



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, MARCH 6, 2025

A. Application Summary

I. General

Application Name:	Olympic Behavioral Health, CA-2023-01161
Control Name:	Grace's Way (2014-00093)
Applicant:	1893 N Haverhill, LLC
Owner:	1893 N Haverhill, LLC
Agent:	Planning and Entitlements, LLC - Tara-Lynn Patton
Project Manager:	Joyce Lawrence, Senior Site Planner
Title: a Class A Conditional Use Request: to allow a Skilled Nursing or Residential Treatment Facility on 0.86 acres	

Application Summary: The application is for Olympic Behavioral Health. The 0.86-acre site is currently built with a Recovery Community Facility with 22 beds.

The request is for a Class A Conditional Use to allow a Skilled Nursing and Residential Treatment Facility with 15 Beds.

The Preliminary Site Plan indicates three one-story buildings with a total of 37,530 square foot (sq. ft.), 503 sq. ft. Office, 207 sq. ft. Multi-Purpose use, and 15 Residents. One ingress point, and one egress point will be from Register Road.

II. Site Data

Acres:	0.86 acres
Parcel Control:	00-42-43-26-00-000-1010
Future Land Use:	High Residential (HR-18)
Zoning District:	Multi-Family Residential (High Density) District (RH)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	Haverhill West
Comm. District:	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 March 6, 2025.*

BCC HEARING: *Scheduled March 27, 2025*

B. Data & Analysis

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

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Exhibit A-1 - Future Land Use Map

