

RESOLUTION NO. R-2026-0356

RESOLUTION APPROVING ZONING APPLICATION DOA/CA-2025-00434
(CONTROL NO. 1986-00058)
a Class A Conditional Use
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 Class A Conditional Use;

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 Class A Conditional Use to allow a Private School in a Civic Pod of a PUD 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

PART OF BOCA COURT P.U.D. BOCA GLADES BAPTIST CHURCH, A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, BEING A REPLAT OF A PORTION OF TRACTS 50 AND 51 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, A PLAT OF WHICH IS ON FILE IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 190, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 87°08'00" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION, 65.25 FEET; THENCE SOUTH 00°52'29" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7) AS SHOWN ON ROAD PLAT 1, PAGE 35 THRU 41, OF SAID PUBLIC RECORDS, 3741.90 FEET TO A POINT OF THE NORTH RIGH-OF-WAY LINE OF ORIOLE COUNTRY ROAD, AS DESCRIBED IN RIGHT-OF-WAY DEED, RECORDED IN OFFICIAL RECORDES BOOK 2694, PAGE 497 OF SAID PUBLIC RECORD; THENCE SOUTH 88°55'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS WESTERLY EXTENSION, 149.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°55'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 690.30 FEET; THENCE NORTH 01°04'41" WEST, 304.73 FEET; THENCE NORTH 88°55'19" EAST, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 716.29 FEET TO A POINT ON A LINE THAT IS 125.00 FETT WEST OF AND PARELLEL WITH SAID WEST RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7); THENCE SOUTH 00°52'29" EAST, ALONG SAID PARALLEEL LINE 279.82 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF ORIOLE COUNTRY ROAD; THENCE SOUTH 44°01'25" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 35.29 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 5.000 ACRES OR 217,800.00 SQUARE FOOT, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

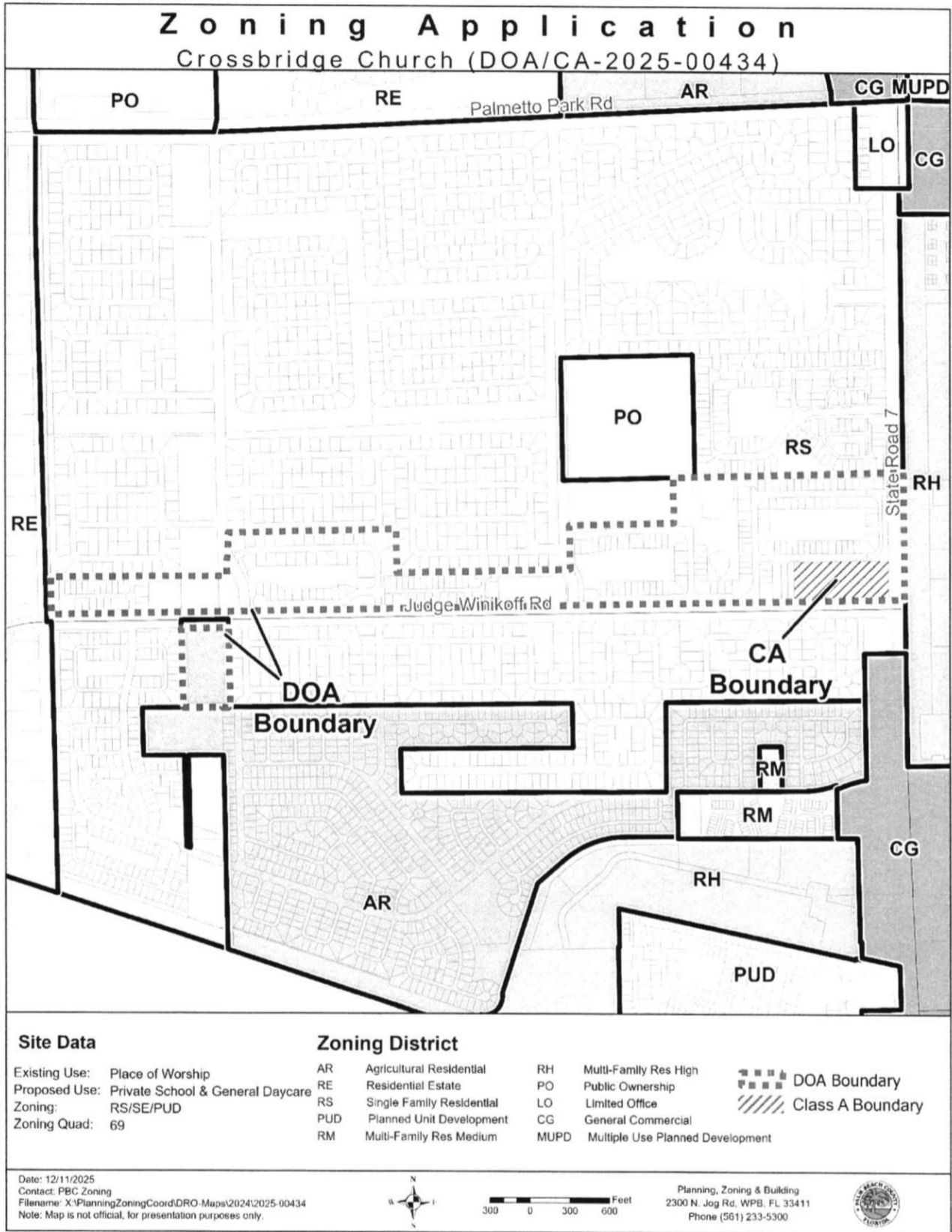


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use – Private School – 5 acres

ALL PETITIONS

1. The approved Preliminary Site Plan is dated January 14, 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. The Property Owner shall obtain the required building permits for the location and square footage of a School, as depicted on the site plan, prior to the commencement of the use. (ONGOING/BLDGPM: CODE COMPLIANCE/ZONING – Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), the Architectural Elevations for Civic Pod shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the approved the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

PARKING

1. Prior to final approval by the Development Review Officer, a Shared Parking Agreement between the Property Owner and Palm Beach County shall be approved. (DRO: ZONING - Zoning)
2. The Shared Parking Agreement shall be recorded with the Clerk of Circuit Court of Palm Beach County by the Property Owner prior to the issuance of Certificate of Occupancy. Proof of recordation must be submitted to the Zoning Division. (CO: BUILDING DIVISION - Zoning)

PHASING

1. Prior to final approval by the Development Review Officer, Phasing plans shall be submitted and approved. Phasing shall depict the implementation of the addition of the use, square footage and reduction in square footage of the existing use. (DRO: ZONING - Zoning)

USE LIMITATIONS

1. The Private School shall be limited to a maximum of one hundred and twenty-five (125) children. (ONGOING: ZONING - Zoning)
2. Hours of operation shall be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday. (ONGOING: CODE ENF - Zoning)
3. No afterschool activities are permitted to take place. (ONGOING: CODE ENF - Zoning)
4. The site is limited to a Day Care, Private School and a Place of Worship unless parking requirements are provided in compliance with the Unified Land Development Code, or a Shared Parking Study is approved by the DRO. (ONGOING: ZONING - Zoning)
5. Outdoor speaker or public address systems shall not be permitted on the property. (ONGOING: CODE ENF - Zoning)

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.