



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, AUGUST 7, 2025

A. Application Summary

I. General

Application Name:	Seventh at Haverhill, CAW-2024-01800
Control Name:	West Palm Beach Baptist Seventh Day Church (2000-00088)
Applicant:	West Palm Beach Baptist Seventh
Owner:	West Palm Beach Baptist Seventh
Agent:	Shutts and Bowen, LLP - Meredith Leigh
Project Manager:	Matthew Boyd, Senior Site Planner

Title: a Class A Conditional Use **Request:** to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 acres

Title: a Type 2 Waiver **Request:** to allow a reduction in the required parking for on 3.37 acres

Application Summary: The application is for the proposed Seventh at Haverhill residential and institutional development. The site was last approved by the Board of County Commissioners (BCC) on May 24, 2001 for the abandonment of a Place of Worship. The site is currently developed with a Place of Worship.

The request proposes Transfer of Development Rights (TDR) for 21 dwelling units to allow a total the development of 31 multifamily residential units in a single building. The number of TDR units in excess of two units per acre. A Place of Worship is included on the first floor of the structure.

This application is contingent on a Future Land Use Amendment to change the future land use designation from High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12), and text amendments to the Comprehensive Plan to allow the purchase of additional TDRs.

The Preliminary Site Plan indicates one five-story building with 31 multifamily units and a Place of Worship on the first floor, 203 parking spaces, a recreation area, and dry detention area. Access to the site will be from Haverhill Road.

II. Site Data

Acres:	3.37 acres
Location:	Southwest corner of Pine Grove Drive and North Haverhill Road
Parcel Control:	00-42-43-26-02-000-0010
Future Land Use:	High Residential (HR-8)
Zoning District:	Multi-Family Residential (High Density) District (RH)
Proposed Zoning:	RM
Tier:	Urban/Suburban
Utility Service:	PBC Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	Haverhill Neighborhood Plan
CCRT Area:	Stacey 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 Exhibits C-1 and C-2

STAFF RECOMMENDATION: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

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 7, 2025*

BCC HEARING: *Scheduled August 28, 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

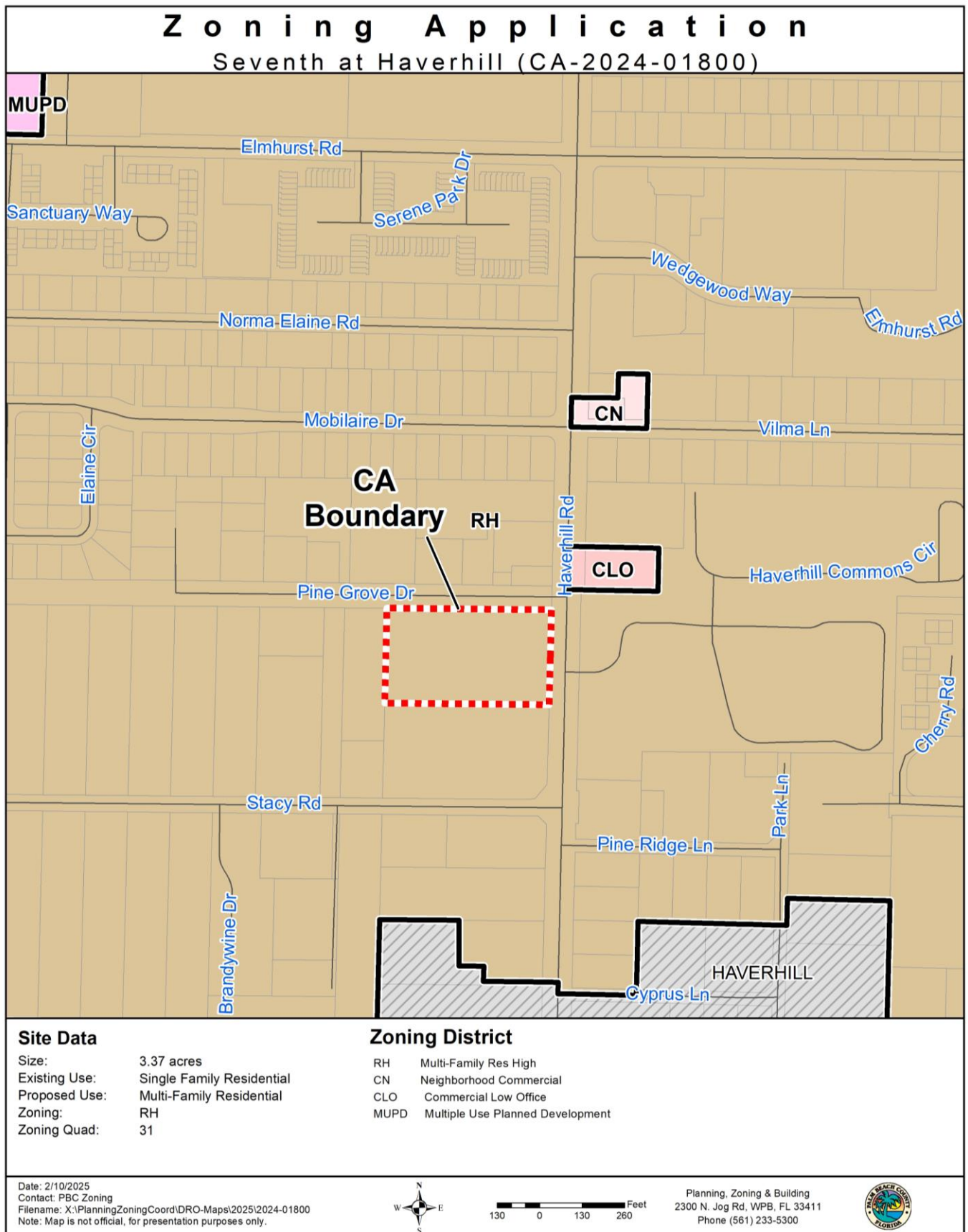


Exhibit B.1 - Standards Analysis & Findings

Class A Conditional Use- Transfer of Rights Density Bonus

When considering a DO application for a Rezoning to a PDD or a TDD, or a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHP), the BCC or ZC shall utilize the Standards a through h indicated below. An application which 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.*

The Planning Division Review Staff were provided this application for review. They provided the following analysis:

- *Consistency with the Comprehensive Plan:* Should the BCC approve the amendment request, then the proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- *Concurrent Land Use Amendments:* The site is the subject of a concurrent Large Scale Future Land Use Atlas (FLUA) and Comprehensive Plan Text Amendment known as Seventh at Haverhill (LGA 2025-009). The request seeks to amend the land use from High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12) and to revise certain text provisions of the Future Land Use Element (FLUE) to allow for additional density through the Transfer of Development Rights (TDR) program, specifically Policies 2.4-g and 2.2.1-m. The Board of County Commissioners (BCC) voted 6 to 0 to Transmit the amendment at the May 13, 2025 public hearing subject to five conditions as recommended by Staff, which are shown below.
 1. Residential dwelling units shall be limited to a maximum of 101 units with no further density increases through density bonus programs.
 2. The zoning development order shall require 100% of the total dwelling units to be built as on-site affordable housing units. The affordable housing units are subject to the applicable requirements of the Affordable Housing Program (AHP) in Article 5.G.2 of the ULDC.
 3. A total of 24 Transfer of Development Rights (TDR) units shall be purchased and constructed. All TDR units shall be purchased at the AHP rate and shall be restricted pursuant to the requirements of the AHP.
 4. Development of the site shall be limited to a maximum of net 713 daily trips and net 54 peak hour trips.
 5. The proposed future land use amendment and the proposed zoning applications shall be considered for adoption by the Board of County Commissioners at the same public hearing.

The Preliminary Site Plan (PSP) indicates a single building comprised of a 5,000 sq. ft. Place of Worship and 101 multifamily units. The Applicant is proposing to construct all of the units on-site, for rent as affordable housing units, as well as purchase 24 TDR units. The Traffic Study submitted with the Zoning application has been reviewed and approved by the Traffic Division, indicating a total of 495 net daily trips.

In addition, the proposed text amendments to the FLUE allow the Applicant to request up to 7 TDR units per acre and utilize 100% of the underlying density and institutional intensity of the straight-zoned subject site. Therefore, should the BCC adopt the concurrent FLUA Amendment, the Class A Conditional Use request is consistent with the concurrent FLUA conditions and the Comprehensive Plan.

- *Density:* The 3.37-acre subject site in the Urban Suburban Tier with the proposed HR-12 FLU designation yields a maximum of 40 dwelling units (12 du/ac x 3.37 ac = 40.44 or 40 units rounded down). The requested 93% AHP Density Bonus for 37 additional units and 24 TDR units (7 TDR/ac) make up the remainder of the 101 total proposed multifamily units. The purchase of the 24 TDR units and proposed 101 total units are consistent with the conditions of the concurrent FLUA amendment.
- *Intensity:* The first floor of the proposed building will incorporate a Place of Worship comprised of 5,000 square feet and 150 seats, which results in a Floor Area Ratio (FAR) of 0.03 (5,000 sq. ft. / 3.37 acres or 146,751 sq. ft. = 0.03 FAR). The maximum FAR for Institutional Uses within any Future Land Use designation in the Urban Suburban Tier per Note 8 of FLUE Table 2.2-e.1 is 0.45. The requested non-residential intensity is therefore well below the maximum allowed FAR.
- *Affordable Housing Program (AHP):* Housing Element (HE) Policy 1.5-i employs planning techniques to facilitate the provision of affordable housing for households with incomes at or below 60% of the area median income, as described below:

- *Policy 1.5-i:* The County shall establish Affordable Housing Program to allow new residential developments within the Urban/Suburban Tier only, the opportunity to provide housing units for households with incomes at 60% of area median income and below, as a means to meet affordable housing needs and to disperse that needed housing in unincorporated Palm Beach County. The Affordable Housing Program may provide incentives including density bonuses; density bonus units will be allowed only when consistent with Housing Element Objective 1.5 to discourage the undue concentration of very low and low income housing in the County.