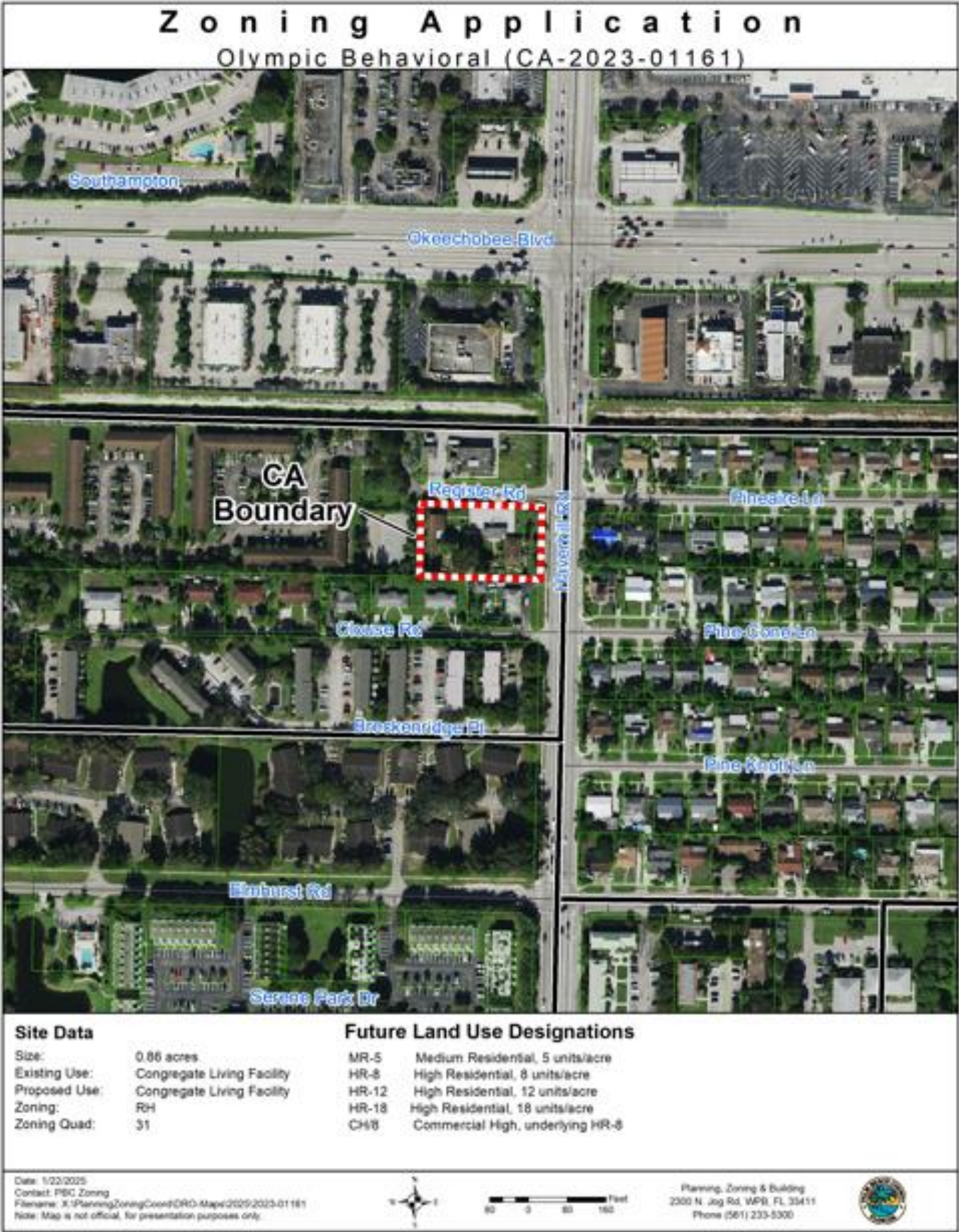


Exhibit A-2 - Zoning Map

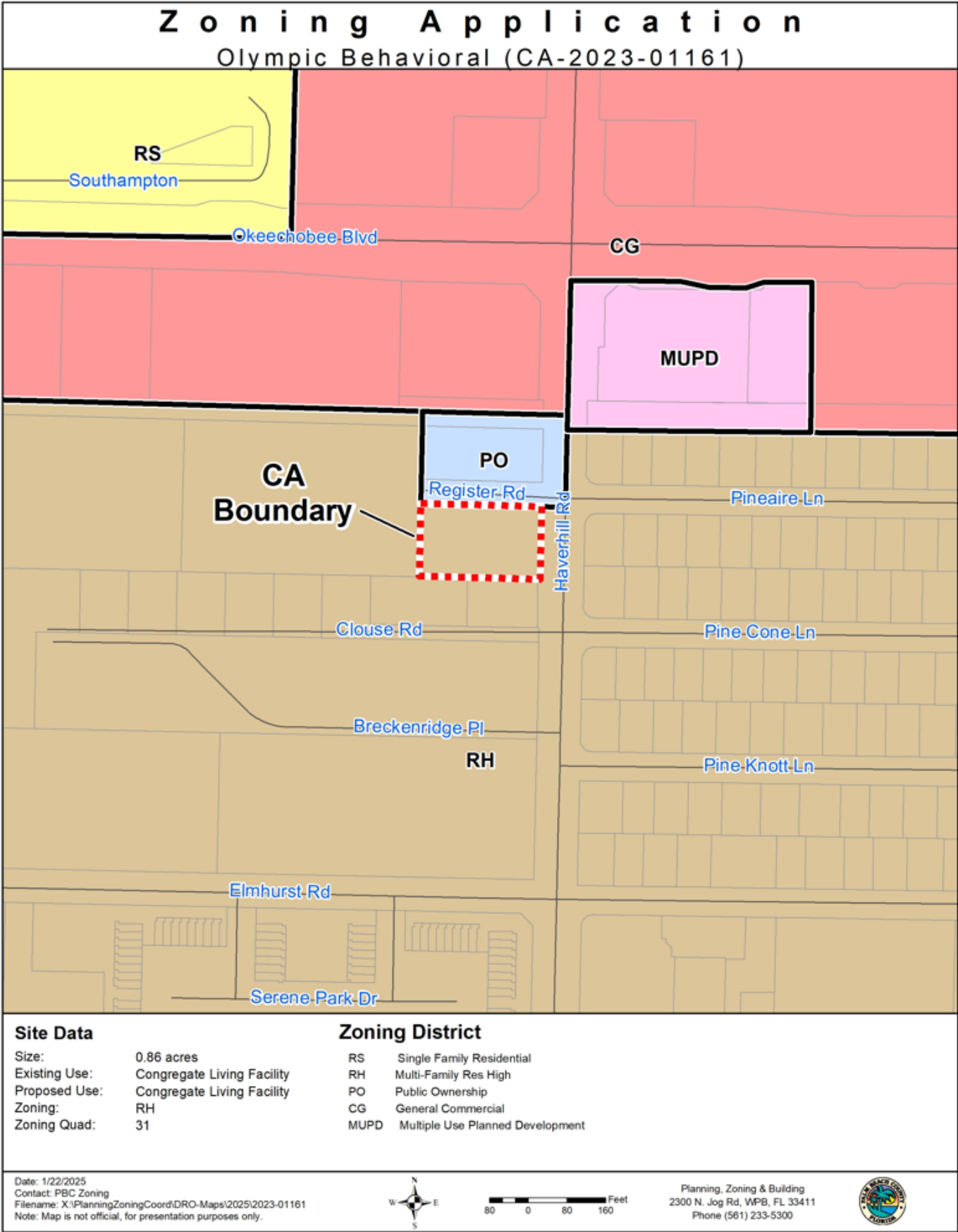


Exhibit B - Standards Analysis & Findings

FINDINGS:

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

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis.

- 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.*

PLANNING DIVISION COMMENTS:

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

○ *Relevant Comprehensive Plan Policy:* Future Land Use Element (FLUE) Policy 2.2.1-j establishes consistent residential zoning districts with their corresponding Future Land Use (FLU) designation as identified in Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency. The existing High Residential, 18 units per acre (HR-18) FLU designation is consistent with the existing High Residential (RH) Zoning District. Additionally, FLUE Policy 2.2.8-a states that, "Institutional and Public Facility Uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC." A Skilled Nursing/Residential Treatment Facility is identified as an "institutional, public, and civic use" in the ULDC, and as such is consistent with this policy.

○ *Density & Intensity:* The request for 3,721 sq. ft. equates to a FAR of approximately 0.10 (3,721 / 37,530 surveyed sq. ft. or 0.86 acres = 0.09 or 0.10 rounded up). The maximum Floor Area Ratio (FAR) of 0.45 is allowed for the proposed institutional use in the Urban Suburban Tier (37,530 surveyed sq. ft. or 0.86 acres x 0.45 maximum FAR = 16,888 sq. ft. maximum).

The maximum number of beds permitted for a Resident Treatment Facility / Skilled Nursing use is one (1) bed per 1,000 sq. ft. of land area (note that each bed is for the use of a single resident). The subject 37,530 surveyed sq. ft. site yields a maximum potential of 38 beds (37,530 sq. ft. / 1,000 = 37.53 or 38 rounded). The request for 15 beds is therefore less than the maximum 38 beds permitted.

Special Overlay District/ Neighborhood Plan/Planning Study Area: The site is located within the Urban Redevelopment Area (URA) Study Area, but is not a Priority Redevelopment Area (PRA), and within the Haverhill West CCRT Area #12. The request is not inconsistent with these planning areas and furthers the general objectives of the URA and CCRT by encouraging and advancing redevelopment. The Applicant was advised to contact the Office of Community Revitalization (OCR) and inform them of the request. The Applicant advised that a meeting with the neighborhood was deemed not necessary by OCR, and no letters have been received by the Planning Division 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 (PDR):* The proposed use complies with the minimum lot dimensions and frontage as indicated in Table 3.D.1.A, Property Development Regulations (Exhibit 1 - PSP).

○ *Use Specific:* The request is to modify the use from a Multifamily Recovery Community to an Institutional use as a Skilled Nursing or Residential Treatment Facility. The Recovery Community use is residential housing, with no treatment and has housing for 22 residents in the two units. The modification of the use will require changes to the structures and site elements (parking and landscaping) and will need building permits. The Applicant submitted documentation stating that Building 1A will have 4 bedrooms that can accommodate 8 people, and Building 2 will have 3 bedrooms that will accommodate 7 people. The change of use will reduce the number of persons staying on site to 15 (-7). During the permit review the bedrooms will be reviewed to ensure compliance with the Property Maintenance – Housing Code.

Prior to implementation of the use permits have to be approved and issued certificate of occupancy /completion by the Building Division. A condition of approval, "All Petitions" number 2 has been added by staff to connect the Building Permit to the subject resolution.

- *Architectural Review:* The site includes structures that are existing and proposed to be renovated due to the change of use. The site is subject to the Architectural Guidelines pursuant to Article 5.C, Design Standards if the proposed renovations exceed 75% of the assessed value of the improvements. The Applicant has requested review for compliance be completed at time of the building permit application.

- *Parking:* Pursuant to Table 6.B.1.B, Minimum Parking and Loading requirements, a Skilled Nursing or Residential Treatment Facility are required to provide 1 space per 3 beds; plus 1 space per 250 sq. ft. of Office use. The PSP indicates a total of 15 beds, and Office use (503 sq. ft.), requiring a total of 7 parking spaces (8 spaces are provided). The development is not required to provide a loading space as the proposed use has less than 20 beds/patients. The site has existing parking and access for the current the residential use, however do to the modification of the use, the parking and circulation is proposed to be modified. Prior to implementation of the new use, the Applicant is required to obtain building permits to implement the proposed site plan.

- *Landscape and Buffering:* The PSP indicates a 15-foot wide R-O-W buffer with a 5 feet utility easement encroachment to the north property line adjacent to the Register Road. To the east of the property, adjacent to Haverhill Road is a proposed 20-foot wide R-O-W buffer with a 5-foot utility easement encroachment. To the remaining south and west property lines, a 15-foot wide Incompatibility Buffer will be provided. The site has some existing vegetation on site for the residential use. With the modification of the use, landscaping will be required to be installed. Prior to implementation of the new use, the Applicant is required to obtain building permits to implement the proposed site plan.

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.*

The subject property is surrounded on three sides, south, east and the west by residential uses. To the north of the property is Public Utilities, within the PO Zoning District. The site is currently operating as a Recovery Community, with no compatibility issues.

The request is for a change of use to a Skilled Nursing or Residential Treatment Facility with a total of 15 Residents. As proposed, and with the existing and proposed site elements, landscaping and buffering, and increased setbacks from the residential uses to the adjacent south and west property lines, the proposed Conditional Use will be compatible and generally consistent with the uses and the 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 site currently supports three existing one-story buildings (Buildings 1A, 1B and 2). The request proposes to change from a Residential use as a Recovery Community with 22 residents to an Institutional Skilled Nursing or Residential Treatment Facility with a maximum 15 residents. The request proposes to modify the site for compliance with Code requirements, to increase the square footage of Building 1B (office and multiple purpose), reconfigure the drive aisles and the parking areas, install landscaping and buffering, and to eliminate and modify access points. The site as proposed should not negatively impact the existing adjacent parcels of land. In addition, the proposed modifications will be subject to Building Permit review and approval prior to implementation of the proposed use.

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:* The site is an existing structure. There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being relocated.

- *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.

