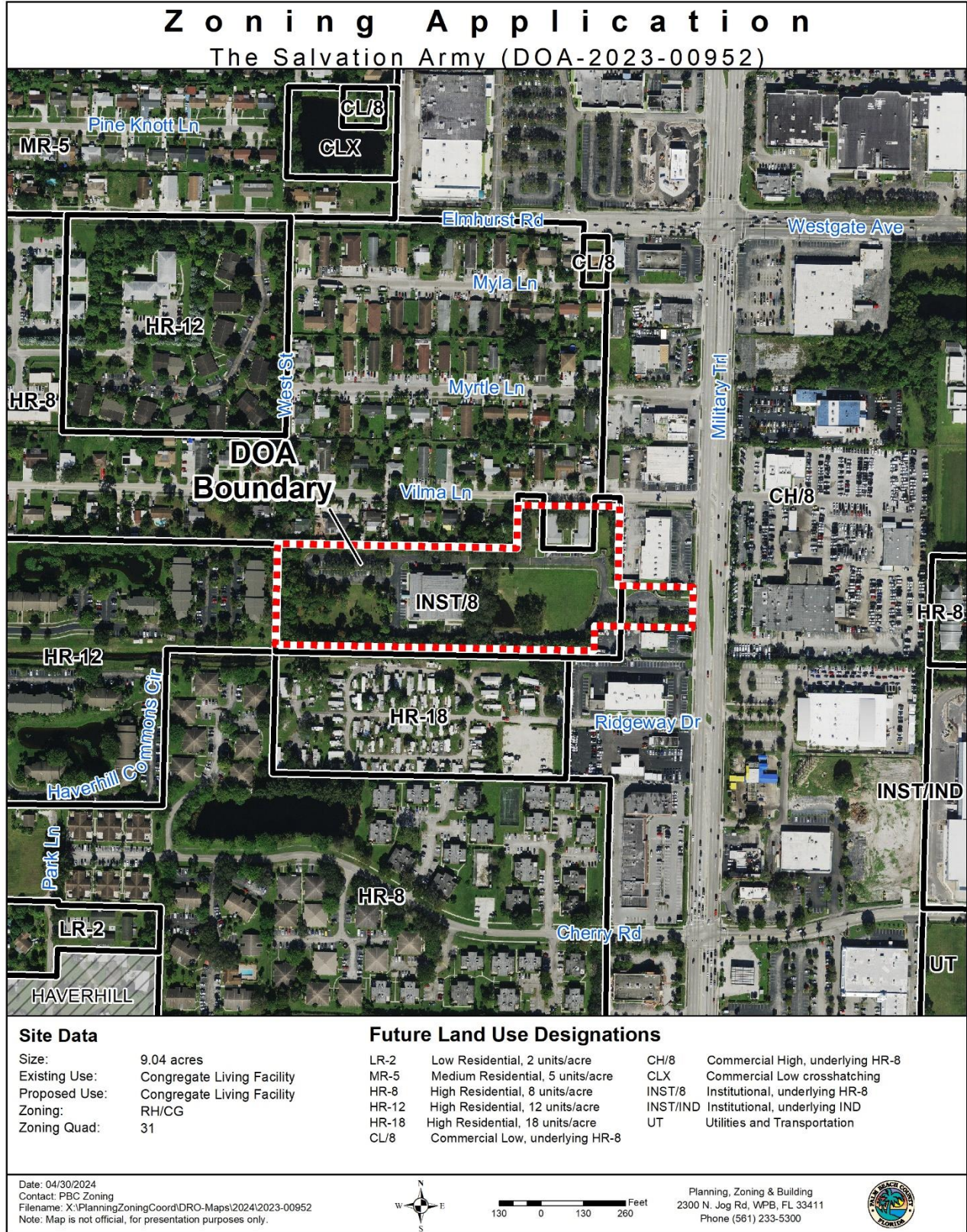


Exhibit A - Zoning Map

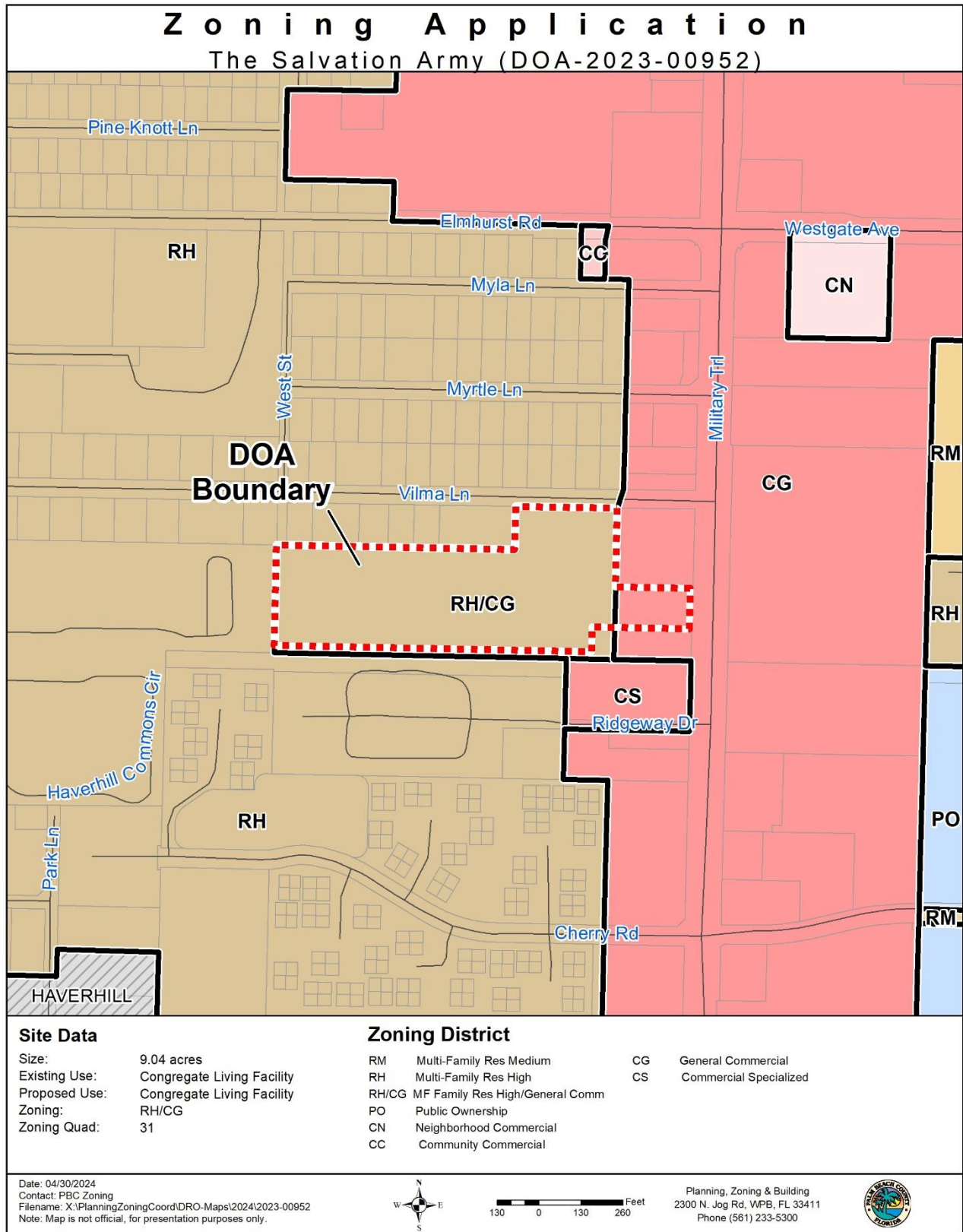


Exhibit B - Standards Analysis & Findings (Development Order Amendment)

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

a. 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.*

○ *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.

