

RESOLUTION NO. R-2026-0355

RESOLUTION APPROVING ZONING APPLICATION DOA/CA-2025-00434
(CONTROL NO. 1986-00058)
a Development Order Amendment
APPLICATION OF Crossbridge Baptist Church Inc
BY Insite Studio, Inc., AGENT
(Crossbridge Church)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA/CA-2025-00434 was presented to the Board of County Commissioners at a public hearing conducted on March 26, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA/CA-2025-00434, the Application of Crossbridge Baptist Church Inc, by Insite Studio, Inc., Agent, for a Development Order Amendment to modify the overall PUD Master Plan, specifically the Civic Pod, to add square footage and uses and modify the access points and Conditions of Approval on 5 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on March 26, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs moved for the approval of the Resolution.

The motion was seconded by Commissioner Flores and, upon being put to a vote, the vote was as follows:

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

The Mayor thereupon declared that the resolution was duly passed and adopted on March 26, 2026.

Filed with the Clerk of the Board of County Commissioners on March 26, 2026.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

BOCA COURT P.U.D.:

A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, AND A PORTION OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 87 DEGREES 08'00" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION, 65.25 FEET; THENCE SOUTH 00 DEGREES 52'29" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 7), AS SHOWN ON ROAD PLAT 1, PAGES 35 THROUGH 41, 2777.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 52'29" EAST, ALONG SAID WEST RIGHT-OF-WAY, 964.78 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF ORIOLE COUNTRY ROAD, AS DESCRIBED IN RIGHT-OF-WAY DEED, RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 497; THENCE SOUTH 88 DEGREES 55'19" WEST, ALONG SAID RIGHT-OF-WAY LINE, 99.00 FEET; THENCE NORTH 00 DEGREES 52'29" WEST, ALONG A LINE 99.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, 24.91 FEET; THENCE SOUTH 44 DEGREES 01'25" WEST, 35.29 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF ORIOLE COUNTRY ROAD; THENCE SOUTH 88 DEGREES 55'19" WEST, ALONG SAID RIGHT-OF-WAY LINE, 6,335.42 FEET, TO A POINT ON THE EAST BOUNDARY OF BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, INCLUSIVE; THENCE NORTH 01 DEGREES 15'11" WEST, ALONG SAID BOUNDARY, 284.59 FEET; THENCE NORTH 89 DEGREES 41'26" EAST, 1336.23 FEET; THENCE NORTH 01 DEGREES 15'30" WEST, 331.59 FEET; THENCE NORTH 88 DEGREES 38'36" EAST, 1288.61 FEET; THENCE SOUTH 01 DEGREES 02'58" EAST, 334.16 FEET; THENCE NORTH 88 DEGREES 45'27" EAST, ALONG THE NORTH BOUNDARY OF TRACT 35 OF SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, A DISTANCE OF 1316.15 FEET; THENCE NORTH 00 DEGREES 59'33" WEST, ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 334.52 FEET; THENCE NORTH 88 DEGREES 35'38" EAST, ALONG THE NORTH BOUNDARY OF TRACT 63 OF SAID PLAT, 779.44 FEET; THENCE NORTH 00 DEGREES 59'33" WEST, 336.43 FEET; THENCE NORTH 88 DEGREES 25'49" EAST, ALONG A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4, 1,744.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3,644,303 SQUARE FEET (83.6617 ACRES), MORE OR LESS.

TOGETHER WITH:

PARCEL B:

A PORTION OF SAID SECTION 26 BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF SAID ORIOLE COUNTRY ROAD; ON THE EAST BY THE EAST BOUNDARY OF SAID SECTION 26; ON THE SOUTH BY A LINE 990.28 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 26; AND ON THE WEST BY A LINE 339.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF SECTION 26.

SAID LANDS CONTAINING 199,048 SQUARE FEET (4.5695 ACRES), MORE OR LESS.

TOTAL P.U.D.: SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 3,843,351 SQUARE FEET (88.2312 ACRES), MORE OR LESS.

EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment – Overall PUD 88.3 acres

ALL PETITIONS

1. The approved Preliminary Master Plan is dated February 24, 2026. 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. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1987-107 (Control 1986-00058), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended. The drainage system shall be maintained in an acceptable condition per the County Engineers approval. (ONGOING: MONITORING - Engineering) (Previous Condition 3 of Resolution R-1987-107, Control No.1986-00058)

2. The property owner shall convey for the ultimate right-of-way of SR7, 200 feet west of the existing east right of way line of SR7 within 90 days of the approval of the Resolution approving this project. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous Condition 4 of Resolution R-1987-107, Control No.1986-00058)

3. The property owner shall construct:

- a) Left turn lane, west approach and a right turn lane, east approach on Oriole Country Road at Keystone Street, Hammock Street and Sleepy Brook May.
- b) Keystone Street from Oriole Country Road north to existing paved terminus south of Palmetto Park Road. This construction shall include an 8 (eight) foot asphalt Bike Path,
- c) Left turn lane, north approach- on Keystone Street at Oriole Country Road.
- d) The median opening on Oriole Country Road at the project's first entrance west of Hammock Street.
- e) Left turn lane, east- approach on Oriole Country Road at the project's first entrance road east of Hammock Street all concurrent with the construction-of the project's roads onto Oriole Country Road. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous Condition 5 of Resolution R-1987-107, Control No.1986-00058)

4. The property owner shall provide Palm Beach County a road drainage easement within the project's internal lake system for legal positive outfall to accommodate the runoff of Keystone Street and Hammock Street along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines. The drainage system within the project shall have sufficient retention / detention capacity to accommodate the ultimate Thoroughfare Plan Section road drainage runoff. (PLAT: ENGINEERING - Engineering) (Previous Condition 6 of Resolution R-1987-107, Control No.1986-00058)

5. The property owner shall:

- a) Pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is 9,181,222 (2,254 trips x 980.40 per trip).
- b) Contribute \$90,611 toward Palm Beach County's existing Roadway and Drainage Improvement Program based on the Traffic Performance Standards (Category "A"). If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$90,611 shall be credited toward the increased Fair Share Fee. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous Condition 7 of Resolution R-1987-107, Control No.1986-00058)

6. The property owner shall:

- a) Construct Hammock Street as a two (2) lane section from Oriole Country Road North to the existing paved terminers South of Palmetto Park Road including a left turn lane, north approach on Hammock Street at Oriole Country Road. The contract for this construction shall be awarded

prior to January 1, 1987, or prior to the issuance of 100 Building Permits, whichever shall first occur.

b) Provide construction plane for a closed canal system (piping) of Mission Bay, Palmetto Pines, and Boca Woods outfall from the Hillsboro Canal north to a point 1,500+ feet. These construction plans shall be completed within three (3) months of the adoption of the Zoning resolution by the Board of County Commissioners. Plan costs shall be approved by the County Engineer. This construction of Hammock Street and construction plans for piping shall be credited toward the 990,611 as outlined in the above condition. Note: Any damage to the existing paved pedestrian way during construction of Hammock Street shall be repaired by the developer. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous Condition 8 of Resolution R-1987-107, Control No.1986-00058)

7. In order to comply with the mandatory traffic performance standards, the property owner shall be restricted to the following phasing schedule: a) No more than 152 building permits shall be issued until the right of way is available for construction, permits have been obtained, and the contract for the construction of SR7 has been let from Glades. Road to the Froward County Line plus any appropriate tapers (all Certified by the County Engineer). b) No more than 207 building permits shall be issued until Glades Road has been 4 laned from SR7 to Lyons Rd plus the appropriate paved tapers. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous Condition 9 of Resolution R-1987-107, Control No.1986-00058)

8. The property owner shall install: a) Signalization at Oriole Country Road and Keystone Street b) Signalization at Oriole Country Road and Hammock Street or traffic control devices at the intersection of Oriole Country Road and Hammock Street per the County Engineer, 5 and School Board's approval. c) Signalization at SR7 and Oriole Country Road. Should any of the above not be warranted after 12 months. Is of the final Certificate of Occupancy, this property owner shall be relieved from this condition. (CO/ONGOING: MONITORING - Engineering) (Previous Condition 10 of Resolution R-1987-107, Control No.1986-00058)

9. Developer shall construct an 8 foot asphalt bike path along the project frontage on the north side of Oriole Country Road concurrent with the improvement within the first plat. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous Condition 11 of Resolution R-1987-107, Control No.1986-00058)