- o *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 site is currently developed a Recovery Community residential use. A Recovery Community is a type of Multifamily housing that does not allow for treatment onsite. The request is to modify the use for Skilled Nursing or Residential Treatment Facility which is a non-residential use, and modify of the site plan. The subject site is surrounding by a mix of uses with a public utility directly to the north, and commercial uses further north. The property is located on the corner of Register Road and Haverhill Road with a mix of residential uses to the south, east, and west. The location of this institutional use is a logical use that will complement the area, and provide a transition between the uses to the north and residential uses to the east beyond Haverhill Road. The proposed use and modification to the site characteristics will result in a logical and timely development pattern.

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

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application.

The proposed redevelopment of the site with 2 multifamily dwelling units to allow a 15-bed Residential Skilled Nursing or Treatment Facility (Nursing Home) is expected to generate 79 additional net daily trips, 5 additional net AM peak trips, and 7 additional net PM peak hour trips. Overall, the proposed site is expected to generate 99 net daily trips, 6 net AM peak hour trips, and 9 net PM peak hour trips. The build out of the project is assumed to be by 2028.

Since the proposed development generates less than 21 peak hour trips, no detailed traffic analysis is required. Access to the site will be through 2 driveways on Register Road, which connects to Haverhill Road. Driveway trips will be minimal.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Haverhill Rd from Okeechobee Blvd to Elmhurst Rd

Existing count: Northbound=928, Southbound=1144

Background growth: Northbound=163, Southbound=158

Project Trips: Northbound=2, Southbound=2

Total Traffic: Northbound=1093, Southbound=1304

Present laneage: 2 in each direction

Assured laneage: 2 in each direction

LOS "D" capacity: 1770

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

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and the requested modifications have been incorporated by the Applicant.

The Property Owner will construct onsite drainage facilities, including dry detention swales and exfiltration trench to accommodate the impervious area being added by this application.

The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval:

The Property Owner shall dedicate the right-of-way for a 25-foot corner clip at Register Road and Haverhill Road.

The Property Owner shall record a five (5)-foot utility easement along Register Road and Haverhill Road.

The Property Owner shall configure the property into a legal lot of record.

The Property Owner shall fund and construct the improvement of Register Road to Non-Plan Collector standards.

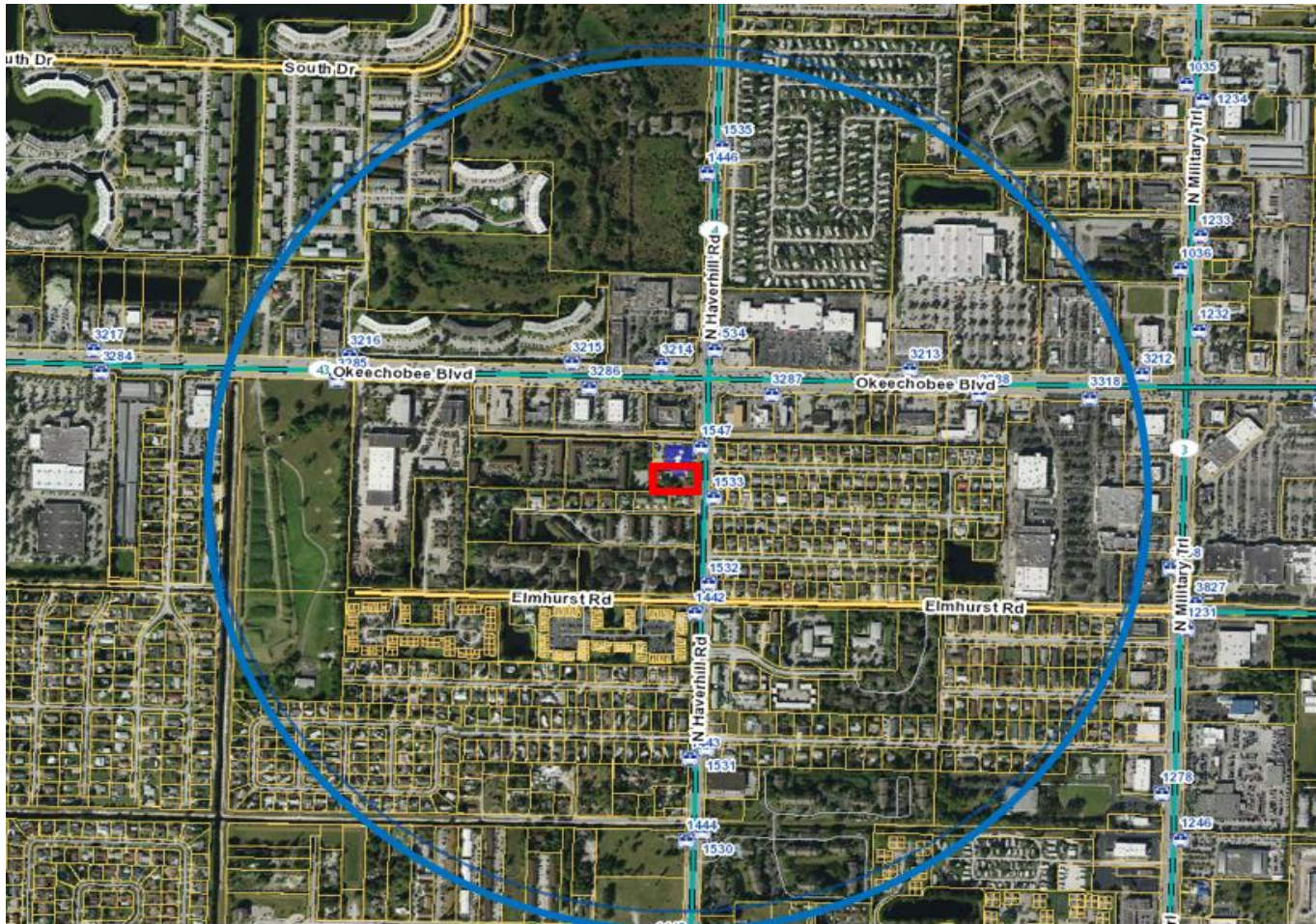
DRAINAGE DISTRICT:

The Applicant’s Engineer states the following in the Drainage Statement that “any paving, grading and drainage improvements will be designed and constructed in accordance with the criteria stipulated by the Florida Administrative Code, Lake Worth Drainage District, Palm Beach County, and South Florida Water Management District.”

See the full statement in (Exhibit E.4). Prior to issuance of a building permit, the Applicant shall be subject to the applicable approvals and/or permits if required from the District.

MASS TRANSIT:

Palm Tran review Staff have no staff report comments on this application. There are several bus stops within a ½ mile of the subject site. Route 4 has two bus stops close to the subject site, bus stop 1547 is located north of the site (adjacent to the Good Samaritan Medical Center) for south-bound travel, and bus stop 1533 is southeast of the site, near the intersection of Pine Cone Lane for north-bound travel.