○ *Consistency of Future Land Use designation with Zoning District (Residential):* Per Future Land Use Element Table 2.2.1-j-1: Residential Future Land Use-Zoning Consistency, the future land use designations of HR/8, CH/8 and INST/8 are consistent with the existing RH/CG Zoning District.

○ *Prior Land Use Amendments:* The site has been the subject of one previous Future Land Use amendment. The amendment, Salvation Army, 02-057 INST 1, was adopted via ORD. 2001-039, which amended the future land use designation on 8.43 acres from INST to INST/8.

○ *Density:* The subject parcel is approximately 9.04 acres, with three future land use designations over the site: Institutional and Public Facilities with an underlying 8 units per acre (INST/8); High Residential, 8 units per acre (HR-8), and; Commercial High, with an underlying 8 units per acre (CH/8). The maximum allowed number of beds is calculated as follows:

$$(9.04 \text{ acres} \times 8 \text{ du/ac}) \times 2.39 = 172.8 \text{ beds/residents or } 172 \text{ (rounded up)}$$

Per ULDC Art. 4.B.1.C.1.d, Maximum Occupancy, maximum CLF occupancy is determined by multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 beds/residents. The Applicant is requesting a total of 90 beds, consistent with the permitted density of the site.

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The request is located within the Haverhill Road Neighborhood Plan, the Urban Redevelopment Planning Area, and the Myla, Myrtle, Vilma #14 CCRT Area. The Applicant was advised to meet with the CCRT community group and address any concerns they may have. No comments or issues have been received by staff to date.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ *Property Development Regulations:* The proposed development is subject to Table 3.D.1.A – Property Development Regulations. All existing buildings will remain without any change to the building footprint. The Applicant is reconfiguring the site to add four new buildings for an overall total of 85,247 square footage development, including 4,109 sq. ft. Office, and 4,416 sq. ft. of Recreation area (Indoor). As proposed, the buildings will be in compliance with, or have exceeded the required property development regulations pursuant to Table 3.D.1.A. for minimum lot dimensions, building coverage, and setbacks.

○ *Use specific criteria; Congregate Living Facility:* On January 29, 1998, the site was previously approved as a Type 3 CLF with accessory uses. The Applicant is proposing to reconfigure the site plan to add square footage, to reduce the number of residents/beds from 165 to 90 (-75), and to modify and delete Conditions of Approval for the development.

The Preliminary Site Plan indicates the following:

- seven buildings totaling 85,247 sq. ft. (including an Office with 4,109 sq. ft. and Recreation Area (indoor) – 4,416 sq. ft.)

Pursuant to the Palm Beach County, Florida Code of Ordinance / Chapter 14-44 states: that “every habitable room used for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) person shall contain at least fifty (50) square feet of floor area for each occupant thereof.” With the square footage of the buildings, the proposed facility will be able to accommodate the number of residents/beds proposed.

- **Access/Frontage:** The proposed development continues to comply with frontage and access on Military Trail.
- **Architectural Review:** The existing buildings (Nos. 1, 5 and 6) will remain as currently built on-site with no change to the footprint of the buildings. The proposed request to reconfigure the site to add the additional buildings (2, 3, 4, and 7) will be in compliance with Art. 5.C, Design Standards. The proposed development shall comply with all applicable design standards. No Architectural elevations have been provided at this time for the proposed structures, the Applicant has indicated in the Justification Statement that the plans will be submitted for review and approval at time of application for the Building Permits.
- **Parking/loading:** The proposed development is in compliance with the ULDC Art. 6, Parking, Loading and Circulation as it relates to parking. Pursuant to the ULDC Table 6.B.1.B, Minimum Parking and Loading Requirements, the proposed use requires 0.6 spaces per unit, or 0.25 space per resident/bed whichever is greater. A total of 124 spaces are provided, and have exceeded the minimum 39 parking spaces requirements (+85 spaces).

One loading space (18 feet by 97 feet) is provided. Pursuant to Table 6.B.1.B, “a CLF with more than 20 beds shall provide at least one loading space per building”. At time of final approval by the DRO, the Applicant shall revise the plan to graphically indicate the locations of the two additional loading spaces in compliance with Code requirements. The locations shall be adjacent to Building 2, and Building 3.

- **Landscape/Buffering:** Landscaping and Buffering for the site is existing, and was conditioned to minimize any adverse impact on adjacent existing properties. The Applicant is requesting to delete existing Conditions of Approval Nos. 3 and 6 for the Conditions to be regulated by Code requirements. Staff is in agreement with the proposed requests. Staff is recommending that the following Landscape Conditions Nos. 5, 7, and 9, be amended in consistency with the Code requirements and as indicated on the Preliminary Site Plan. The Preliminary Site Plan indicates a 25 ft. wide R-O-W Buffer along the northeastern property line, adjacent to Vilma Lane, and a 25 ft. wide Incompatibility Buffer is provided along the remaining northwest portion of the site, next to residential. To the south, and the west property lines next to residential properties, a 15 ft. wide Type 2 Incompatibility Buffer is provided. To the east along the Military Trail ROW, a 20-ft wide Buffer is provided, and the remaining eastern perimeter lines adjacent to commercial properties is an 8 ft. wide Compatibility Buffer. Pursuant to Art. 7.C.3.B – Foundation Planting and Dimensional Requirements, the proposed buildings will be in compliance with the minimum requirements of the foundation planting. As proposed, the site is conditioned to exceed, and to comply with Code requirements for landscaping and buffering around the perimeter of the property lines.
- **Signage:** Pursuant to the prior Conditions of Approval, the site was limited to only One (1) existing Identification Sign within 20 ft. of the driveway along Military Trail ROW, with a maximum of 32 sq. ft. of sign face area, and 6 ft. in height. As indicated on the Preliminary Master Sign Plan (PMSP) the Applicant is proposing a total of two (2) signs within the development.

Staff is recommending that at time of final approval by the Development Review Officer (DRO), the Applicant shall revise the plan to indicate Entrance Signs, subject to the standards in Table 8.G.2.C, Entrance Sign Standards, and a Directional Sign in consistency with the ULDC Table 8.G.3. D – On-Site Directional Signs Standards.