As established by the above Policy and ULDC, the Applicant is utilizing the Affordable Housing Program and requesting an Affordable Housing Program Density Bonus. The Planning Division provided an Affordable Housing Density Bonus Analysis and Overall Density Potential Letter dated November 12, 2024. The letter calculated up to 100% AHP density bonus potential of 40 units; however the Applicant is opting for a 93% density bonus (37 units) in combination with the required purchase of 24 TDRs in order to achieve their targeted 101 units.

Per ULDC Article 5.G.2.A, at least 65 percent of the total units (66 units) are required to be provided for households at 60 percent of Area Median Income (AMI) (\$62,640 in 2024) or below, and a maximum of 20 percent of the total units (20 units) for households at 30 percent or below AMI. The Applicant is proposing, and FLUA Condition 2 requires, that all 101 units be restricted pursuant to the AHP. In addition, as per ULDC Article 5.G.2.A, consideration may be given to developments requesting income percentage targets that are different from those indicated in the ULDC based on programmatic requirements imposed by a governmental agency providing the affordable housing funding, or another entity with different programmatic requirements, the final determination of which is made by the Executive Director of the Planning, Zoning and Building (PZB) Department or designee.

- *AHP Rental Prices:* The subject request was submitted and deemed sufficient December 3, 2024 when the 2024 price schedule was in effect. In Palm Beach County, the 2024 area Median Family Income (MFI) is \$104,000 for a family of four (per HUD). The AHP rents are based on the annual Florida Housing Finance Corporation (FHFC) Multi-Family Rental Figures, adjusted for number of bedrooms. These units cannot be rented at a higher price and remain restricted for a period of 30 years.

- *Planning Conditions:* Planning Conditions of Approval are being applied in order to carry forward conditions contained in the concurrent FLUA amendment and implement the requirements of the Affordable Housing Program (AHP). These conditions include requiring the Property Owner to record a Restrictive Covenant that meets the requirements of Article 5.G.2.F.2 prior to Final Approval by the Development Review Officer (DRO). Alternatively, the condition allows the Property Owner the option to provide documentation of the governmental agency providing the affordable housing funding and the affordability income target requirements to Planning Division staff if requesting consideration for those income percentage targets and rents that are different from the ULDC requirements.

- *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is located within the Urban Redevelopment Area (URA); the Revitalization, Redevelopment, and Infill Overlay (RRIO); the Stacey Area Countywide Community Revitalization Team (CCRT) area; and, the Haverhill Area Neighborhood Plan (HANP).

- *Revitalization Redevelopment and Infill Overlay (RRIO) and Urban Redevelopment Area (URA):* The RRI Overlay and URA Study Area are areas designated within the Comprehensive Plan as appropriate for redevelopment and infill incentives. Development within these areas are able to make use of existing urban facilities and services, such as water, sewer, emergency services, and mass transit. The request to redevelop the site with a neighborhood-serving institutional use and affordable housing units, with the use of TDRs in the redevelopment effort, is consistent with the intent of these designated areas.
- *Countywide Community Revitalization Area (CCRT) #17 Stacey Area:* CCRT areas are neighborhoods that have been identified by the CCRT Team, the Office of Community Revitalization (OCR), and the BCC as areas that would most benefit from targeted revitalization efforts. A virtual community meeting was held with Stacey Area residents on January 21, 2025 by OCR staff and the Applicant in which six members of the public attended and there were no comments or questions regarding the proposed project.
- *Haverhill Area Neighborhood Plan (HANP):* The subject site is located within the Haverhill Area Neighborhood Plan (HANP) study area, which was prepared and adopted by the BCC in the 1990s. One finding of the HANP was that the HR-12 FLU along Stacey Road was incompatible with the surrounding single-family residential densities in the Town of Haverhill. Subsequently, the FLU designation of the subject site and others in the area were changed from HR-12 to HR-8. Today the area is a mix of single and multifamily residential and institutional uses. However, the single family residences are typically large lot homes built in the 1950's and 1960's, making these sites prime candidates for redevelopment. Further, the inclusion of this area within the URA in 2005 was in recognition of this transitioning character of the area and the suitability for redevelopment, particularly along a major roadway such as Haverhill Road. The Applicant met with the Town of Haverhill on January 23, 2025 to discuss the project. The Town submitted a

letter to the Planning Division dated March 25, 2025 regarding the FLUA amendment, expressing objection to the request due to increased traffic and restating their position that Belvedere Road remain a four-lane roadway.

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 consistent with the Standard Zoning Districts PDR table, Table 3.D.1.A – Property Development Regulations, as it relates to lot dimensions, maximum building coverage, and minimum setbacks. Pursuant to Art.4. The Preliminary Site Plan indicates 94.6 foot front (east side), 126.3 foot side interior (south side), 96.3 foot side street (north side), and 148 foot rear setback (west side).

○ *Overlays:* The subject site is not located within any Overlays as described in the ULDC. The site is located within four special planning areas, (CCRT Area #17 Stacey Street Area, Haverhill Neighborhood Plan, RRIO, URA Study Area). These areas were discussed on Consistency with the Plan above.

○ *Architecture:* Because of the number of residential units within the structure, the request is required to comply with the Architectural Guidelines specified in Article 5.C, Design Standards. The Applicant submitted Preliminary Architectural elevations (Exhibit E-6) which Staff has reviewed for consistency with Article. 5.C – Design Standards of the ULDC. Conditions have been added to ensure consistency with the surrounding area, and to ensure the structure incorporates more residential elements so that it looks less commercial, complies with the intent of Code requirements prior to final DRO approval.

○ *Parking:* Pursuant to Article 6.A.1.A, Minimum Parking and Loading requirements requires the following: For Multifamily 1 space per efficiency unit; 1.75 spaces per unit (1 bedroom or more); plus 1 guest parking space per 4 units with common parking areas. For Place of worship 1 space per 3 seats or 200 sq. ft. for the principal Place of Worship, whichever is greater 1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses. The Applicant is proposing a reduction in the residential parking, pursuant to Article 6.C.1.A.3.a, Affordable Housing Parking reduction requires the following: minimum of 1 parking space per efficiency unit, 1 parking space per one bedroom unit, 1.5 parking spaces per two-bedroom unit, 1.75 parking spaces per three-bedroom unit, and 0.20 guest parking space per unit. With the two uses the required minimum parking of 222 parking spaces. With the reduction the residential parking requirement is reduced to a minimum 130 spaces, which including the Place of Worship brings a minimum requirement of 180 parking spaces. The PSP and Management Plan indicate a total of 110 residential parking spaces and 20 visitor spaces. The Place of Worship is allocated 50 spaces for a total 185 proposed parking spaces.

○ *Landscaping/Buffering:* The proposed development provides a 10-foot Type 1 Incompatibility buffer along the south and west property lines abutting the residential development and a vacant lot. A 10-foot Right-of-Way (ROW) Buffer along the north property line (LWDD Canal), and a 15-foot Right-of-Way (ROW) Buffer along the east property line (Haverhill Road).

○ *Signs:* The Applicant states in their justification statement that they are proposing two monument signs, as well as building mounted wall signs. A Master Sign Plan is required, and was submitted. Prior to final approval by the Development Review Officer the Master Sign Plan shall be revised to indicate a Entrance Wall Sign for the residential development with a maximum 60 square feet and one ground mounted freestanding sign for the non-residential use with a maximum 200 sq. ft.

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 proposed Residential and Institutional uses are generally consistent and compatible with the uses, and character of the land surrounding area. In addition the proposed density of the mixed use structure is generally compatible with the surrounding uses within the vicinity. Staff have included Conditions of Approval to revise the architecture to make it residential in nature, rather than like a commercial hotel.

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 site layout and design proposes a new 5-story Multifamily building with an 5,000 sq. ft. Place of Worship. The site has one existing building with parking and access of Haverhill Road. This building is used for an existing Place of Worship. The Applicant is proposing to tear down the existing structure for the proposed 5-story Mixed Use building for Multifamily building and Place of Worship. The proposed structure and parking are configured in a manner to minimize adverse impacts on adjacent properties. The subject site is surrounded by Single family dwellings to the north and north, with multifamily dwellings to the south, east, and west. With the proposed development's landscape buffers along the west and south followed by the Right of Way (ROW) buffer along the north and east, along with the conditions of approval on the architecture the development will have minimal impact to surrounding properties.

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

Environmental Resource Management Review Staff were provided this application for review. They provided the following analysis:

- o *Vegetation Protection:* The site is heavily vegetated with native upland species (e.g., Slash Pines, Sabal Palms, Strangler Figs). Native vegetation that cannot be preserved in place are being either relocated or mitigated. The water management tracts, and open space have been located to maximize onsite preservation. 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.
- o *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- o *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 subject site is located west side of Haverhill Road within the Urban Suburban Tier. The development pattern of the surrounding area shows a varying range of residential density from 1 unit to 20 or more units. Along Haverhill Road, there are Single Family properties in addition to Multifamily properties of 4 or more units. The allowance of multifamily is a consistent development pattern for the area. However, although multifamily is consistent with the development pattern, approval of the increase in density is contingent upon the approval of the Large Scale Land Use Amendment and the text changes to the Plan. If the BCC supports the modifications then it would be creating the new pattern for density in the area.

- 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 multi-family residential development and a Place of Worship are expected to generate 495 net daily trips, 39 net AM peak trips, and 41 net PM peak hour trips. The build out of the project is assumed to be by 2029.