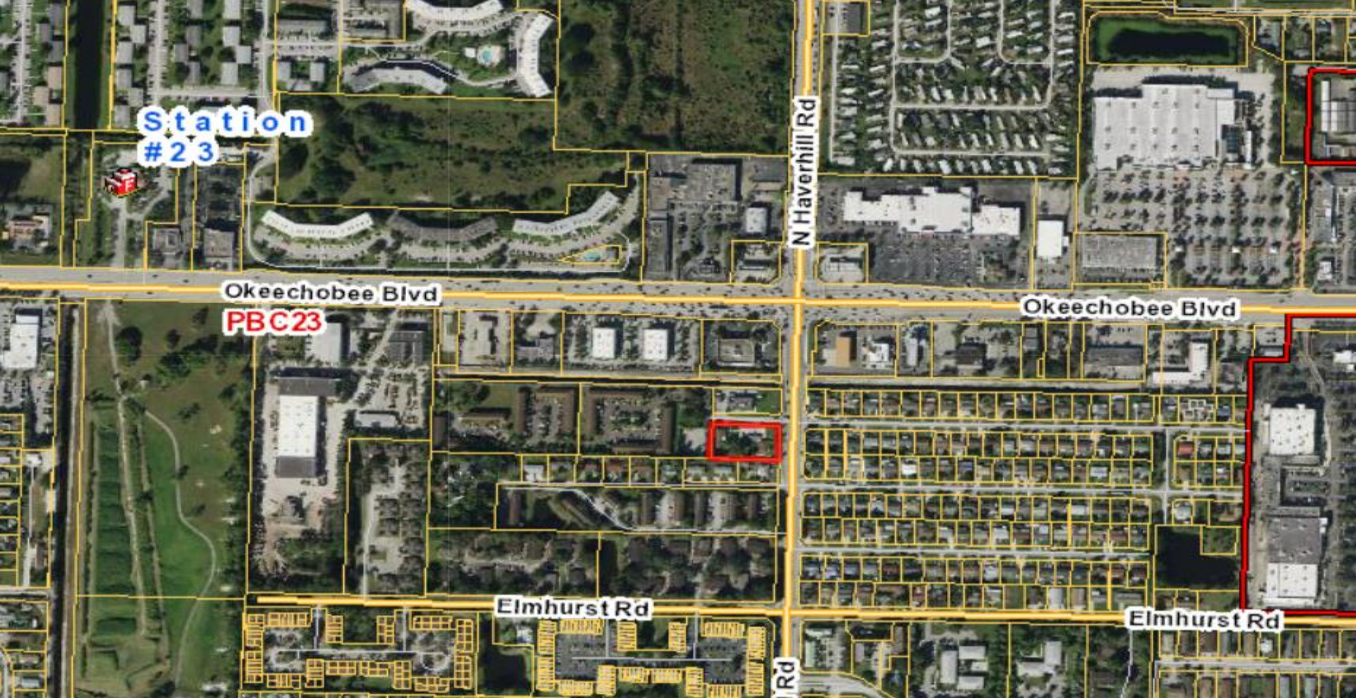
WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD), and the site is currently connected to water and wastewater service with PBCWUD (see Exhibit E.5).

PALM BEACH COUNTY HEALTH DEPARTMENT: The Health Department staff have no comments on this application.

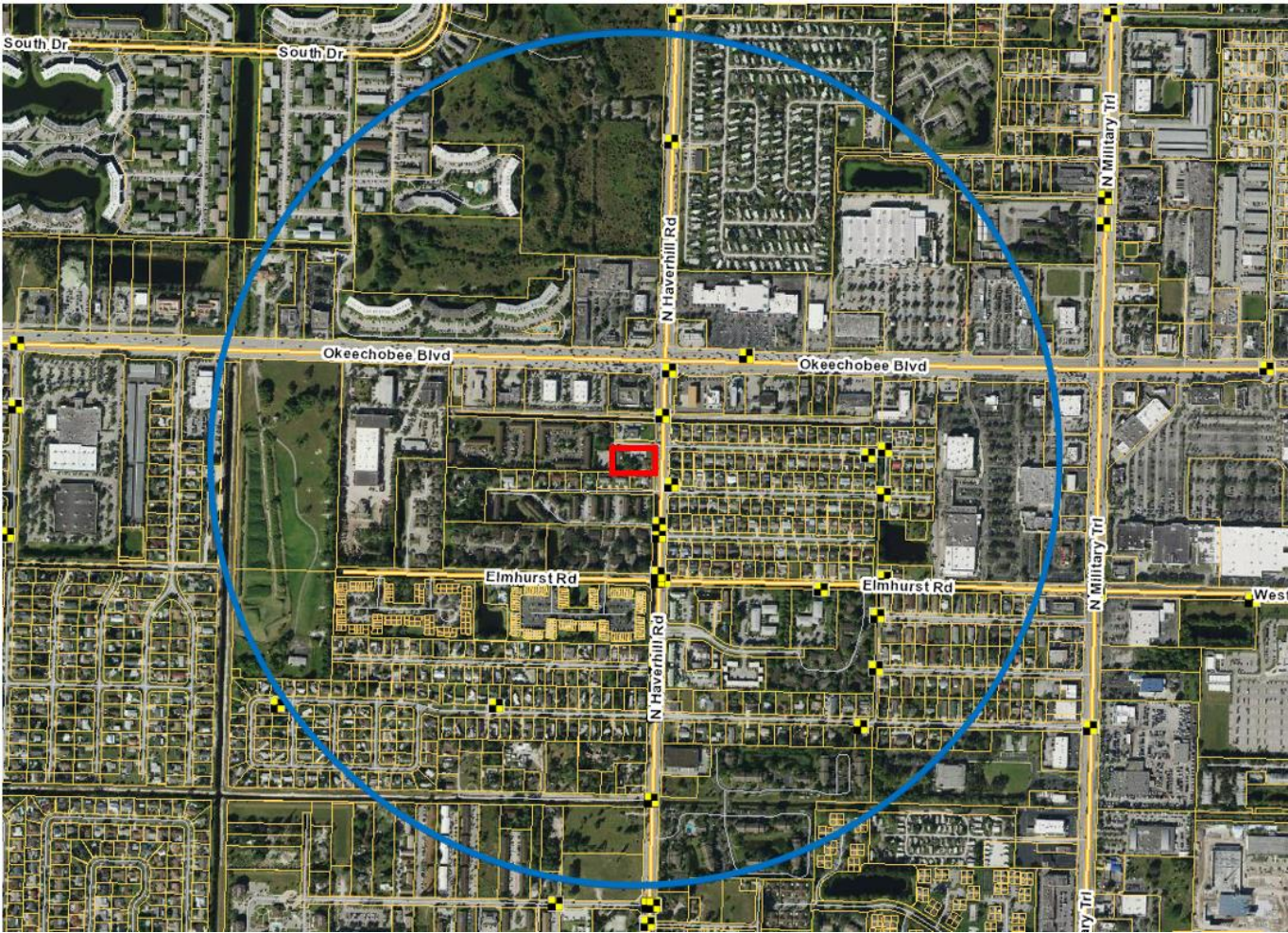
FIRE PROTECTION:

The proposed development is located within the service boundary of Palm Beach County Fire Rescue Station # 23.



SCHOOL IMPACTS:

The PBC School District Staff has no comment regarding this non-residential application as there is no density proposed. There are several bus stops within a ½ mile of the subject property, with the closest at the intersection of Haverhill Road and Pine Cone Lane.