- c. 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.***

In 1998, the subject site was previously approved as a Congregate Living Facility, and was found to be compatible and generally consistent with the uses and character of the land surrounding the property. The site will be continue to exceed and to comply with minimum Code requirements for the landscaping and the buffering of the site. All proposed building setbacks, and site elements will be designed to minimize adverse impacts and comply with the ULDC requirements. The proposed amendment is compatible and is generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

- d. 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 subject Congregate Living Facility was previously approved in 1998 and met the Code requirements at that time of approval. The site is surrounded with residential properties to the north, south, and the west of the property, and commercial properties to the east. Buildings 1, 5, and 6 are existing. Buildings 2 and 3 as proposed, should not negatively impact the adjacent properties, as there is a 0.48 acre Lake, a 27 ft. wide Lake Worth Drainage District Canal, (LWDD L-2) to the south, and a drainage ditch to the west of the site, providing additional setbacks/buffering from the adjacent residential parcels of land. Buildings 4 and 7, have exceeded the proposed setbacks, and should not negatively impact the existing adjacent residential and commercial uses. Staff has determined that the proposed design of the development minimizes adverse effects on adjacent properties.

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

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- *Vegetation Protection:* There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to the final approval by the DRO, as indicated in Article 14.C.7.C.
- *Wellfield Protection Zone:* This property is not located within 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 Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. 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.

- f. Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed amendment will remain consistent with the development pattern in the area. The site is an established development that is surrounded by a mix of residential properties to the north, south and west, and commercial properties to the east of the development. The proposed amendment to modify the Site to add square footage, and reduce the number of residents/beds will have no adverse impact on a logical, timely and orderly development pattern for the subject property.

- g. Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

OFFICE OF RESILIENCY: Staff has reviewed this application and have no comment.

ENGINEERING COMMENTS:

The proposed redevelopment is expected to generate 388 less net daily trips, 95 less net AM peak trips, and 15 less net PM peak hour trips as compared to the existing development on the site. Overall, the site is expected to generate 597 net daily trips, 40 net AM peak hour trips, and 54 net PM peak hour trips. The build out of the project is assumed to be by 2028.

Since there will be a reduction of trips from the proposed development, no detailed traffic study is required.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Military Trail from Elmhurst Rd to Belvedere Rd

Existing count: Northbound=1769, Southbound=1986

Background growth: Northbound=169, Southbound=201

Project Trips: Northbound=0, Southbound=0

Total Traffic: Northbound=1991, Southbound=2247

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2680

Projected level of service: LOS D or better in both directions

The Property Owner shall plat the property.

The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to Final Site Plan Approval by the DRO.

The Property Owner shall abandon or relocate the drainage easement overlapping the buffer and record a new drainage easement either by plat or by separate instrument.

DRAINAGE: The Applicant’s Engineer provides the following summary, “The parcel is located within the South Florida Water Management District’s (SFWMD) C-51 East Drainage Basin with an allowable discharge rate of 35 CF/mile² (CSM) and is within the boundaries of the Lake Worth Drainage District (LWDD). Existing Lake Worth Drainage District (LWDD) permit number 852D.06 was issued for the entry area connecting to Military Trail in 2001.

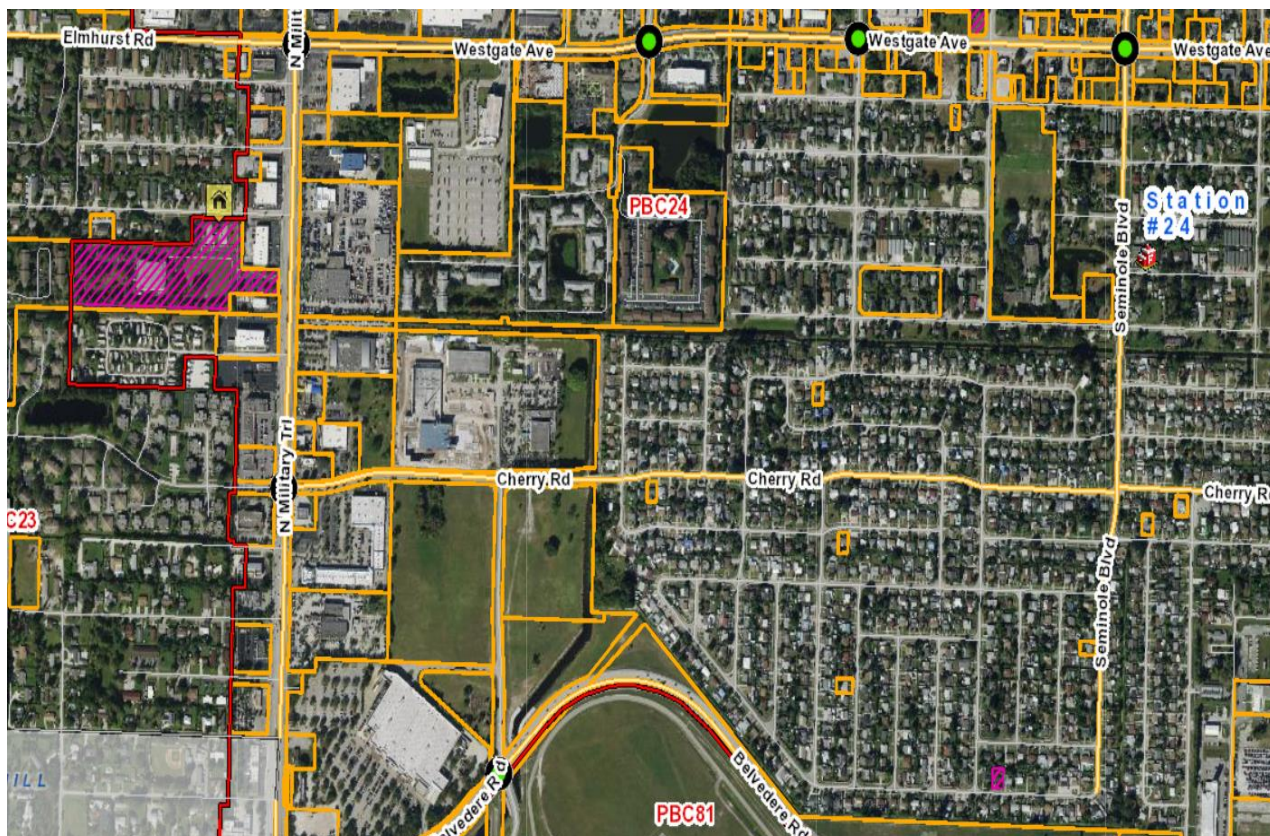
The existing site contains a stormwater management system consisting of wet detention, exfiltration trench, inlets, and culverts with controlled outfall to the LWDD L-2 Canal via a Control Structure with 36” outfall culvert at the southern property line. Additionally, approximately, 1.4 acres of Vilma Lane, to the north of the subject parcel, drains through the Salvation Army site to the L-2 Canal via an existing 15’ wide drainage easement as recorded in ORB 11731 / PG 1843. An additional 15’ wide drainage easement leading from Vilma Lane to the L-2 Canal is located against the western property boundary and is recorded in ORB 1342 / PG 85.”

The entire statement is found in Exhibit J. Prior to issuance of any building permits, the development will have to obtain applicable approvals and permits from the Districts.

WATER AND WASTEWATER: In a letter provided in Exhibit K, WUD states the PBCWUD has the capacity to provide the level of service required subject to a Capacity Reservation Agreement. Prior to issuance of a building permit, the Applicant must connect to water and wastewater service, and is subject to the permitting approval process of PBCWUD and their required Agreement.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project has met the requirements of the Florida Department of Health.