The project is expected to have insignificant impacts as per the Traffic Performance Standards (TPS). No roadway improvements are necessary. The site will have one full access on Haverhill Rd. There currently is a center left turn lane on Haverhill Rd at the proposed entrance.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modification have been incorporated by the applicant. The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. The Property Owner will construct onsite on-site exfiltration trench, underground storage chambers and dry retention. Legal positive outfall for overflow and bleed-down is available via connection to the Lake Worth Drainage District L-2 canal adjacent to the north property line. 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 submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO.
- The Property Owner shall configure the property into a legal lot of record.
- The onsite multipurpose recreation area will be designed so no more than eight hours after a 3-year, 24-hour event, and the multipurpose recreation area will be dry.
- The Property Owner shall release any easement in conflict with the proposed structures.

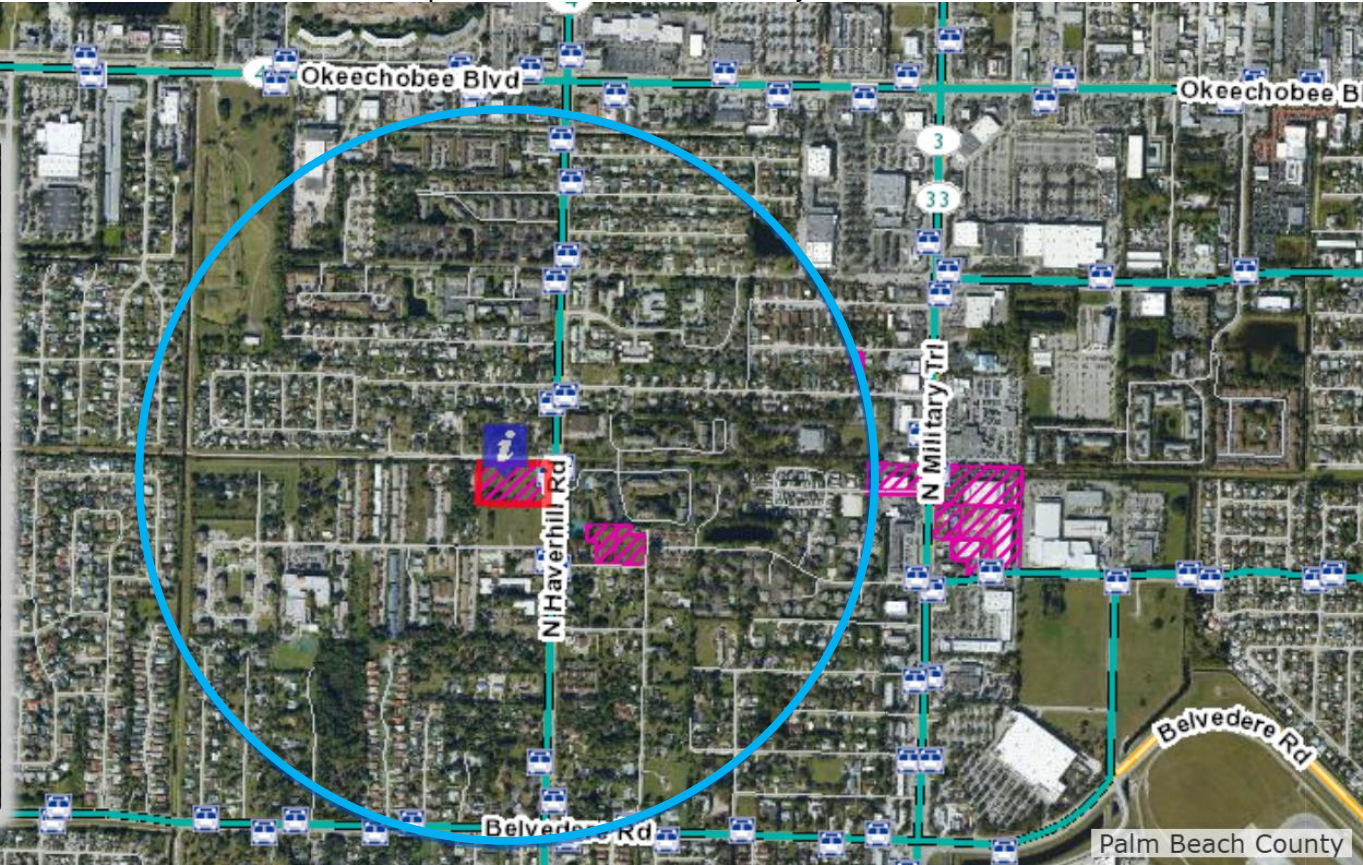
DRAINAGE:

The subject site is located within the Lake Worth Drainage District boundaries, as well as the South Florida Water Management District C-51 Drainage Basin. The Applicant’s Engineer states (Exhibit E-8): *“Legal Positive Outfall for the project will be via piped conveyance to the existing drainage inlet present on the north side of Nokomis Avenue ROW area centrally located along this project’s south property line. The proposed drainage system will be proposed in the parking lot onsite and south of the first floor of the building which fronts on Westgate Avenue. There will be continuous piped conveyance to a control structure with overflow discharge to the existing offsite inlet mentioned.”*

Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals from the Districts.

MASS TRANSIT:

Palm Tran Review Staff were provided this application for review. During the review they had no comments. The subject site is directly adjacent to Bus Route 4, which runs north/south along Haverhill Road. Bus Route 44 runs east/west along Belvedere Road and Route 43 runs east West along Okeechobee Boulevard. There are 16 bus stops within a ½ mile of the subject site.



PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health Review Staff were provided this application for review. During the review they had no comments. For the analysis they stated, *“The Florida Department of Health has no objections to this project.”*

WATER AND WASTEWATER PROVIDER:

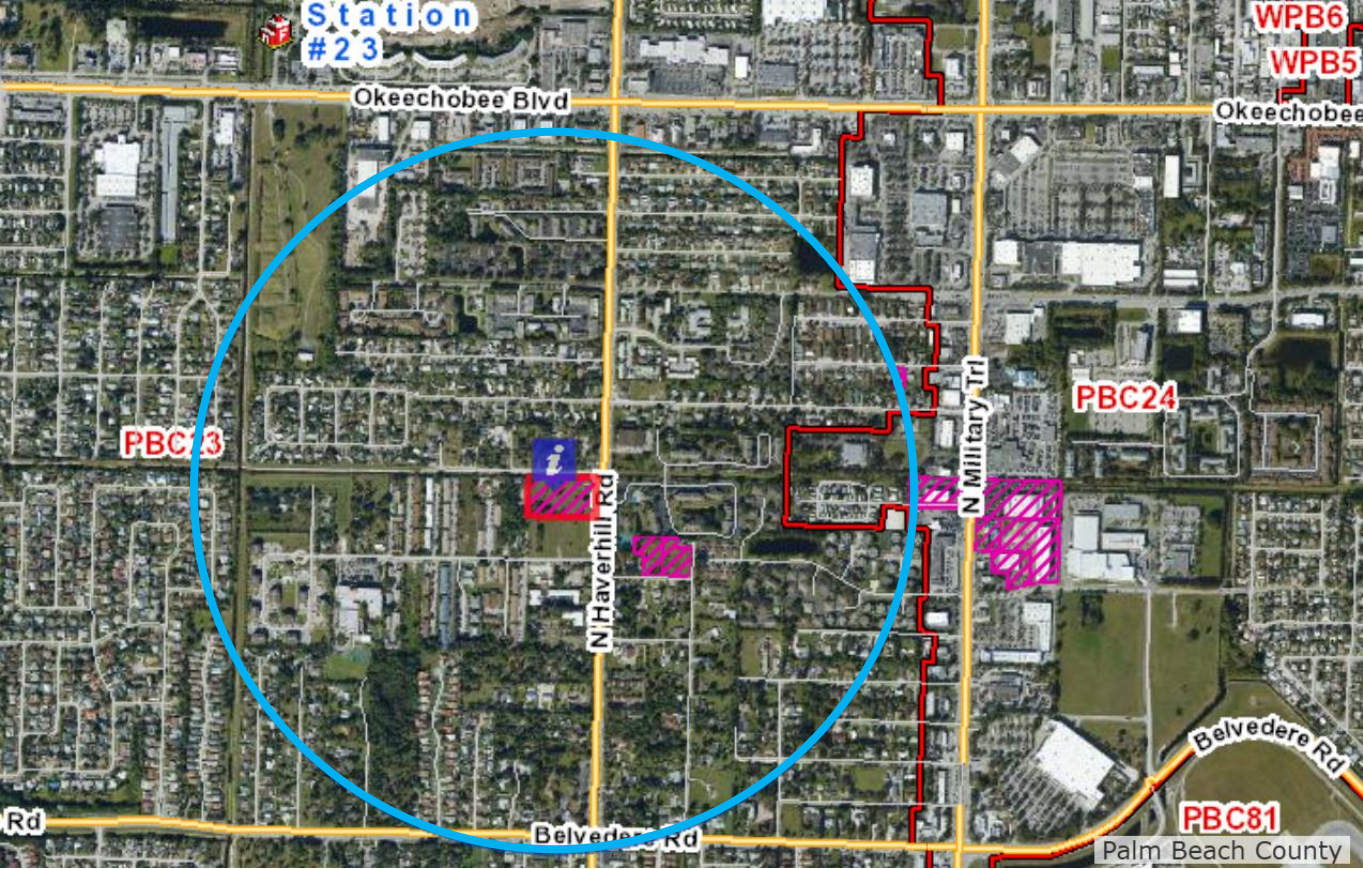
Palm Beach County Water Utilities Department (PBCWUD) Review Staff were provided this application for review. During the review they provided comments that the Applicant addressed. The subject site has water and wastewater services directly adjacent to the site within the Haverhill Road Right of Way. A Concurrency Reservation was issued for the development and provided in Exhibit E.10. Prior to the issuance of any building permits the Property Owner is required to obtain permits and approvals from PBCWUD to connect to both water and sewer services.