PARKS AND RECREATION:

The Parks and Recreation Department review Staff have no comment regarding this application as this is a non-residential site, and the Parks and Recreation Department ULDC requirements do not apply

- 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: *"The demand of inpatient residential treatment for primary mental health services has soared since COVID in 2020. Existing providers of treatment services for those with mental health and behavioral health disorders are best positioned to meet this surging demand from the County's residents. At the same time, the request allows the site to be further upgraded and enhanced to meet current codes and for the best and highest use of this unique property. The Applicant provides a vital residential service that begins the process to help people improve the quality of their lives and return to being productive members of their families, neighborhoods, and communities."*

Exhibit C - Conditions of Approval

Class A Conditional Use on 0.86 acres

ALL PETITIONS

1. The approved Preliminary Site Plan is dated January 16, 2025. 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)

2. Prior to implementation of the Skilled Nursing or Residential Treatment facility use, the Applicant shall obtain the applicable building permits for a change of use of the structures and the modifications to the site elements, including but not limited to parking and landscaping as depicted on the site plan. (ONGOING: ZONING – Zoning)

ENGINEERING

1. 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 or by using provisions available in the Florida Governor issued Emergency Declarations in effect at the time the time extension is requested. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code or applicable Florida Governor's Executive Orders. (DATE: MONITORING - Engineering)

2. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for a 25-foot corner clip at the intersection of Register Road and Haverhill Road.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

3. The Property Owner shall construct Register Road to Non-Plan Collector standards or as approved by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPM/ONGOING: MONITORING - Engineering)

b. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

4. Prior to the issuance of the first building permit the Property Owner shall record a 5-foot utility easement, along Register Road and Haverhill Road. The Utility Easement shall be approved by the County Engineer prior to recordation. (BLDGPM/ONGOING: MONITORING - Engineering)

5. Prior to final site plan approval by the Development Review Officer, the Property Owner shall remove the Temporary Construction Easement from the site plan. (DRO: ENGINEERING - Engineering)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

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

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; 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)

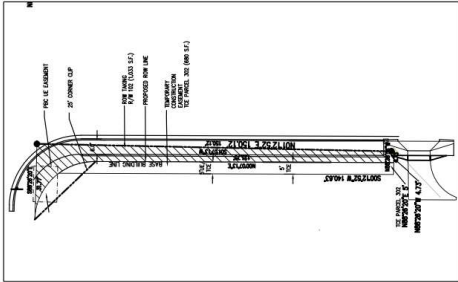
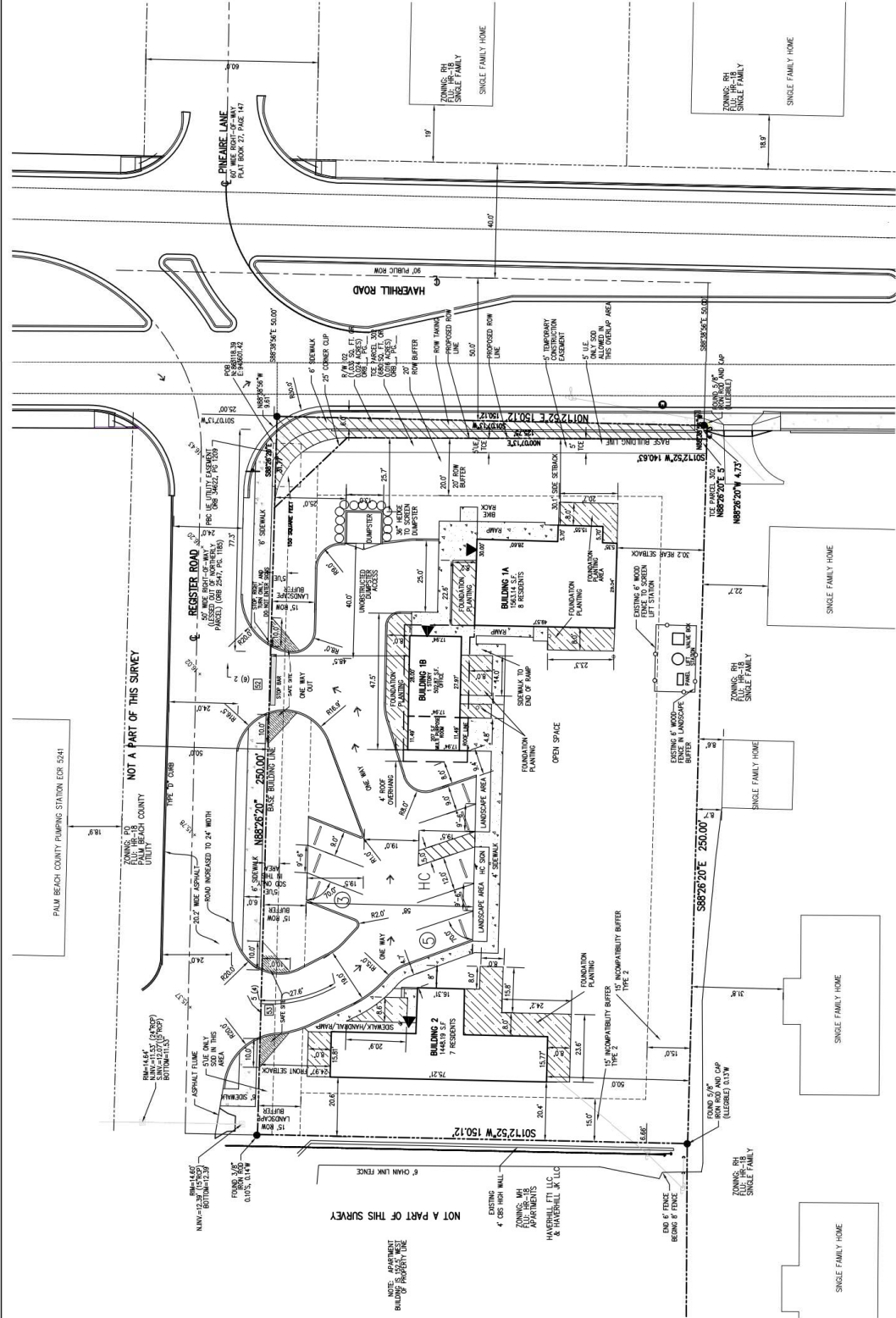
DISCLOSURE

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

Exhibit D - Project History

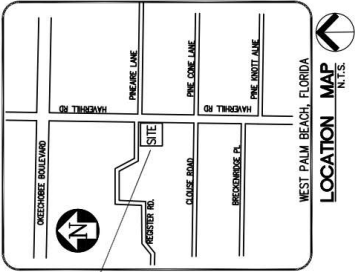
The site does not have any prior approvals by the Zoning Commission or the Board of County Commissioners.

Exhibit E-1 - Preliminary Site Plan



R.O.W. Taking Detail NTS

SITE



Site Data

OLYMPIC BEHAVIORAL HEALTH
APPLICATION NAME
CA 2023-01161
CONTROL NUMBER
2014-00093
LAST BCC APPROVAL
U/S
TIER USE LAND USE
RH-1B
EXISTING ZONING DIST
RH-1B
PROPERTY CONTROL NO
00-43-26-00-000-1010
EXISTING USE
MF RESIDENTIAL
PROPOSED USE
SKILLED NURSING AND/OR RESIDENTIAL TREATMENT FACILITY
TAZ
221
OVERLAYS/PLANNING
AREAS
URA AND COR2 - HAVERHILL WEST AREA
ACRES
.86
S.F.
37,530 S.F.
PERCENTAGE
100%
GROSS SITE AREA:
ROW TAKING (.02 AC) 1,033 S.F.
TEMPORARY CONSTRUCTION EASEMENT: (.016 AC) 680 S.F.
TOTAL IMPERVIOUS AREA:
BUILDING COVERAGE:
BLD. 1A: 1,563.14 S.F. / 8 RESIDENTS
BLD. 1B: 502.87 S.F./OFFICE
BLD. 1B: 207.00 S.F./MULTI PURPOSE ROOM (PROPOSED)
BLD. 2: 1,448.19 S.F./ 7 RESIDENTS
PAVEMENT
.19 ACRES
8,189 S.F.
22.4 %
TOTAL PARKING REQUIRED: 8 SPACES
(1 SPACE PER 3 RESIDENTS + 1 SPACE PER EACH 250 SF OF OFFICE)
2 SPACES 502.87 S.F. OFFICE
1 SPACE HANDICAP
TOTAL PARKING PROVIDED: 8 SPACES
BUILDING HEIGHT MAX: 30' / ONE STORY