FIRE PROTECTION: Staff has reviewed this application and have no comment. The subject site is located within the service boundaries of PBC Fire Rescue Station # 24.



SCHOOL IMPACTS: The School Board has no issues with the proposed changes to the existing CLF (additional buildings, change of type of clients). There are no K-12 students associated with this facility.

PARKS AND RECREATION: When complete the proposed project will have 90 beds requiring 0.23 acres of onsite recreation, 0.44 acres of recreation both outdoor and interior are being provided therefore the recreational requirement is satisfied.

- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates that “given the nature of the affordable housing crisis plaguing much of South Florida and Palm Beach County specifically, the Salvation Army is at the forefront of providing even more transition housing for homeless persons and families in our community. In reducing the bed count, eliminating the prison release population, and increasing the unit count of the campus, the facility will help to better serve the needs of the community and help set a brighter future for disadvantaged residents of Palm Beach County. The Applicant is proposing a modification and deletion of Conditions of Approval to meet the intent and function of the campus, relying more appropriately on the ULDC and logical execution of the provisions of the Code”.

Exhibit C - Conditions of Approval

Development Order Amendment to previous Conditional Use for a Type 3 Congregate Living Facility - on 9.04 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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 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-2017-965 (Control 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. (ONGOING: MONITORING - Zoning)

2. All conditions of approval contained in Resolution R-78-600 (Petition 78- 75) shall remain in full force and effect. (ONGOING: MONITORING - Zoning) (Previous ALL PETITIONS Condition 2 of Resolution R-2017-965, Control No.1997-00088)

3. Previous ALL PETITIONS Condition 3 of Resolution R-2017-965, 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 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.

Is hereby amended to read:

The approved Preliminary Site Plan is dated July 9, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (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 ACCESS Condition 1 of Resolution R-2017-965, 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 ACCESS Condition 2 of Resolution R-2017-965, Control No.1997-00088)

3. Previous ACCESS Condition 3 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby deleted. [REASON: No longer necessary.]

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 ARCHITECTURAL REVIEW Condition 1 of Resolution R-2017-965, 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 ARCHITECTURAL REVIEW Condition 2 of Resolution R-2017-965, Control No.1997-00088)

BUILDING

1. The maximum height for the CLF building, measured from finished grade to highest point, shall not exceed thirty (30) feet. (BLDGPM: BUILDING DIVISION - Zoning) (Previous BUILDING Condition 1 of Resolution R-2017-965, Control No.1997-00088)

2. Previous BUILDING Condition 2 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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.

Is hereby amended to read:

A maximum of 90 residents/beds shall be permitted on site. (ONGOING: CODE ENF - Zoning)

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 BUILDING Condition 3 of Resolution R-2017-965, 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 BUILDING Condition 4 of Resolution R-2017-965, Control No.1997-00088)

5. Previous BUILDING Condition 5 of Resolution R-2017-965, Control No.1997-00088, which currently states:

The open space between the six (6) foot wall and the eight (8) foot fence (Conditions I and J) 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)

Is hereby deleted. [REASON: Population had changed - no longer necessary.]

6. At time of final approval by the DRO, the Applicant shall revise the plan to graphically two (2) additional loading spaces. One location shall be limited to be adjacent to Building Two (2), and the other shall be adjacent to Building Three (3). (DRO: BUILDING DIVISION - Zoning)

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) [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 ENGINEERING Condition 1 of Resolution R-2017-965, Control No.1997-00088)

2. Previous ENGINEERING Condition 2 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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.

Is hereby amended to read:

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

3. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM: ENGINEERING - Engineering)

4. Prior to the issuance of a building permit, for the landscape buffer(s) that has a drainage easement encroachment, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflicts. (BLDGPM: MONITORING - Engineering)

5. The Property Owner submit a drainage easement to the Department of Engineering and Public Works, either by Plat or separate instrument. Said easement shall be recorded prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

6. No Building Permits for the site may be issued after December 31, 2028, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

7. Prior to final site plan approval, the Property Owner shall modify the traffic impact study report by removing the 12,600 SF Recreational Community Center land use from analysis and make the report consistent with the use in final site plan. A TPS review fee must also be submitted with the traffic report. (DRO: 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) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2017-965, 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) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2017-965, Control No.1997-00088)

LANDSCAPE - INTERIOR

3. Previous LANDSCAPE - INTERIOR Condition 3 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby deleted. [REASON: To be regulated by Code requirements.]

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) (Previous LANDSCAPE - PERIMETER Condition 4 of Resolution R-2017-965, Control No.1997-00088)

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

5. Previous LANDSCAPE - PERIMETER Condition 5 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby amended to read:

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.
- (ONGOING: ZONING - Zoning)

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

6. Previous LANDSCAPE - PERIMETER Condition 6 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby deleted. [REASON: To be regulated by Code requirements.]

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) (Previous LANDSCAPE - PERIMETER Condition 7 of Resolution R-2017-965, Control No.1997-00088)

Is hereby amended to read:

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;
- b. One (1) canopy tree planted every twenty (20) feet on center; and
- c. Twenty four (24) inch high native shrub material planted every ten (10) feet on center. (ONGOING: ZONING - Zoning)

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 LANDSCAPE - PERIMETER Condition 8 of Resolution R-2017-965, Control No.1997-00088)

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

9. Previous LANDSCAPE - PERIMETER Condition 9 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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. An 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.

Is hereby amended to read:

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

- a. A minimum fifteen feet (15) foot wide landscape buffer strip;
- b. An eight (8) foot high colored vinyl coated fence;
- 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)

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. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2017-965, 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.

(BLDGPM/ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2017-965, 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 LIGHTING Condition 3 of Resolution R-2017-965, Control No.1997-00088)

SIGNS

1. Previous SIGNS Condition 1 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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.

Is hereby amended to read:

The project's signage on Military Trail shall be limited to only Entrance Signs, and in compliance with Code requirements for Entrance Sign Standards. (BLDGPM/ONGOING: ZONING - Zoning)

2. Previous SIGNS Condition 2 of Resolution R-2017-965, Control No.1997-00088, which currently states:

No additional signs shall be permitted on the property.

Is hereby amended to read:

Directional Sign on the site shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point six (6) feet;
- b. maximum sign face area per side twenty four (24) square feet;
- c. maximum number of sign(s) - one (1). (DRO/ONGOING: ZONING - Zoning)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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 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) (ONGOING: ZONING - Zoning)

Is hereby amended to read:

Development of the site as a Congregate Living Facility is limited to a maximum of 90 residents/beds.

2. Previous USE LIMITATIONS Condition 2 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby deleted. [REASON: The Population will no longer be served at this location.]

3. Previous USE LIMITATIONS Condition 3 of Resolution R-2017-965, Control No.1997-00088, which currently states:

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)

Is hereby deleted. [REASON: The Population will no longer be served at this location.]