10. The Property Owner shall:

- i) Widen westbound approach on Judge Winikoff Road at State Road 7 for accommodating U-turn eastbound to westbound traffic
- ii) Install a mountable median on Judge Winikoff Rd fronting the Fire Station, as approved by the Fire Department and County Engineer
- iii) Construct right turn lane east approach on Judge Winikoff Road at the west entrance 190 ft in storage and 50 ft taper, or as approved by the County Engineer.
- iv) Extend left turn lane east approach on Judge Winikoff Road at Sleepy Brook Way to 170 ft in storage and 50 ft in taper, 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. (BLDGPMT: MONITORING - Engineering)

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

11. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. 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)

12. At any point after issuance of the first Certificate of Occupancy (CO) for the school, the County Engineer may inspect the site. If any undue traffic issues are observed, the Property Owner shall be required to mitigate those issues at the satisfaction of the County Engineer within the time frame determined by the County Engineer. Any and all expenses related to the mitigation measures will be paid for by the Property Owner. (ONGOING: ENGINEERING - Engineering)

13. Adequate staff shall be stationed at strategic points within the school property to guide traffic in an efficient way during drop-off and pick-up periods. (ONGOING: ENGINEERING -

Engineering)

LANDSCAPE - PRESERVATION OF VEGETATION

1. Prior to master plan certification, the master plan shall be amended to reflect the following:
 - a) required number of trees to be preserved or planted.
 - b) an increase in the size of the recreation area from 2.0 acres to 3.0 acres. (DRO: ZONING – Zoning) [Note: COMPLETED] (Previous Condition 1 of Resolution R-1987-107, Control No.1986-00058)
2. The developer shall preserve existing native vegetation, particularly cypress and slash pine, and shall show said vegetation upon the approved development plan prior to master plan certification. These preservation areas shall receive appropriate protection from damage and disturbance during the site development and construction phase as provided in Zoning Code Section 500.36 (Vegetation Protection and Preservation).(ONGOING: ZONING – Zoning) [Note: COMPLETED] (Previous Condition 2 of Resolution R-1987-107, Control No.1986-00058)
3. Along the northern property line where the proposed multi-family development abuts existing single family, the required 25-foot perimeter buffer shall be designed to include: a) FI continuous landscape screen which meets the minimum requirements of the Palm Beach County Landscape Code and this condition. b) Existing native and benign exotic vegetation shall be preserved within the perimeter buffer as required by the Palm Beach County Zoning Code Section 500.36 (Vegetation Protection and Preservation). c) Existing Brazilian Pepper and other prohibited plant species infesting the perimeter buffer shall be removed in an environmentally sound manner as determined by the Zoning Division. d) Sufficient vegetation which conforms to the Palm Beach Recommended Species List shall be planted within the buffer in order to replace prohibited weed species with desirable plant material. This buffer shall be planted so as to create a natural visual screen. This Planting shall consist of a berm or hedge or combination- thereof to be planted at a minimum height of 30 inches and maintained a minimum of six(6) Feet at maturity, these plantings shall be supplemented with canopy trees in order to create shade and provide visual interest for adjacent properties. The buffer shall provide a natural visual screen within two (2) years. e) FI landscape plan which conforms to the Palm Beach County landscapes code and this condition shall be filed prior to-the First site plan approval. (CC: ZONING - Zoning) (Previous Condition 12 of Resolution R-1987-107, Control No.1986-00058)

SITE DESIGN

1. All property included-in-the legal description of this petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the Attorney's Office of Palm Beach County. The Declaration shall provide for the formation of a single "master" property owners' association, and automatic membership in the master association by any party holding title to any portion of the property included in the P.U.D. [Note: COMPLETED] (Previous Condition 13 of Resolution R-1987-107, Control No.1986-00058)
2. Maximum residential density shall be limited to a total density of 3.5 dwelling units per acre. The petitioner shall be limited to a maximum of 310 units consisting of a maximum 32 single family detached units with the balance of 278 units being constructed as multi-family units, [Note: COMPLETED] (Previous Condition 14 of Resolution R-1987-107, Control No.1986-00058)

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.