PARKS AND RECREATION:

Parks and Recreation Review Staff were provided this application for review. During the review they provided the following comment, *“The project proposes 101 units therefore 0.61 acres of recreation are required. With 0.10-acre alternative recreation area, the project is eligible for a 25% reduction, requiring a total of 0.46 acres. The Project provides 0.53 acres (0.30 Multipurpose recreation+0.23rec. area) of onsite recreation. Therefore, the project meets the Parks ULDC requirements.”*

FIRE PROTECTION:

Fire Rescue Review Staff were provided this application for review. During the review they had the following comment, “Disclaimer: Site plan review and approval by the AHJ shall not relieve the owner and design team of the responsibility of compliance with the Florida Fire Prevention Code, adopted NFPA standards and local Palm Beach County fire rescue amendments (NFPA 1, section 1.14.4). Any design seeking relief from a specific fire code requirement shall obtain an approved waiver.” The development is within the service boundary of Palm Beach County Fire Rescue Station # 23.



SCHOOL IMPACTS:

The Palm Beach County School District Review Staff were provided this application for review. They issued a School Capacity Availability Determination (SCAD) on Novmeber 12, 2024. They provided the following analysis: “The following School Board comments and/or certification issues are based on the documents dated 11/20/2024. In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for 101 mid-rise apartment/condo units was approved on November 12, 2024 (SCAD Case #24110101D/D.O.). The subject property is located in SAC 137A. This determination is valid from 11/12/2024 to 11/11/2025 or the expiration date of the site-specific development order approved during the validation period. A copy of the approved development order must be submitted to the School District's Planning & Intergovernmental Department prior to 11/11/2025 or this determination will expire automatically on that date.

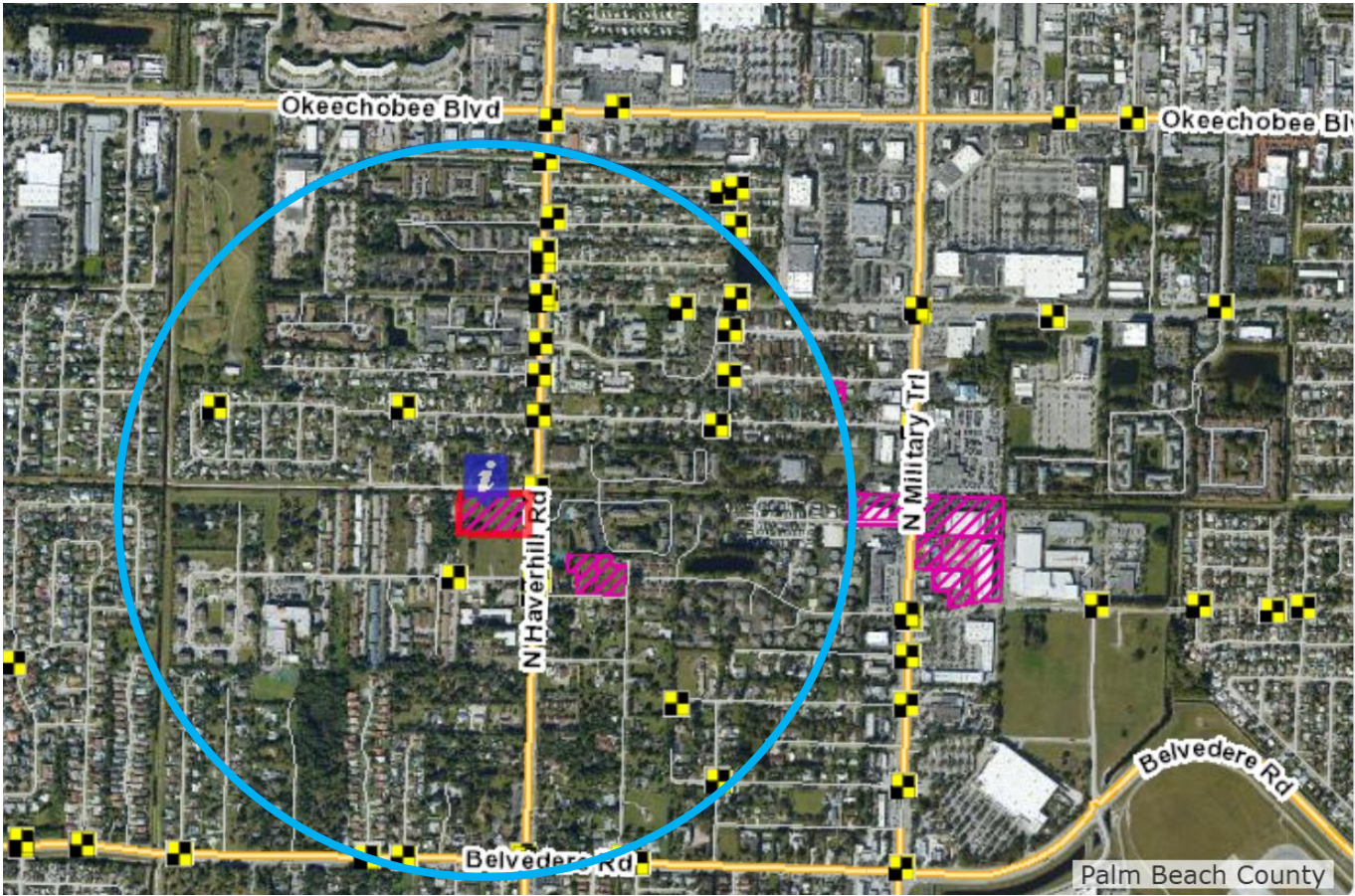
Based on the findings and evaluation of the proposed development, the School District has assessed that there will be a negative impact on the public-school system. There have been recent increases in school impact fees and much of these impacts will be mitigated. However, these impact fees will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts:

In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$28,900.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.

Please be advised that school age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries.

The Preliminary Site Plan (dated 11/20/24) shows one (1) 10' by 15' public school bus shelter location. A bus shelter condition of approval has been applied to this request.”

There are 23 public school bus stops within a ½ mile of the subject development. Any new stops would be evaluated by the School District.



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 the following justification for their changed conditions of circumstances: *“It has been the goal of the Property Owner for more than two decades to redevelop the Property with a new church. However, the costs associated with construction has been a challenge. Partnering with a developer to build housing as well as a new church has become increasingly common in the past decade as a way to meet the church’s need and their goals to contribute in a positive way to the community. As the population of Palm Beach County continues to grow, with thousands of people moving into the area each year, it has become apparent that there is a need for more affordable multifamily developments to accommodate this influx of residents. The Property’s current HR-8 FLU allows for multifamily development, but the density allowed is insufficient to make AHP projects possible to construct. The site fronts on Haverhill Road, an arterial that connects to Southern Boulevard and the Turnpike via Okeechobee Boulevard and multiple employment opportunities. The development pattern in the vicinity is aging, and for redevelopment to occur, especially for affordable housing projects, with the cost of land and construction, higher densities are required to make this type of infill project feasible, which is the reason for the AHP and TDR density bonus requests. The corridor is not suitable for commercial, but given the character of the surrounding developments, allowing and incentivizing residential redevelopment through the allowance of higher densities to solve for the County’s affordable housing problem is an appropriate solution. It is appropriate to allow high density development on arterial and collector roads, especially where the infrastructure such as roads, schools, goods, services, and major utilities exist to support it.”*

Exhibit B.2 - Standards Analysis & Findings

Standards for a Type 2 Waiver

When considering a DO application for a Type 2 Waiver, the BCC shall utilize Standards a through c indicated below and any other standards specific to a Type 2 Waiver. A Type 2 Waiver, which fails to meet any of the Standards, shall be deemed adverse to the public interest and shall not be approved.

- a. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the zoning district or overlay

Applicant Response: *Complies. Waiver does not create any additional non-conformities or conflict with any other section of the ULDC. It is consistent with the intent of the RM zoning district.*

Staff Response: The Waiver does not create additional conflicts with other requirements of the ULDC. The proposed request is to allow a 101 multifamily development with a 5,000 sq. ft. Place of Worship. The Waiver request is to reduce the total residential parking pursuant to the allowances under Article 6.C.1.A.3.a, which allows for a reduction in the required parking of Affordable Housing Program developments. The reduction is only tied to the residential development whereas the accompanied Place of Worship shall meet the parking requirements as laid out in Art.6.B.1.B of the ULDC.

- b. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development

Applicant Response: *Complies. The Waiver will actually benefit the overall design and development of the Project by creating the opportunity to provide more green space. With approval of the Waiver, the recreation area on the southwest corner of the Project can be expanded to almost 0.25 acres, where only 0.05 acres could be provided without the Waiver. All other site elements and pedestrian and vehicular circulation will be designed to ensure for site users' health, safety and welfare.*

Staff Response: The Waiver will not cause a detrimental effect on the overall design and development standards of the project. A parking analysis and management plan are required to indicate how the site will function with the, with the reduced parking provided, showing how accessible mass transit is to the site and pedestrian access as well. The Management Plan provided in Exhibit E-12 illustrates how the proposed site's residential and Place of Worship parking will be managed.