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 USE LIMITATIONS Condition 4 of Resolution R-2017-965, Control No.1997-00088)

5. All services to be provided shall be conducted only in the CLF building and limited to on-site residents of the CLF. (ONGOING: ZONING - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2017-965, Control No.1997-00088)

6. The outdoor pavilion shall not be used for evening or nighttime activities. (ONGOING: ZONING - Zoning) (Previous USE LIMITATIONS Condition 6 of Resolution R-2017-965, 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. (BLDG/PMT/ONGOING: ZONING - Zoning) (Previous USE LIMITATIONS Condition 7 of Resolution R-2017-965, 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 USE LIMITATIONS Condition 8 of Resolution R-2017-965, 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 USE LIMITATIONS Condition 9 of Resolution R-2017-965, 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 USE LIMITATIONS Condition 10 of Resolution R-2017-965, 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 USE LIMITATIONS Condition 11 of Resolution R-2017-965, Control No.1997-00088)

12. Upon the request of the Palm Beach County Code Enforcement 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 total numbers of requests by Code Enforcement shall not exceed a total of (12) requests in a calendar year. 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: MONITORING - Zoning) (Previous USE LIMITATIONS Condition 12 of Resolution R-2017-965, Control No.1997-00088)

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.

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
CA-1997-00088	Title: Class A Conditional Use Request: to allow a Congregate Living Facility - Type 3 with accessory uses in the Residential High Density/General Commercial (RHCG) Zoning District	R-1998-0309	Approved With Conditions	01/29/1998
DOA-1997-00088(A)	Title: Development Order Amendment (DOA) Request: to add land area and modify/delete conditions of approval	R-2001-0440	Approved With Conditions	03/22/2001
EAC-2017-00353	Title: Expedited Application Consideration Request: to modify Conditions of Approval (Use Limitations)	R-2017-0965	Approved With Conditions	07/27/2017

Exhibit E - Preliminary Site Plan

Consultants:

Revisions:

7/19/23 - INTAKE
1/22/24 - 1ST RESUBMITTAL
2/26/24 - 2ND RESUBMITTAL
3/25/24 - 3RD RESUBMITTAL
5/28/24 - 4TH RESUBMITTAL
6/13/24 - 5TH RESUBMITTAL
7/9/24 - 6TH RESUBMITTAL

Salvation Army CLF Facility West Palm Beach, FL

0 25' 50' 100'
 NORTH
 SCALE: 1" = 50'-0"

Drawn By: ZAK
 Drawing #: 1318
 Date: 06/23/2023

Preliminary Site Plan

SHEET # PSP.1

REQUIRED RECREATION AREA	0.44 AC
PROPOSED RECREATION AREA	0.44 AC
TOTAL REQUIRED PARKING	39 SPACES
OFFICE @ 1 SP PER 250 SF (61,09 SF)	16 SPACES
CLF BEDS @ 0.25 SP PER BED (10 BEDS)	25 SPACES
PROVIDED PARKING	124 SPACES
ADA PARKING	9 SPACES
TRAFFIC ANALYSIS ZONE (TAZ)	1291

*NOTES: RT ZONING DISTRICT SHALL CORRESPOND TO THE RM DISTRICT IN THE UDC

SITE DATA	
APPLICATION NAME	SALVATION ARMY CLF FACILITY
APPLICATION NUMBER	004-2023-00932
PROPERTY CONTROL NUMBER(S)	004-23-03-0000950
CONTROL NUMBER	197-20008
LAST ZC/RECC APPROVAL DATE	07/27/17
NEIGHBORHOOD PLAN	HAVERHILL NEIGHBORHOOD PLAN
CCRT AREA	SCCT #14 W/TA, W/RIE, W/MA AREA
LANDING AREA	MAN
EXISTING ZONING	RH/C2
PROPOSED ZONING	RH/C2G
CONGREGATE LIVING FACILITY - TYPE 3	
PROPOSED LAND USE	CONGREGATE LIVING FACILITY - TYPE 3
PROPOSED LAND USE	CONGREGATE LIVING FACILITY - TYPE 3
TYPE LAND USE (TUL)	URBAN/SUBURBAN
GROSS SITE AREA	393,788 SF (9.04 AC)
GROSS BUILDING AREA	85,247 SF
MAX BUILDING HT.	30' HT.
PROPOSED BUILDING COVERAGE	17.3%
PROPOSED NUMBER OF BEDS	30 BEDS
PROPOSED DENSITY	417 DU/AC

RM/C2G PROPERTY DEVELOPMENT REGULATIONS (PDR)				
SECTION	CODE REQUIREMENT	LOCATION	REQUIRED	PROVIDED
7.C.1	LANDSCAPE ISLAND WIDTH	EXISTING ISLANDS AT DROP-OFF WEST	8'	5"
7.C.1	LANDSCAPE ISLAND WIDTH	EXISTING ISLANDS AT DROP-OFF NORTH OF BUILDING #1	8'	5.5'
7.C.2.B	COMPATIBILITY LANDSCAPE BUFFER	ENCROACHMENT NORTH OF ACCESS DRIVE	-	-
7.C.2.B	COMPATIBILITY LANDSCAPE BUFFER	ENCROACHMENT NORTH OF LEFT STATION AREA	-	-