OLYMPIC BEHAVIORAL HEALTH
1893 North Haverhill Road, West Palm Beach, FL
Preliminary Site Plan

Debra L. Northsea
Landscape Architect
6008 Eagles Nest Drive
Jupiter FL 33458
Phone: (561-758-6739)
Email: dlnladesign@aol.com

Rev	Notes	Rev	Notes
1	Initial Design	1	Initial Design
2	Revised Design	2	Revised Design
3	Final Design	3	Final Design
4	As-Built	4	As-Built
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6	Final Design	6	Final Design
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96	Final Design	96	Final Design
97	Final Design	97	Final Design
98	Final Design	98	Final Design
99	Final Design	99	Final Design
100	Final Design	100	Final Design

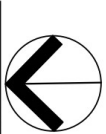
• CONCURRENCY
OFFICE: 502.87 S.F. MULTI PURPOSE ROOM: 207 S.F. NUMBER OF RESIDENTS: 15
• CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

TABLE 2.B.11 - NON CONFORMING CHART

NO.	ULDC Reference Article Section	Required	Provided	Extent of Non Conformity	Vesting Development Order (VDO) Date
1	Article 3, Section D.1.A Building Setbacks Front Setback	25'	24.97'	.03'	Building Permit Approval No. B-1997-008277-0000

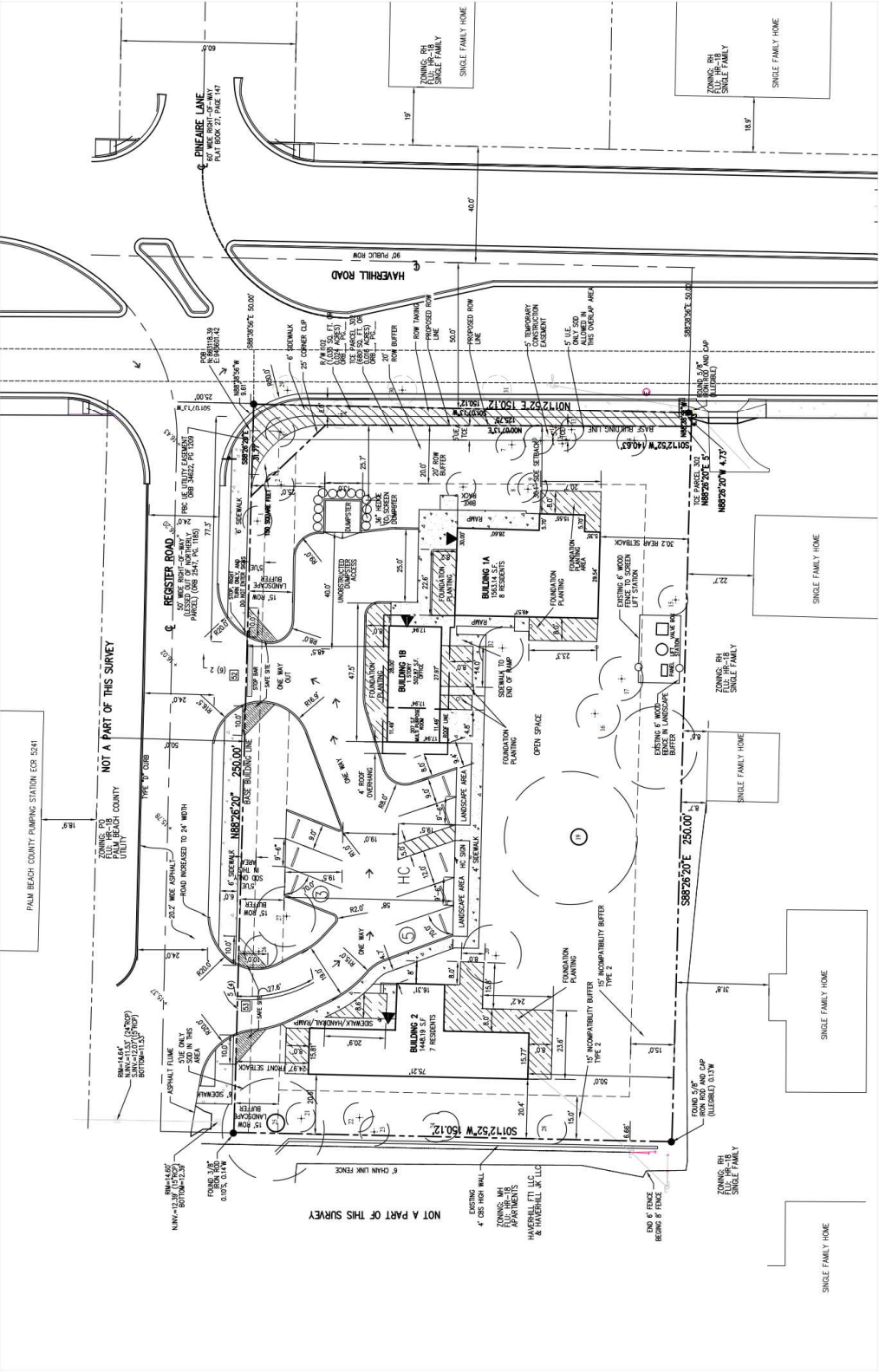
TABLE 3.D.1.A -PROPERTY DEVELOPMENT REGULATIONS

Zoning District	Min. Lot Dimensions Size Width and Depth	Max. FAR (5)	Max. Building Coverage	Min. Setbacks (7)		
				Front	Side	Rear
RH	na 65' 75'	.45	40%	25'	15'	15'
EXISTING	.86 AC 150.12' 250'	.10	9.9%	24.97'	20.4'	30.1' 30.2'



Scale: 1"=20'-0"
0' 10' 20' 40'