- c. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties

Applicant Response: *Complies. The Parking Demand Statement confirms the parking demands of the proposed residents and guests will not be negatively impacted if the Waiver is granted. The statement confirms the proposed number of parking spaces meets the demand for the proposed development during peak usage hours. The Waiver, if granted will not adversely impact users of the project, the guest parking spaces will remain at the standard parking rate, and the project users will actually benefit from having more recreation area which will provide more options beyond than a tot lot as was previously proposed. The Waiver will not adversely impact adjacent properties either, as the required parking for the church and guests will be provided for, the surrounding properties are protected by fencing or separated by a canal, and according to the parking demand statement, even during peak demand for the church and residences the proposed number of parking spaces will meet the demand for on-site parking.*

Staff Response: The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties. As outlined in the Parking Management Plan, all parking demand will be accommodated internally within the site, ensuring no spillover or negative effects on neighboring parcels.

Exhibit C-1 Conditions of Approval

Class A Conditional Use

ALL PETITIONS

1. The Preliminary Site Plan is dated May 27, 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)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Mixed Use Structure 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) and shall be generally consistent with the Architectural Elevations dated June 12, 2025 and the Conditions of Approval. (DRO: ZONING - Zoning)

2. Prior to final approval by the Development Review Officer, Architectural Elevations and the Site Plan for the Mixed Use structure shall be revised to include the architectural elements as follows:

- a. Roofline: Articulated parapet along 30% of the roof line for each elevation or two or more breaks/slopes per Façade;
- b. Roofline: Addition of a Secondary Roof Treatment such as cornices, dormers, cupolas, rafter tails, other decorative roof details;
- c. Façade: Exterior treatment on all sides of the structure with a minimum of two building materials and incorporation of a decorative pattern to comply with the blank wall requirements;
- d. Façade: 20 percent Recesses and projects along the west façade;
- e. Façade: Fenestration Details. In addition to the provision of windows for the residential units, architectural features that provide a more residential in design shall be incorporated around the windows. This may include but not limited to sills, shutters, reveals, trims, cornices, arches, accent tiles, etc.;
- f. Entries: All public entries shall be easily identifiable. Primary and Secondary Decorative Treatment shall be provided, including specialty pavers and decorative concrete; and
- g. Multi-family Design Elements: A minimum of 40% of the residential units shall have balconies or a patio. Each balcony/patio shall be covered with a roof. (DRO: ZONING - Zoning)

ENGINEERING

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMT: MONITORING - Engineering)

3. The dry detention/ multipurpose recreation area shall be designed so inundation does not persist for more than eight hours following cessation of the three-year, 24-hour rainfall event, or as approved by the County Engineer. (ONGOING: ENGINEERING - Engineering)

4. 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 by the plat or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPMT/PLAT: ENGINEERING - Engineering)

5. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the proposed structures. (BLDGPMT: MONITORING - Engineering)

6. Pursuant to the Traffic Analysis dated January 27, 2025, the Buildout Date is December 31, 2029. No Building Permits for the site may be issued after December 31, 2029. 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)

PLANNING

1. The subject Development Order for the 101 multifamily rental units with a 93% Affordable Housing Program (AHP) density bonus and a 101-unit (100%) AHP obligation was calculated based on an AHP Analysis Letter dated November 12, 2024 and Conditions of Approval contained within LGA 2025-009. All 101 AHP units are to be provided on-site. (ONGOING: PLANNING - Planning)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall meet the requirements of ULDC Article 5.G.2.F.2. by one of the following options:

- a. record in the Public Records of Palm Beach County a Restrictive Covenant binding the entire project, in a form provided for by the County; or,
- b. provide documentation of the programmatic requirements of approved funding that meet or exceed the requirements of the Affordable Housing Program (AHP). (DRO: PLANNING - Planning)

3. The owner or lessee of the Affordable Housing Program (AHP) unit shall submit to the County Administrator, or designee, on a form provided by the County, an annual report containing information and documentation to demonstrate continued compliance with the AHP and a copy of any monitoring information provided to and received from the appropriate funding agency/source. (ONGOING: PLANNING - Planning)

4. The Developer shall notify the Planning Division at the commencement of leasing. (ONGOING: PLANNING - Planning)

TRANSFER OF DEVELOPMENT RIGHTS

1. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit a Contract for Sale and Purchase of Transfer of Development of Rights (TDRs) in a manner and form approved by the County Attorney, signed by the Developer and/or Property Owner, in order that it is signed by the Executive Director of Planning, Zoning and Building Department.

The Contract for Sale and Purchase of TDRs shall accommodate a maximum of 24 TDR units at a total selling price of \$1,992.00 (24 TDR units to be purchased at the Multi-family RRIO AHP price of \$83.00 per unit (\$1,992.00).

Upon execution, the Property Owner shall submit the Contract to the Palm Beach County Clerk of Court for recordation, and a copy of the recorded Contract shall be provided to the Zoning Division. (DRO: ZONING - Planning)

2. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit the Transfer of Development Rights Deed in a manner and form approved by the County Attorney, signed by the Developer and/or Property Owner, in order that it is signed by the Executive Director of Planning, Zoning and Building Department. (DRO: ZONING - Zoning)

3. Prior to Technical Compliance of the plat, or issuance of the first Building Permit, whichever occurs first, the Property Owner shall pay one hundred (100) percent of the Funds, pursuant to the recorded Contract for Sale and Purchase of TDRs, to the Board of County Commissioners, through the Zoning Division. (BLDGPMPT/TC: ZONING - Zoning)

4. Prior to the issuance of the first Building Permit, except Sales Models or temporary Real Estate Sales and Management Offices, the Zoning Division provides the Developer and/or Property Owner the executed Transfer of Development Rights Deed, in order for the Property Owner to submit the TDR Deed to the Palm Beach County Clerk of Court for recordation, and a copy of the recorded TDR Deed shall be provided to the Zoning Division. (BLDGPMPT: ZONING - Zoning)

SIGNS

1.Prior to final approval by the Development Review Officer, the Master Sign Plan shall be revised, to indicate one Entrance Wall Sign for the residential development with a maximum 60 square feet and one ground mounted freestanding sign for the non-residential use with a maximum 200 sq. ft. (DRO: ZONING - 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.

Exhibit C-2 Conditions of Approval

Type 2 Waiver

ALL PETITIONS

1. This Type 2 Waiver is approved based on the layout as shown on the Preliminary Site Plan dated May 27, 2025. Only minor modifications by the Development Review Officer or Zoning Commission shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Zoning)
2. This Type 2 Waiver is approved based on the layout as shown on the Preliminary Site Plan dated May 27, 2025. Only minor modifications by the Development Review Officer or Zoning Commission shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Zoning)

USE LIMITATIONS

1. Prior to final DRO the Applicant is to revise the Management Plan correct the following:
 - a. the total proposed residential development spaces indicated in "2.0 Proposed Parking" (DRO: ZONING - Zoning)
2. Prior to final DRO submit an alternative Parking Plan consistent with the requirements of Art.6.B.2.C of the ULDC. (DRO: ZONING - Zoning)
3. Any modifications to the parking count or the management rules shall require approval by the DRO. (ONGOING: MONITORING - 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.

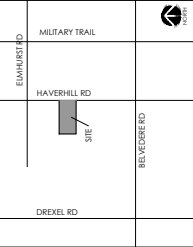
Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
CA-2000-00088	Title: Class A Conditional Use Request: Church Or Place Of Worship	R-2001-00810	Approved	05/24/2001
ABN-2018-00584	Title: a Development Order Abandonment Request: to abandon a Class A Conditional Use to allow a Church or a Place of Worship.	R-2018-01079	Adopted	07/26/2018
LGA-2025-00009	Title: The Seventh at Haverhill, a Large Scale Future Land Use Amendment Request: To change a future land use designation from High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12)			

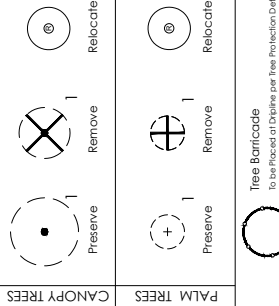
Exhibit E-1 - Preliminary Site Plan

Exhibit E-2 - Preliminary Regulating Plan

LOCATION MAP



TREE DISPOSITION KEY



* See Landscape Plan for Final Tree Locations

ERM MITIGATION			
Operating at Tree at 4.5' Height Above Grade	Area, Sq. Ft.	No. of Trees	Total Area, Sq. Ft.
1. 9-11' INCHES	2	0	-
2. 12-14' INCHES	4	2	-
3. 15-17' INCHES	2	0	-
4. 18-20' INCHES	7	0	-
5. 21-23' INCHES	8	2	-
6. 24-26' INCHES	9	2	-
TOTAL ERM MITIGATION REQUIRED			

- Notes:
1. The project area is located within the 10' ROW of the Haverhill Rd Right-of-Way.
 2. The project area is located within the 10' ROW of the Haverhill Rd Right-of-Way.
 3. The project area is located within the 10' ROW of the Haverhill Rd Right-of-Way.
 4. The project area is located within the 10' ROW of the Haverhill Rd Right-of-Way.
 5. The project area is located within the 10' ROW of the Haverhill Rd Right-of-Way.

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place until the completion of the project until removal is approved by governing agency.
2. During tree clearing and construction, protective barriers shall be maintained at all times to protect trees from damage by equipment, materials, and placement of debris or other construction activities.
3. If within protective barriers is portable, it shall be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guarded as indicated in the plan.
5. Hurricane cut at Sabal prior to transplant.
6. All transplanted trees shall be transported using best industry standards.
7. All transplanted trees shall be planted within 30 days of removal.
8. All transplanted trees shall be planted within 30 days of removal.
9. Vegetation to be preserved at a lower final grade may be protected with a 3' high plastic mesh.
10. If hard clearing is necessary within the preserve area or under the vegetation protection barriers, the vegetation shall be removed and the area shall be protected with other plastic mesh and/or the all fence.
11. If hard clearing is necessary within the preserve area or under the vegetation protection barriers, the vegetation shall be removed and the area shall be protected with other plastic mesh and/or the all fence.