CONCURRENCY TABLE	
CONCURRENCY LIVING FACILITY (TYPE 3)	30 RESIDENTS/BEDS
OFFICE	4,109 SF
INDOOR REC	4,416 SF

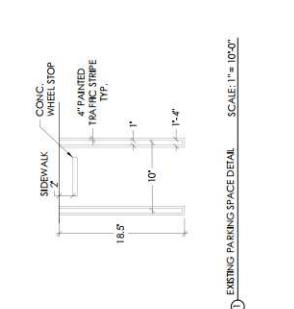
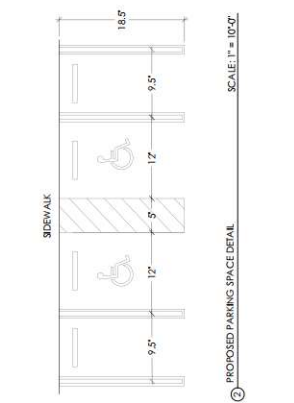
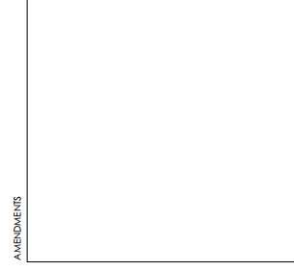
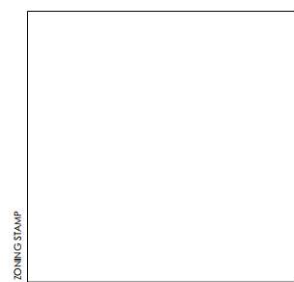
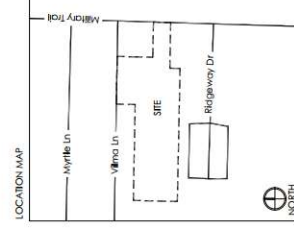
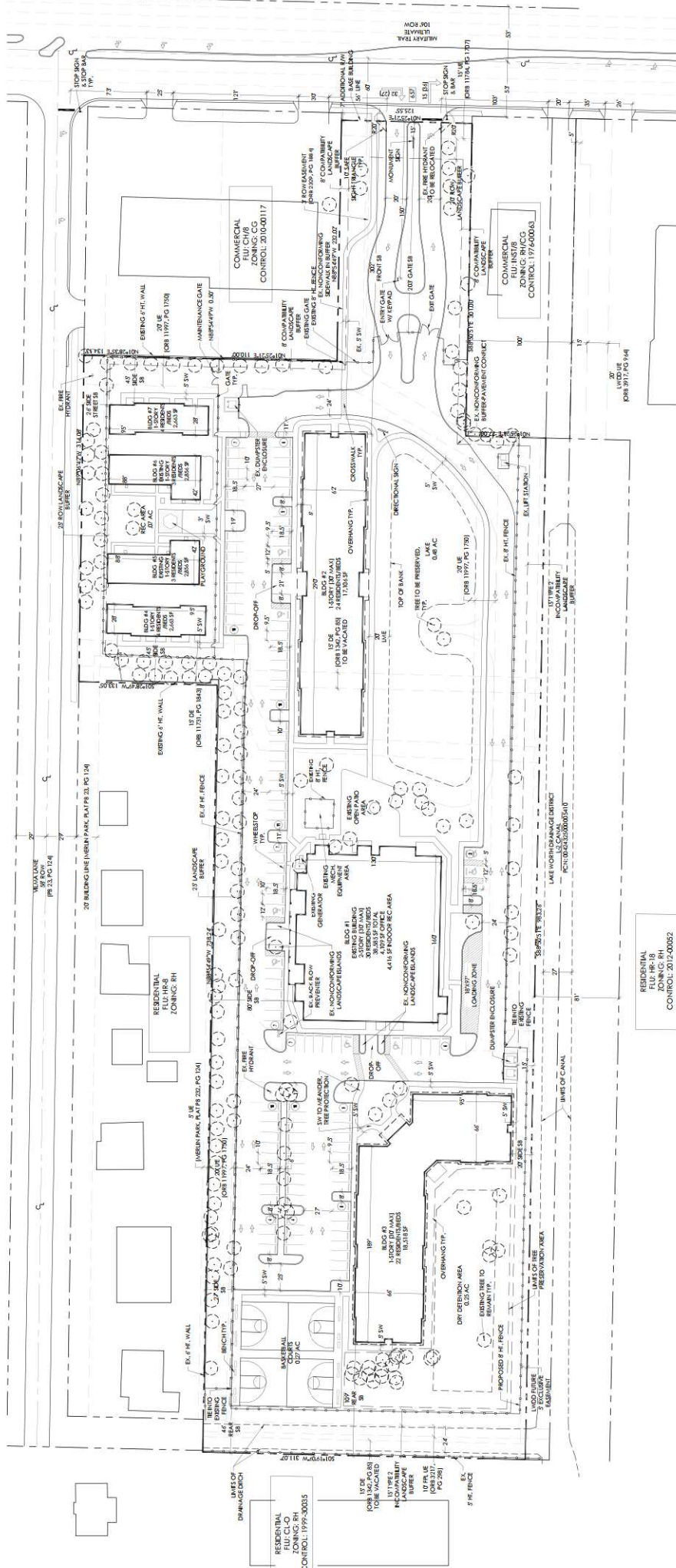


Exhibit F - Preliminary Regulating Plan


Exhibit G - Preliminary Master Sign Plan

Consultants:


Revisions:

7/19/23 - INTAKE
1/22/24 - 1ST RESUBMITTAL
2/26/24 - 2ND RESUBMITTAL
3/25/24 - 3RD RESUBMITTAL
5/28/24 - 4TH RESUBMITTAL
6/13/24 - 5TH RESUBMITTAL
7/9/24 - 6TH RESUBMITTAL

Salvation Army CLF Facility
West Palm Beach, FL



 NORTH



 SCALE: 1" = 50'-0"

 Drawing By: ZAK

 Drawing #: 1318

 Date: 06/23/2023

Preliminary
 Master Sign
 Plan

SHEET # PMSP.1

SITE DATA

APPLICATION NAME	SALVATION ARMY CLF FACILITY
APPLICATION NUMBER	DDA-2023-00959
PROPERTY CONTROL NUMBER (S)	3092523000000950
PROJECT NUMBER	2305
LAST ZCC/ACC APPROVAL DATE	07/27/17
NEIGHBORHOOD PLAN	MAVERICK NEIGHBORHOOD PLAN
CCRT AREA	CCRT # 14 M/LA, M/RTLE, V/MAA AREA
PLANNING AREA	UPA

STREET NAME/FRONTAGE	MAX # PER FRONTAGE		MAX SIGN AREA		MAX SIGN HEIGHT		MINIMUM SEPARATION	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED
RESIDENTIAL USE ROW - 24' L	1	1	126 SQ FT	126 SQ FT	10'	10'	5'	15'
DIRECTIONAL SIGN	N/A	1	24 SQ FT	24 SQ FT	7'	7'	-	75'
								23'



1 (A) MONUMENT SIGN DETAIL SCALE: N.T.S.



2 (B) DIRECTIONAL SIGN DETAIL SCALE: N.T.S.

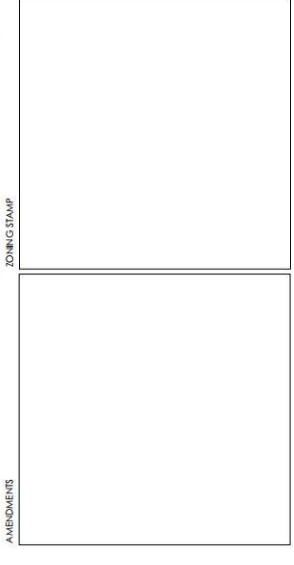
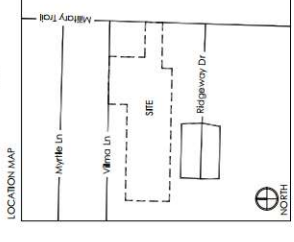
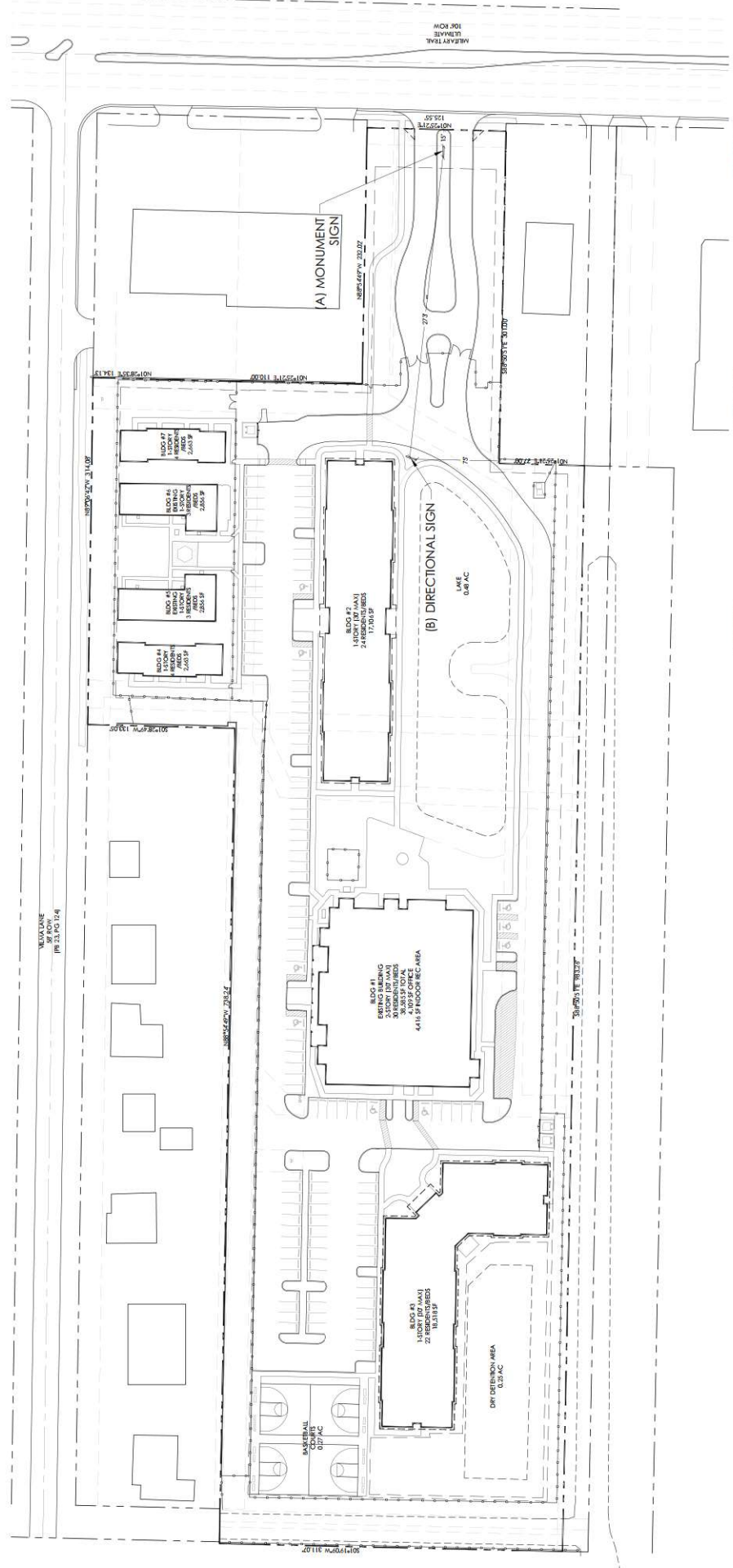