Exhibit E-2 - Preliminary Regulating Plan



Vegetation Disposition Chart

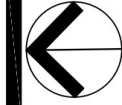
Tree Disposition			Tree Species	Common Name	Tree Size (DBH INCHES)	PRM Zone	Removal Zone	Proposed Disposition	PRM Mitigation / Replanting / Credits / Notes	
IC	NO	YES							Calculated per 7.6.3.C Tree Credit Requirement	Final Credit
IC 1		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	GOOD CONDITION	
IC 2		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	GOOD CONDITION	
IC 3		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	POOR CONDITION	1
IC 4		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	POOR CONDITION	1
IC 5		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	POOR CONDITION	1
IC 6		Yes	Coccoloba	Coconut Palm	12.5 INCHES	X	yes	TO RELOCATE	GOOD CONDITION	3
SP 7		Yes	Sabal palmetto	Sabal Palm	11.85 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
SP 8		Yes	Sabal palmetto	Sabal Palm	11.85 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
SP 9		Yes	Sabal palmetto	Sabal Palm	11.85 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
SP 10		Yes	Sabal palmetto	Sabal Palm	11.85 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
SP 11		Yes	Sabal palmetto	Sabal Palm	12 INCHES	X	yes	TO REMAIN	GOOD CONDITION	3
SM 12		Yes	Sabal palmetto	Sabal Palm	12.6 INCHES	X	yes	TO REMAIN	GOOD CONDITION	3
SM 13		Yes	Sabal palmetto	Sabal Palm	12.6 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
IC 14		Yes	Dyptis decurly	Triangle Palm	14.4 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
IC 15		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
IC 16		Yes	Illex cassine	Danthon Holly	2 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
IC 17		Yes	Dyptis decurly	Triangle Palm	12.3 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
MI 18		Yes	Mangifera indica	Mango	20.3 INCHES	X	yes	TO REMAIN	POOR CONDITION	4
CL 19		Yes	Quercus laurifolia	Laurel Oak	61.5 INCHES	X	yes	TO REMAIN	POOR CONDITION	8
BS 20		Yes	Bilgula apollis	Alex Apple Tree	15 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
IC 21		Yes	Illex cassine	Danthon Holly	11 INCHES	X	yes	TO REMAIN	POOR CONDITION	2
SP 22		Yes	Sabal palmetto	Sabal Palm	11 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
SP 23		Yes	Sabal palmetto	Sabal Palm	12 INCHES	X	yes	TO REMAIN	GOOD CONDITION	3
SP 24		Yes	Sabal palmetto	Sabal Palm	11 INCHES	X	yes	TO REMAIN	GOOD CONDITION	2
FA 25		Yes	Stronger fig	Stronger fig	50 INCHES	X	yes	TO REMAIN	POOR CONDITION	8
IC 26		Yes	Illex cassine	Danthon Holly	13 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
IC 27		Yes	Bilgula x Indica	Coconut Palm	12 INCHES	X	yes	TO REMAIN	POOR CONDITION	3
SP 28		Yes	Sabal palmetto	Sabal Palm	2 INCHES	X	yes	TO REMAIN	POOR CONDITION	1
SP 29		Yes	Sabal palmetto	Sabal Palm	11 INCHES	X	yes	TO RELOCATE	GOOD CONDITION	2
SP 30		Yes	Sabal palmetto	Sabal Palm	11 INCHES	X	yes	TO RELOCATE	GOOD CONDITION	2
SP 31		Yes	Sabal palmetto	Sabal Palm	11 INCHES	X	yes	TO RELOCATE	GOOD CONDITION	2
AM 32		Yes	Abutilon neriifolium	Christmas Palm	3 INCHES	X	yes	TO REMAIN	POOR CONDITION	1

Vegetation Calculation Chart Table 3.C.3

Require	Quantity
A TOTAL EXISTING VEGETATION ON SITE (SURVEYED AND TAGGED)	32
B TOTAL EXISTING VEGETATION TO BE PRESERVED AND REMAINED IN THEIR ORIGINAL LOCATION	29
C TOTAL EXISTING VEGETATION TO BE RELOCATED ON SITE	3
D TOTAL EXISTING VEGETATION TO BE MITIGATED	0
E TOTAL MITIGATED VEGETATION TO BE REPLACED PER TABLE 7.E.3.C	0
F TOTAL PROPOSED VEGETATION REQUIRED BY ART.7 (E.G. PERMETER BUFFERS AND INTERIOR LA)	57
G TOTAL NO. OF VEGETATION TO BE PRESERVED/RELOCATED/MITIGATED AND ART 7. (=B+C+E+F)	89

AMENDMENTS

ZONING



Scale: 1"=20'-0"

0' 10' 20' 40'

OLYMPIC BEHAVIORAL HEALTH

1893 North Haverhill Road, West Palm Beach, FL

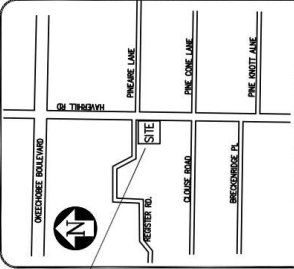
Preliminary Regulating Plan

Job Name: 1893 North Haverhill Road
CAD File: 1893 North Haverhill Road 02
Date: 10/22/2024
Drawn By: [Redacted]
Comments: [Redacted]

Debra L. Northsea
Landscape Architect
6008 Eagles Nest Drive
Jupiter, FL 33458
Phone: (561-758-6739)
Email: dlnldesign@aol.com

LOCATION MAP
N.T.S.

WEST PALM BEACH, FLORIDA



SITE

Exhibit E-4 - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Andrew Spahn, 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 [x] Member *[position—e.g., president, partner, trustee]* of 1893 N Haverhill LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]*, (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 7901 4th Street North Suite 300
St. Petersburg, FL 33702
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.



Andrew Spahn, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [1] physical presence or [] online notarization, this 15th day of August, 20 23 by Andrew Spahn (name of person acknowledging) He is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

Tara-Lynn Patton
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 8/7/2025

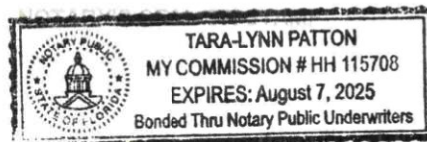


EXHIBIT "A"

PROPERTY

The west 250 feet of the east 300 feet of the south 150.12 feet of the north 670.12 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 43 South, Range 42 East, Palm Beach County, FL.

EXHIBIT “B”

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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

Name	Address

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Andrew Spahn, 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 [x] Member *[position - e.g., president, partner, trustee]* of 1893 N Haverhill LLC *[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: 7901 4th Streee North Suite 300
St. Petersburg, FL 33702
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.



Andrew Spahn _____, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of August, 2023 by Andrew Spahn (name of person acknowledging) He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Tara-Lynn Patton
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 8/7/2025

NOTARY'S SEAL OR STAMP



EXHIBIT "A"

PROPERTY

The west 250 feet of the east 300 feet of the south 150.12 feet of the north 670.12 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 43 South, Range 42 East, Palm Beach County, FL.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Exhibit E-4 - Drainage Statement



DRAINAGE STATEMENT

For

Olympic Behavioral Health

1893 N Haverhill Road, West Palm Beach, FL 33417

Section 26, Township 43S, Range, 42E

October 28, 2024

Revised: November 22, 2024

Revised: January 6, 2025

Control No.: 2014-00093

Project No.: CA 2023-01161

Introduction and Existing Site Conditions

The subject property is an existing developed parcel of land, located at the southwest corner of Haverhill Road and Register Road in unincorporated Palm Beach County. The parcel is approximately 0.862 acres in area, with existing improvements that include three buildings (Building 1A – 1,563.14 square feet, Building 1B – 502.87 square feet, and Building 2 – 1448.19 square feet), a parking area, sidewalks, landscaping, and two ingress/egress driveways to Register Road.

Haverhill Road borders the property to the east; Register Road to the north; Alta Villas Gardens, a condominium rental development to the west, and single family residential to the south. The property to the north of Register Road is currently owned and operated by Palm Beach County (Water Utilities Division) for an ECR Pump Station facility.