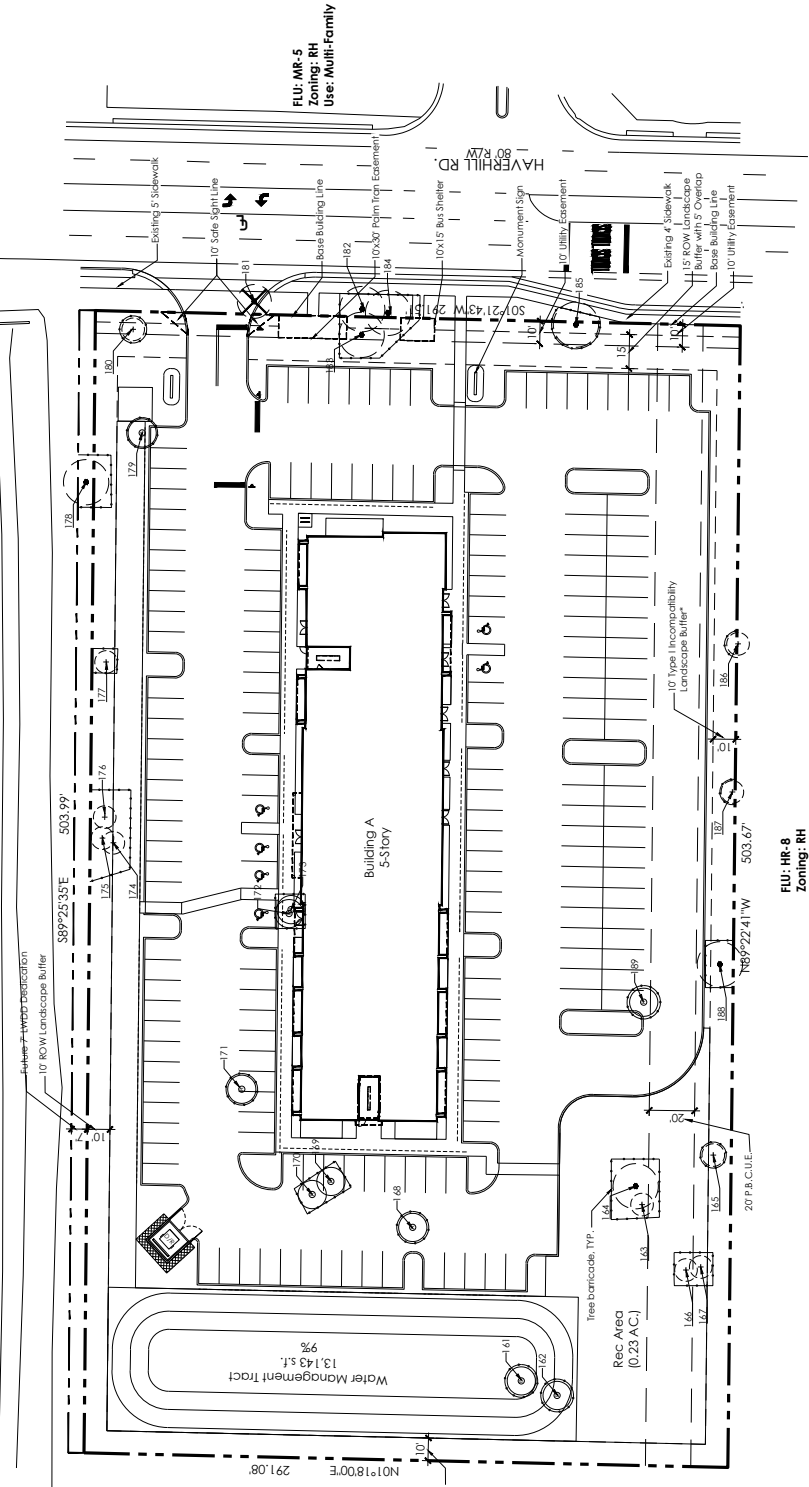
TREE SUMMARY	
Category	Total Trees
Preserved Trees	18
Relocated Trees	1
Relocated Trees	10



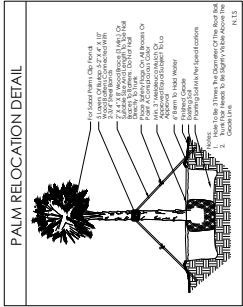
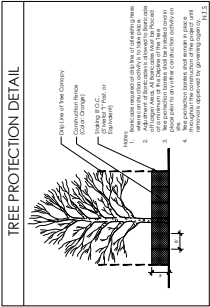
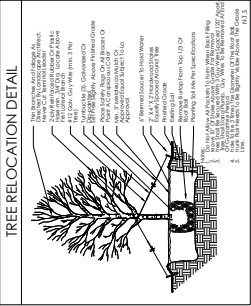
VEGETATION CALCULATION

Category	Quantity
a. Total Existing Vegetation on Site (Excluding any Tapped)	18
b. Total Existing Vegetation to be removed and remain in their original location	18
c. Total Existing Vegetation to be relocated on site	18
d. Total Existing Vegetation to be relocated on site	18
e. Total Existing Vegetation to be relocated on site	18
f. Total Existing Vegetation to be relocated on site	18
g. Total Existing Vegetation to be relocated on site	18
h. Total Existing Vegetation to be relocated on site	18
i. Total Existing Vegetation to be relocated on site	18
j. Total Existing Vegetation to be relocated on site	18
k. Total Existing Vegetation to be relocated on site	18
l. Total Existing Vegetation to be relocated on site	18
m. Total Existing Vegetation to be relocated on site	18
n. Total Existing Vegetation to be relocated on site	18
o. Total Existing Vegetation to be relocated on site	18
p. Total Existing Vegetation to be relocated on site	18
q. Total Existing Vegetation to be relocated on site	18
r. Total Existing Vegetation to be relocated on site	18
s. Total Existing Vegetation to be relocated on site	18
t. Total Existing Vegetation to be relocated on site	18
u. Total Existing Vegetation to be relocated on site	18
v. Total Existing Vegetation to be relocated on site	18
w. Total Existing Vegetation to be relocated on site	18
x. Total Existing Vegetation to be relocated on site	18
y. Total Existing Vegetation to be relocated on site	18
z. Total Existing Vegetation to be relocated on site	18

6



FLU-HR-8
Zoning: RH
Use: Vacant



SITE TABULAR DATA	
Project Name	Seventh at Haverhill
Project Address	Seventh at Haverhill, West Palm Beach, Florida 33411
Project Number	04-288-0180

AMENDMENT STAMP

ZONING STAMP

FOR DWG. SIGNATURE IS LOCATED ON PDF
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PRINTED DATE:
FLORIDA REGISTRATION NO. LA 0001438



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LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Fax: 561.684.6142
Website: www.schmidt-nichols.com
License No: LC2600232

SEVENTH AT HAVERHILL

Palm Beach County, Florida

Date: 11/20/24
Scale: 1" = 30'-0"
Design By: CHC
Drawn By: CHC
Reviewed By: 23.94
File No: 116001
Job No: 116001

REVISIONS / SUBMISSIONS
Revision No. 1 - 02/27/25
Revision No. 2 - 02/27/25
Revision No. 3 - 02/27/25
Revision No. 4 - 02/27/25
Revision No. 5 - 02/27/25

PRELIMINARY REGULATORY PLAN

PRP-1

of 1

Exhibit E-3 - Preliminary Master Sign Plan

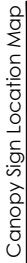


Seventh At Haverhill

Date:	11/20/24
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1160.01
Job No.	23-94

PRELIMINARY MASTER SIGN PLAN

PMS-1_{of}



Wall Sign Locations



AMENDMENT STAMP

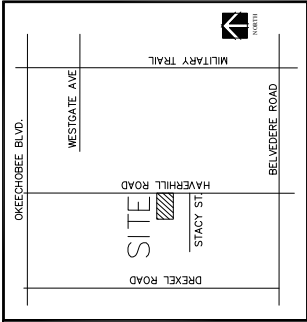
ZONING STAMP

SITE TABULAR DATA	
Application Name	Seventh at Haven III (aka West Palm Beach Baptist Seventh Day Church)
Control Number	2000-00088
Application Number	CA 2024-01800