Exhibit H - Previously Approved Site Plan

NOTE: SEE SHEET SP-2 FOR LANDSCAPE REQUIREMENTS (SHAFT)

ADMINISTRATIVE AMENDMENT**
 DATE: 07/14/02
 BY: Joyce Cai
 Add an awning (11'-4" x 9'-4" x 1'-5") for weather protection only to the entrance of the existing Bldg. per Code.

ADMINISTRATIVE AMENDMENT**
 DATE: 11/21/02
 BY: Jennifer Edwards
 Add 8' x 10' storage shed (revised) manual.

LANDSCAPE STANDARDS COND. F.1 F.2

ENLARGED DAMPSTER ENCLOSURE PLAN

1. ALL OUTDOOR LIGHTING SHALL BE PLACED AT LEAST 10 FEET FROM THE PROPERTY LINE AND 6 FEET FROM THE SIDEWALK OR DRIVEWAY. ALL LIGHTING SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION AND GLARE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.

2. ALL OUTDOOR LIGHTING SHALL BE SET TO TURN OFF NO LATER THAN 10:00 P.M. WITH THE EXCEPTION OF SECURITY LIGHTING.

3. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.

4. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.

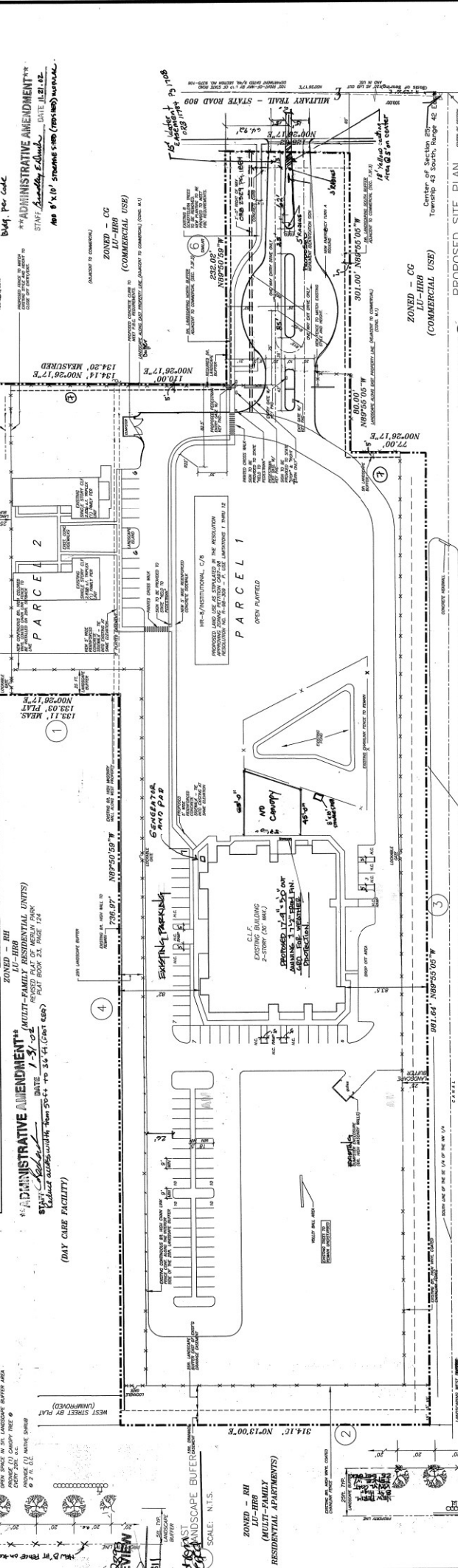
GENERAL NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE PLACED AT LEAST 10 FEET FROM THE PROPERTY LINE AND 6 FEET FROM THE SIDEWALK OR DRIVEWAY. ALL LIGHTING SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION AND GLARE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.

2. ALL OUTDOOR LIGHTING SHALL BE SET TO TURN OFF NO LATER THAN 10:00 P.M. WITH THE EXCEPTION OF SECURITY LIGHTING.

3. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.

4. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE IESNA HANDBOOK.



PROPOSED SITE PLAN
 SCALE: 1" = 50'

SEE CONDITIONS

ZONE: CC (COMMERCIAL USE)
 LI-1-HR (COMMERCIAL USE)

PERMIT NO. CA 97-088A
 DATE SUBMITTED: 9/24/01
 EXHIBIT NO. 5
 SUPERSEDES PERM. NO. 1

FINAL PLAN APPROVED AT 9/26/01

PROJECT NO. 1000-465

VICINITY MAP
 SCALE: N.T.S.