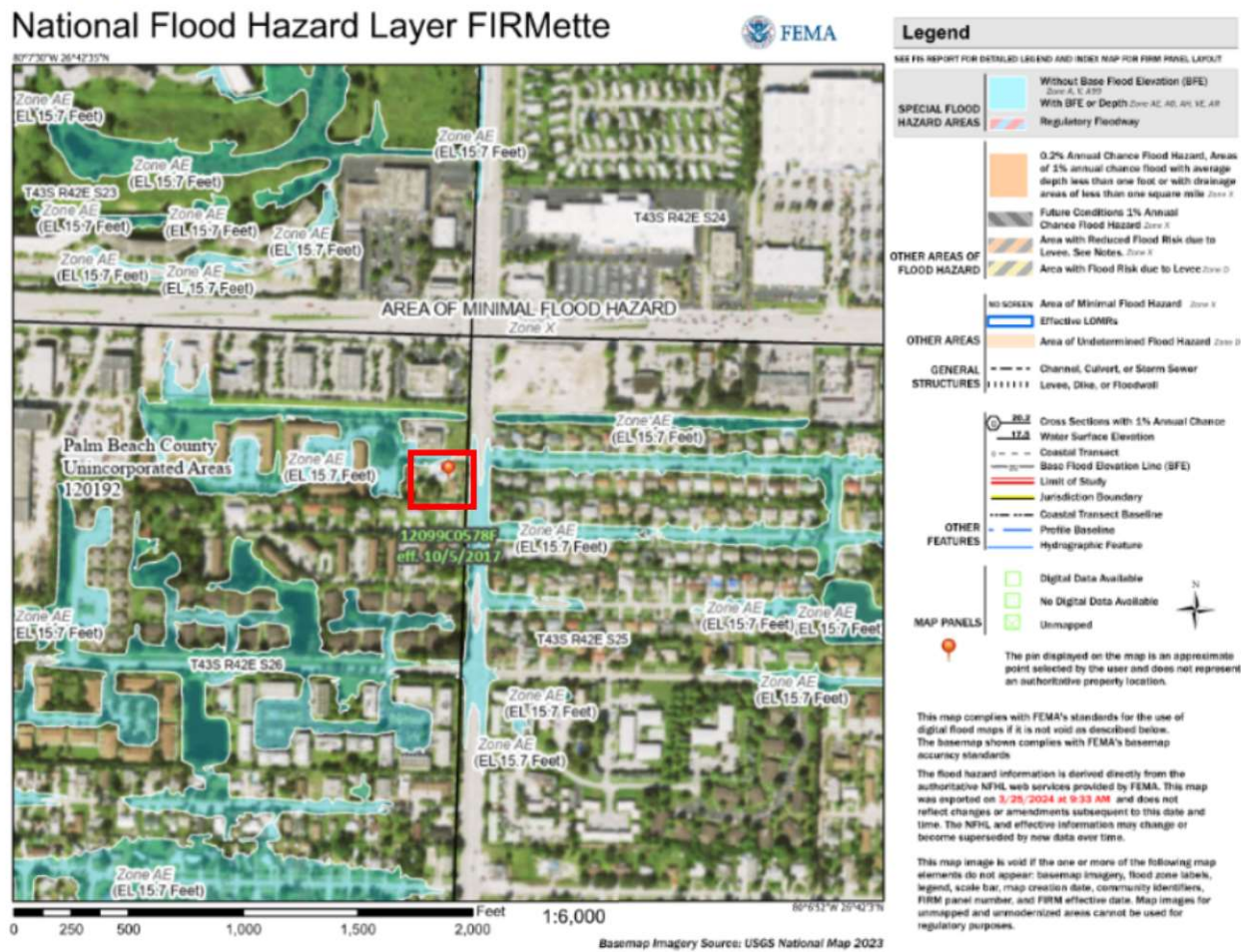
The existing paving, grading and drainage improvements for the property were more than likely designed and constructed for a single-family residential lot and not permitted under the current permitting criteria or processes of the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD) or Palm Beach County (PBC) Land Development for commercial uses. No permits were located for the existing developed improvements on the property.

The property, as currently developed, is generally graded from the north to the south. There is very little change in grade across the property. The site currently does not have any onsite stormwater infrastructure (i.e. catch basins, manholes or piping). There are pervious areas throughout the site that collect runoff from any impervious areas and provide percolation. Based on the survey, there is a berm along North Haverhill Road and the site is at the approximate elevation as Register Road. The properties to the south and west are generally higher than the subject site. Therefore, the subject site is relatively low area. Based on review of the survey, the historical drainage of the site flows to an existing inlet along Register Road, near the northwest corner of the site. Therefore, we are not aware of any historical offsite drainage issues for or from the surrounding sites. We

understand this inlet is the Legal Positive Outfall (LPO) for the site and Register Road, therefore a County ROW permit will be required. See snapshot below.



The property is located in FEMA floodmap 12099C0578F dated 10/5/2017 and is located in Flood Zone X which is above the 100-year base flood elevation. See attached FEMA FIRMette.





Proposed Site Conditions

The proposed site plan includes a partial redevelopment of the property which will include the following improvements:

- A portion of Building 1 will be demolished
- Building 2 will remain as is
- Building 3 will be added to the site
- The parking area will be reconfigured to provide an ingress and egress from Register Road

The site will have the following land use coverage:

Total Site Area:	0.86 acres	(37,530.0 square feet)	
R-O-W Taking:	0.02 acres	(842.41 square feet)	
Impervious Area:	0.28 acres	(11,910.2 square feet)	32.3%
Buildings	0.09 acres		
Pavement/Sidewalks	0.19 acres		
Pervious Area:	0.58 acres	(16,701.09 square feet)	67.7%

Refer to the attached site plan.

Design Criteria

A pre- versus post- development analysis will be performed for water quality and water quantity requirements. Exfiltration trench will be proposed to hold and treat the required volume in addition to the utilization of pervious areas throughout the site.

<u>Storm Event</u>	<u>Rainfall</u>
10-Year, 3-Day	10.50 inches
25-Year, 3 Day	12.50 inches
100-Year, 3-Day	14.50 inches

Per SFWMD Rainfall Return Maps (<https://geo-sfwmd.hub.arcgis.com/datasets>)

Conclusion

Any paving, grading and drainage improvements will be designed and constructed in accordance with the criteria stipulated by the Florida Administrative Code, Lake Worth Drainage District, Palm Beach County, and South Florida Water Management District.

Finished floor elevations for any new habitable structures will be set at or above the 100-Year, 3-Day Zero Discharge stage elevation for the site, or 18 inches above the highest pavement crown elevation for Haverhill Road and Register Road, whichever is greater.

Grading of the site will ensure that no runoff will be directed towards or onto any adjacent properties. Any runoff will be directed to the proposed exfiltration trench or pervious areas onsite that can provide percolation.

Water quality treatment and water quantity volumetric requirements will be provided for the greater of 2.5" times the percent impervious or 1" over the site area. Retention will be provided in onsite exfiltration trench and in pervious areas such as swales that will drain via percolation. The construction of a controlled connection to the existing catch basin located along Register Road is anticipated as the required Legal Positive Outfall for this project and a Right of Way permit shall be obtained.

Permit applications along with Construction Documents and Drainage Calculations for the proposed improvements will be submitted to the following governmental agencies:

- Palm Beach County Building Division On-Site Drainage Review Application.
- South Florida Water Management District (SFWMD) 10-2 Certification.
Section 403.814(12) of the Florida Statutes grants general permits for the construction, alteration and maintenance of a stormwater management system serving a project that involves qualifying activities in uplands having less than 10 acres of total project area and less than two acres of impervious surface. This general permit requires submittal of an "electronic self-certification" before construction begins.

Since the project will not include any improvements on or into a LWDD right or way, a LWDD permit will not be required.

Adam Swaney, PE #72235

Digitally signed by Adam Swaney,
 PE #72235
 DN: cn=Adam Swaney, PE
 #72235,
 e=aswaney@engenuitygroup.com,
 o=Adam, sn=Swaney, PE
 #72235, c=US
 Date: 2025.01.06 08:39:09-05'00'

Adam Swaney, P.E.
 FL License #72235
 Certificate of Authorization #7095

Olympic Behavioral Health
 EGI Job No.: 24106.01

Exhibit E-5 - Utility Letter



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

printed on sustainable
and recycled paper

October 18, 2023

RE: 1893 N Haverhill
PCN 00424326000001010
Service Availability Letter

Dear Ms. Patton,

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

The nearest potable water is a 6" water main located adjacent to the subject property within Register Road. The nearest connection to sanitary sewer is a 4" forcemain located approximately adjacent to the subject property on Register Road. The connection to the sanitary sewer will require the construction of a lift station.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Project Manager