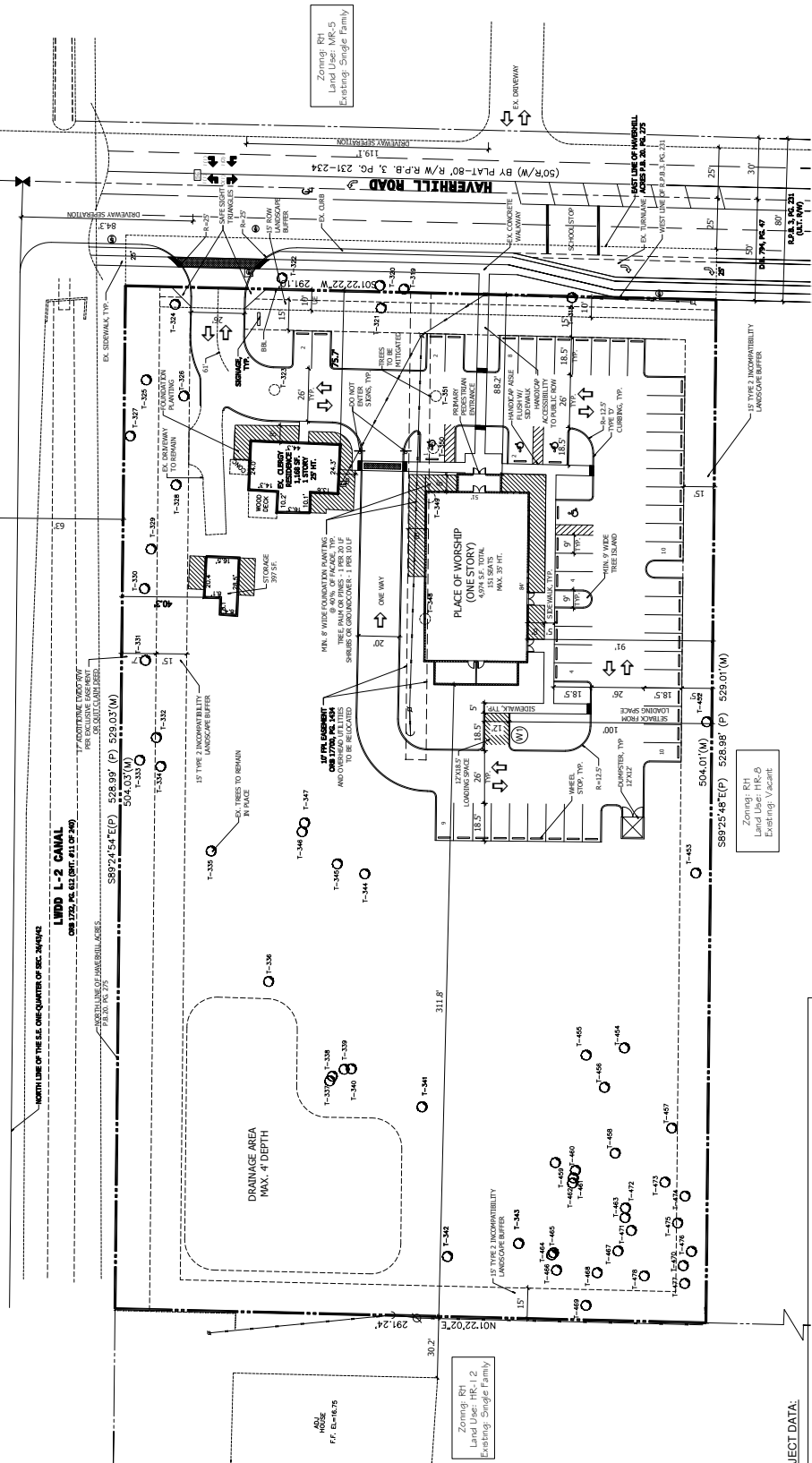
Urban/Suburban Tier		Proposed Sign Dimensions, Separation Between Signs			
ULDC Requirements per Table G.G.1.A. & 8.G.1.B - Wall & Canopy Sign Standards		W1 (East)	W2 (East)	W3 (South)	C1 (North)
Maximum Sign Area (per linear ft. of the wall to which the sign is attached)	1.0 s.f. along any one side of the building 0.25 s.f. for walls adjacent to a residential zoning district (W3)	30 s.f.	30 s.f.	64 s.f.	
Awning and Canopy Sign Standards					12 SF
Minimum wall sign per tenant space	N/A	N/A	N/A	N/A	N/A
Minimum Horizontal and Vertical Separation between Signs	3 ft.	N/A	N/A	N/A	N/A
Maximum Projections from Surface of the building	24 in.	24 in.	24 in.	24 in.	N/A
Minimum Vertical Separation between Sign and Roof Line	6 in.	6 in.	6 in.	6 in.	N/A
Minimum Horizontal Separation Between Sign and Roof Line	6 in.	6 in.	6 in.	6 in.	N/A

Exhibit E-4 - Previously Approved Site Plan

LOCATION MAP



Zoning: RH
Land Use: MFC-5
Existing: Single Family



Zoning: RH
Land Use: MFC-5
Existing: Vacant

PROJECT DATA:

NAME OF APPLICATION WEST PALM BEACH BAPTIST SEVENTH DAY CHURCH	CONTROL NO. 200-0086-00585	TIER URBAN/SUBURBAN	FUTURE LAND USE DESIGNATION URBAN/SUBURBAN	CONCURRENCY APPROVAL PLACE OF WORSHIP - 4,974 SF. (151 SEATS) EX. CLERGY RESIDENCE - 1,168 SF. EX. STORAGE BUILDING - 397 SF.
SECTION, TOWNSHIP, RANGE 03-43-41 00-42-43-26-02-000-0010	PROPERTY CONTROL NUMBER(S) 00-42-43-26-02-000-0010	EXISTING USE(S) SINGLE FAMILY RESIDENTIAL	PROPOSED USE(S) PLACE OF WORSHIP	DEVELOPMENT ACRES (146,751 SF.) 3.37 ACRES
TAZ CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND ADJACENT BULKY ON THIS PLAN	BUILDING SQUARE FOOTAGE PLACE OF WORSHIP - 4,974 SF. CLERGY RESIDENCE - 1,168 SF. EX. STORAGE BUILDING - 397 SF.	TAZ CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND ADJACENT BULKY ON THIS PLAN	BUILDING SQUARE FOOTAGE PLACE OF WORSHIP - 4,974 SF. CLERGY RESIDENCE - 1,168 SF. EX. STORAGE BUILDING - 397 SF.	TAZ CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND ADJACENT BULKY ON THIS PLAN
PAR (MAX. 20') BUILDING HEIGHT (MAX. 35' HT.) NO. OF STORIES 1 STORY	PAR (MAX. 20') BUILDING HEIGHT (MAX. 35' HT.) NO. OF STORIES 1 STORY	PAR (MAX. 20') BUILDING HEIGHT (MAX. 35' HT.) NO. OF STORIES 1 STORY	PAR (MAX. 20') BUILDING HEIGHT (MAX. 35' HT.) NO. OF STORIES 1 STORY	PAR (MAX. 20') BUILDING HEIGHT (MAX. 35' HT.) NO. OF STORIES 1 STORY
PARKING REQUIRED 1 SPACES/3 SEATS @ 151 SEATS = 50 SPACES 2 SPACES FOR CLERGY RESIDENCE = 2 SPACES	PARKING PROVIDED 55 SPACES 4 SPACES 4 SPACES 1 SPACE	PARKING PROVIDED 55 SPACES 4 SPACES 4 SPACES 1 SPACE	PARKING PROVIDED 55 SPACES 4 SPACES 4 SPACES 1 SPACE	PARKING PROVIDED 55 SPACES 4 SPACES 4 SPACES 1 SPACE

ITEM NO.	CODE SECTION	REQUIRED	PROPOSED
(M)	ART 5.A.1.D.14.3.4.5 LOADING SPACES	15X55'	12'X18.5'

PROPERTY DEVELOPMENT REGULATIONS - RM							
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			SETBACKS/SEPARATIONS			
	SIZE REQUIRED - RM	WIDTH/FRONTAGE	DEPTH	BLDG COVER	FAR	FRONT	REAR
PROPOSED - RM	2.5 AC	65'	75'	20	40%	25'	15'
	3.37 AC	291.10'	528.98'	0.04	4.0%	75.7'	40.3/91'
							N/A
							311.8'

NOTES:

1. ALL EXISTING NATIVE PLANT MATERIAL WHICH FALL WITHIN BUFFERS, OPEN SPACE OR PARKING AREAS WILL REMAIN IN PLACE AND/OR RELOCATED TO PERMETER BUFFERS.
2. WHERE APPROPRIATE, SIMILAR AND/OR COMPLEMENTARY NEIGHBORING LAND USES SHALL EMPLOY ACCESS MANAGEMENT TECHNIQUES SUCH AS SHARED ENTRANCES TO REDUCE THE NUMBER OF CURB CUTS AND VEHICULAR AND/OR PEDESTRIAN CROSS ACCESS BETWEEN LIKE DEVELOPMENT PROJECTS TO ENCOURAGE INTERCONNECTIVITY BOTH WITHIN AND BETWEEN SITES, AND REDUCE THE NEED TO USE THE PRIMARY STREET SYSTEM TO ACCESS ADJACENT SITES.
3. OUTDOOR LIGHTING WILL BE IN ACCORDANCE WITH ULDC ART. 5. E.4.E - OUTDOOR LIGHTING.

AMENDMENTS:

PROJECT #: 05640-000
CONTRACT #: 2018-00585
APPLICATION DRAWING: 2018-00585
RESOLUTION#: R-2018-1079

EXHIBIT #: 2
SUPERCEDES EXHIBIT #: 1
DATE APPROVED: 08/27/2018
PROJECT MANAGER:
Carolina Valera

Scale: 1" = 30'-0"

Design:
Drawn:
Approved:
Date:
Job no.:
Revisions:
08/12/18
08/12/18
08/12/18
08/01/18

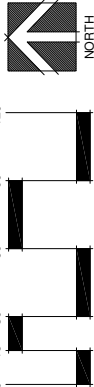


Exhibit E-5 - Visual Impact Analysis

SITE DATA

Application Name

Control No.

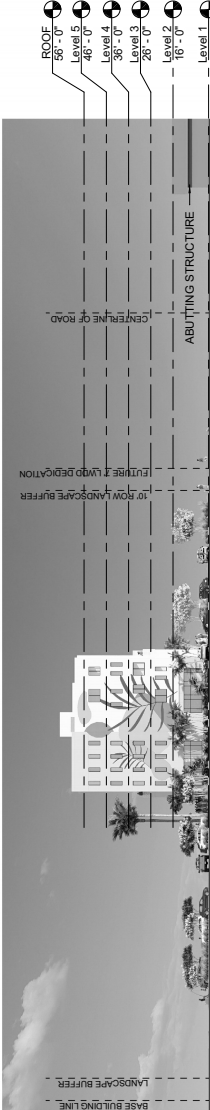
Application No.