SITE DATA

EXISTING ZONE:	CC (COMMERCIAL USE)
PROPOSED ZONE:	LI-1-HR (COMMERCIAL USE)
PERMIT NO.:	CA 97-088A
DATE SUBMITTED:	9/24/01
EXHIBIT NO.:	5
SUPERSEDES PERM. NO.:	1
PROJECT NO.:	1000-465

1. BUILDING AREA (NET FLOOR AREA): 17,000 SQ. FT.
 2. TOTAL FLOOR AREA: 30,000 SQ. FT.
 3. TOTAL GROSS FLOOR AREA: 30,000 SQ. FT.
 4. TOTAL GROSS BUILDING AREA: 30,000 SQ. FT.
 5. TOTAL GROSS BUILDING VOLUME: 44,257 CU. FT.
 6. TOTAL LANDSCAPE AREA: 234,000 SQ. FT. (194%)
 7. TOTAL IMPERVIOUS SURFACE: 168,400 SQ. FT. (142%)
 8. TOTAL PAVING SPACES PROVIDED: 82 SPACES
 9. TOTAL PAVING SPACES REQUIRED: 82 SPACES
 10. TOTAL PAVING SPACES PROVIDED: 82 SPACES
 11. TOTAL PAVING SPACES REQUIRED: 82 SPACES
 12. TOTAL PAVING SPACES PROVIDED: 82 SPACES
 13. TOTAL PAVING SPACES REQUIRED: 82 SPACES

LANDSCAPE BUFFER @ NORTH PROPERTY LINE
 SCALE: N.T.S.

WEST BUFFER ADJACENT TO TRIPLEXES
 SCALE: N.T.S.

WEST LANDSCAPE BUFFER
 SCALE: N.T.S.

NORTH BUFFER ALONG WILMA LANE
 SCALE: N.T.S.

LANDSCAPE BUFFER ALONG PROPOSED ENTRY
 SCALE: N.T.S.

SOUTH LANDSCAPE BUFFER
 SCALE: N.T.S.

TYP. PARKING STALL
 SCALE: N.T.S.

TYP. H.C. PARKING STALL
 SCALE: N.T.S.

ADMINISTRATIVE AMENDMENT**
 DATE: 6/14/02
 BY: Joyce Cai
 Add a 6'500 sq. ft. slat/awn ratio to the east entrance of the main building.

ADMINISTRATIVE AMENDMENT**
 DATE: 11/21/02
 BY: Jennifer Edwards
 Add 8' x 10' storage shed (revised) manual.

ZONING REVIEW
 Date: 11/21/02
 Staff: [Name]
 Comments: [Text]

Exhibit I - Disclosure

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

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~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

BEFORE ME, the undersigned authority, this day personally appeared Philip Swyers, Assistant Treasurer, 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 [] The Salvation Army, A Georgia Corporation [position - e.g., president, partner, trustee] of [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: 1424 N.E. EXPRESSWAY
BROOKHAVEN, GA 30329
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.

Philip Swyers
Philip Swyers, Assistant Treasurer
Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 25th day of May, 2023 by Philip Swyers, Assistant Treasurer (name of person acknowledging). He/she is personally known to me or has produced Self (type of identification) as identification and did not take an oath (circle correct response).

WILLENE J. SEARCY
(Name - type, stamp or print clearly)

Willene J. Searcy
(Signature)

My Commission Expires on: 02-22-2027

NOTARY'S SEAL OR STAMP
Willene J Searcy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 02/22/2027

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION

PARCEL No. 1:

THE SOUTH QUARTER (S 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) 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 238.02 FEET OF THE EAST 292.02 FEET;
- c) THE EAST 80 FEET FOR ROAD RIGHT-OF-WAY
- d) 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.

Exhibit J - Drainage Statement



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

June 13, 2023

Re: Drainage Statement for Salvation Army: Center of Hope Facility
1577 N. Military Trail
Palm Beach County, Florida (MMA #23-010)

Site Description

The subject site contains 9.04 acres on the west side of N. Military Trail in unincorporated Palm Beach County, Florida. The site is bordered to the north by single family homes and Vilma Lane, to the west by the Haverhill Commons multifamily residential development, and to the south by the Ridgeway mobile home community. The existing site was developed as the Gold Coast Baptist Church in 1978 and renovated to become Salvation Army facility in 1999. The site currently contains a central 2-story residential / administrative building and two triplex buildings located along the northern property boundary.

Existing & Proposed Drainage

The parcel is located within the South Florida Water Management District's (SFWMD) C-51 East Drainage Basin with an allowable discharge rate of 35 CF/mile² (CSM) and is within the boundaries of the Lake Worth Drainage District (LWDD). Existing Lake Worth Drainage District (LWDD) permit number 852D.06 was issued for the entry area connecting to Military Trail in 2001.

The existing site contains a stormwater management system consisting of wet detention, exfiltration trench, inlets, and culverts with controlled outfall to the LWDD L-2 Canal via a Control Structure with 36" outfall culvert at the southern property line. Additionally, approximately, 1.4 acres of Vilma Lane, to the north of the subject parcel, drains through the Salvation Army site to the L-2 Canal via an existing 15' wide drainage easement as recorded in ORB 11731 / PG 1843.

An additional 15' wide drainage easement leading from Vilma Lane to the L-2 Canal is located against the western property boundary and is recorded in ORB 1342 / PG 85.

The proposed project includes a phased build-out of the existing site with the addition of a 24-unit residential building, (2) additional residential triplex buildings, and a western 22 unit residential building. Two new basketball courts will be added at the northwestern corner of the parcel. The existing wet detention lake will be enlarged to provide additional stormwater treatment and attenuation as well as serving to provide a walking trail amenity area. A new dry detention area will be added west of the western 22-unit residential building and will be interconnected to the existing storm sewer system. Pass-through drainage from Vilma Lane will be maintained via the existing drainage easements and the outfall culvert to the LWDD L-2 Canal.

The Forum III | 1655 Palm Beach Lakes Blvd, Suite 810 | West Palm Beach, FL 33401
T 561 889 9500 | F 561 889 8080
todd@mcleodmccarthy.com • www.mcleodmccarthy.com

The stormwater management system will be designed in accordance with SFWMD, LWDD, & ULDC criteria with the following requirements:

- Minimum Parking Lot Elevation set at or above the 3 year – 1 day peak flood stage
- Minimum Perimeter Berm set at or above the 25 year – 3 day peak flood stage
- Minimum Finished Floor Elevation at or above the 100 year – 3 day (zero discharge) peak flood stage
- Water Quality Treatment and Flood Attenuation within infiltration trench, dry detention, and wet detention areas
- Legal Positive Outfall to the LWDD L-2 Canal via the existing Control Structure and 36" outfall culvert
- No offsite discharge up to the 25 year – 3 day flood stage except through an approved control structure
- Compensating Storage in accordance with C-51 East (Sub-Basin 23) Basin Criteria
- Drainage Permits will be obtained from SFWMD, LWDD, and Palm Beach County prior to construction

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

Sincerely,



6/13/2023

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



Digitally signed by Todd McLeod
Date: 2023.06.13 16:03:41 -04'00'



McLEOD • McCARTHY
& Associates
CIVIL ENGINEERS

Exhibit K - Utility Letter



Letter for Concurrency Reservation

To: Zoning Division
PBC Planning, Zoning, & Building Department

From: Ebony M. Bruton-Foreman, Director
Finance and Administration
PBC Water Utilities Department

Date: October 17, 2023

Control # 00190

Re: PZ&B Application #: CA-2022-01490
Project Name – Salvation Army CLF Facility

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<u>37.80</u>
Wastewater	<u>37.80</u>
Reclaimed Water	<u> </u>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-43-25-03-000-0950

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: 
Director of Finance & Administration

Date: 17-Oct-23

THIS PAGE LEFT BLANK INTENTIONALLY