Seventh at Haverhill

(Ika West Palm Beach Baptist Seventh Day Church)

2000-00088

CA-2024-01800



② SOUTH TO NORTH CROSS SECTION
1" = 30'-0"



① EAST TO WEST CROSS SECTION
1" = 30'-0"



AMENDMENTS

ZONING STAMP

SHEET TITLE / SHEET NUMBER

VISUAL IMPACT ANALYSIS - LINE OF SIGHT ANALYSIS

VIA2

PROJECT
SEVENTH AT HAVERHILL
1473 N Haverhill Rd West Palm Beach, FL 33417
CLIENT
TRE BEL HOUSING
3861 Park Ave Miami, FL 33133
ARCHITECT
GLAVOVIC STUDIO 511 NE 3RD AVENUE FT. LAUDERDALE FL 33301 T 954-524-5728
CONSULTANTS

REGISTRATION
REFERENCE B O'CONNOR
FOR: PLINE: ARCHITECTURE
REG NUMBER: AR0013193

CONCEPT
ISSUE
MARK
DATE
DISCUSSION
PROJECT NO:
DRAWN BY:
CHECK BY:
KEYPLAN



Exhibit E-6 - Preliminary Architectural Elevations

Exhibit E-7 - 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 Mario Procida, 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 ☒ Authorized Person _____ [position—e.g., president, partner, trustee] of Haverhill Owner, 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: 1951 NW 7th Avenue, Suite 600
Miami, FL 33136

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.

Mario Procida, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF NEW YORK
COUNTY OF BRONX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 6th day of November, 2024 by
Mario Procida (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).

Sarah Williams
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: Feb. 1, 2026

SARAH M.N. WILLIAMS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02WI6429083
Qualified in Westchester County
Commission Expires February 1, 2026

EXHIBIT "A"

PROPERTY

Tract 1 and 2, Haverhill Acres, according to the Plat thereof, as recorded in Plat Book 20, Page 75 of the Public Records of Palm Beach County, Florida, less the easterly 25 feet lying within the right of way of Haverhill Road.

Containing 3.37 acres, more or less.

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
TBP Haverhill LLC (Member of Haverhill Owner LLC)	Address: 1951 NW 7th Ave., Suite 600, Miami, FL 33136
Procida Development Group LLC (Member of TBP Haverhill LLC)	
Mario Procida (Member of Procida Development Group)	Address: 1951 NW 7th Ave., Suite 600, Miami, FL 33136)
SV Tre Bel Procida (Member of TBP Haverhill LLC)	
Jonathan Vilma (Member of SV Tre Bel Procida)	Address: 3861 Park Ave., Miami, FL 33133

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

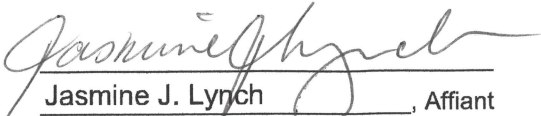
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Jasmine J. Lynch, 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 ☒ President *[position - e.g., president, partner, trustee]* of West Palm Beach Baptist Seventh Day Church, Inc *[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: 1473 N. Haverhill Road
West Palm Beach, FL 33417
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.

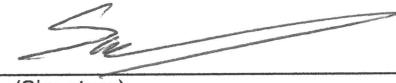

Jasmine J. Lynch, Affiant
(Print Affiant Name)

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 16th day of October, 2024 by Jasmine J. Lynch (name of person acknowledging). He/she is personally known to me or has produced Driver License 6520430-43-8291 (type of identification) as identification and did/did not take an oath (circle correct response).


(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: Sep 26, 2026

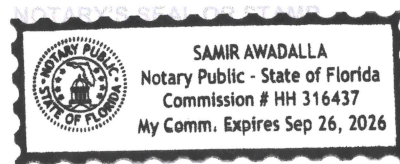


EXHIBIT “A”

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Tract 1 and 2, Haverhill Acres, according to the Plat thereof, as recorded in Plat Book 20, Page 75 of the Public Records of Palm Beach County, Florida, less the easterly 25 feet lying within the right of way of Haverhill Road.

Containing 3.37 acres, more or less.

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
Owner is a Not for Profit Corporation	

Exhibit E-8 - Drainage



November 19, 2024
Job No. 23-149
Revised 03/20/2025

DRAINAGE STATEMENT

The Seventh at Haverhill
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the southwest corner of North Haverhill Road and Pine Grove Drive in Palm Beach County, Florida and contains approximately 3.39 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-26-02-000-0010. Proposed site development on the parcel is to consist of 101 multifamily dwelling units and a 5,000 SF place of worship. Site access is proposed via a full access driveway connection to Haverhill Road. For additional information concerning site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

PROPOSED DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. It is proposed that runoff be directed via paving and grading, inlets and storm sewer to on-site exfiltration trench, underground storage chambers and dry retention. Legal positive outfall for overflow and bleed-down is available via connection to the Lake Worth Drainage District L-2 canal adjacent to the north property line. The site is not located within any designated special flood zones. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.

PROPOSED DRAINAGE (CONTINUED)

- 1. Parking lots to be protected from flooding during a 3 year, 24 hour event or the 5 year, 24 hour event if exfiltration trench is used for the storm attenuation.
- 2. Allowable discharge to be in accordance with South Florida Water Management District and Lake Worth Drainage District Basin criteria.
- 3. Compliance with the South Florida Water Management District C-51 Drainage Basin criteria, with regard to compensating storage via dry retention.
- 4. Due consideration to water quality.

Required permits/approvals to be in accordance with the following:

- 1. Palm Beach County Building Department On-Site Drainage Approval
- 2. Lake Worth Drainage District Permit
- 3. South Florida Water Management District Environmental Resource Permit Modification

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This Item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 03/21/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
---	--



Exhibit E-9 - Concurrency Reservation



**Letter for
Concurrency Reservation**

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

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

Date: May 22, 2025

Control # 00270

**Re: PZ&B Application #: CA-2024-01800
 Project Name – Seventh at Haverhill**

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:

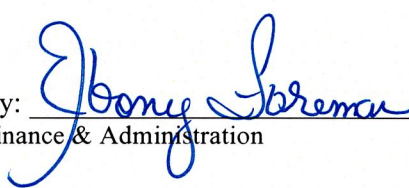
<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	74.03
Wastewater	74.03
Reclaimed Water	N/A

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:

00-42-43-26-02-000-0010

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: 22-May-25

Exhibit E-10 - Utility Determination



**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

November 18, 2024

Schmidt Nichols
1551 N Flagler Dr. Ste. 102
West Palm Beach, Fl. 33401

1473 N Haverhill Rd
PCN 00-42-43-26-02-000-0010

Dear Matt,

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

The nearest connection is a 12" potable water main and a 48" sanitary sewer force main located within N. Haverhill Rd. adjacent to the subject property.

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

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

Exhibit E-11 - Density Determination



**Department of Planning,
Zoning & Building**

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

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor

Gregg K. Weiss
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

November 12, 2024

Meredith Leigh
Shutts & Bowen
525 Okeechobee Blvd., Ste. 1100
West Palm Beach, Florida 33401

**RE: Seventh at Haverhill, 1474 N Haverhill Rd, Affordable Housing Program
Density Bonus Analysis and Overall Density Potential**

Dear Meredith:

This correspondence is provided per your request for a potential Affordable Housing Program (AHP) density bonus analysis for the above subject property, request for 101 units, with available AHP density bonus and available Transfer of Development Rights (TDR) Program units included.

The AHP criteria has a two-step analysis. The first is based on the concentration of very low & low income household in the Census Tract. The second step considers the proposed development site and its proximity to neighborhood amenities (i.e., public transit, public schools, grocery store, employment & shopping, medical facilities social services and public recreation.

In accordance with ULDC Article 5.G.2.E, Additional Requirements for Density Bonus, the 1474 N Haverhill Rd site has the potential for a 100% AHP density bonus.

The property is 3.37 acres (PAPA), and is located in the Revitalization, Redevelopment, and Infill Overlay (RRIO) and has a Future Land Use Designation of HR-8 and is proposed to be amended to HR-12 (High Residential 12 du/acre). The allowable residential density with the HR-12 is 40.44 dwelling units. ($3.37 \times 12 = 40.44$) With a 100% AHP density bonus (40.44 units) the site has the potential for up to 80.88 or 81 dwelling units. Up to 4 TDRs per acre are available but a Comprehensive Plan text amendment is proposed that would allow up to 7 TDRs per acre ($3.37 \times 7 = 23.59$) or 24 TDRs, if approved by the Board. This is sufficient density to achieve the requested 101 units.

Per ULDC Article 5.G.2., a minimum of 65 percent of all units are required at 60 percent of AMI or below, and a maximum of 20 percent of all units at 30 percent or below AMI. Also, consideration may be given to developments requesting income percentage targets that are different from those previously indicated, based on programmatic requirements imposed by a governmental agency providing affordable housing funding or another entity with different programmatic requirements, with the final determination made by the Executive Director of Planning, Zoning and Building or designee. Documentation of the governmental agency affordable housing funding and the affordability income target requirements must be provided to Planning staff if requesting consideration for those targets.

In addition, note that the information provided herein does not guarantee a certain number of units, and does not create additional property rights for a landowner. The actual number of dwelling units that may be built on a parcel may be further limited by the zoning district's property development regulations and other considerations in the development review process.

If you have any questions, you may contact me at (561) 233-5361 or mhowe@pbcgov.com

Sincerely,

Michael Howe
Senior Planner

T:\Planning\CURRENT\WHP\Haverhill - Seventh at Haverhill\Seventh at Haverhill\Seventh at Haverhill_AHP
Letter_111224.doc

Exhibit E-12 - Parking Management Plan



THE SEVENTH AT HAVERHILL

Palm Beach County, FL

PARKING MANAGEMENT PLAN

PREPARED FOR:

Procida Development Group
456 East 173rd Street
Bronx, New York 10457

JOB NO. 23-149

DATE: 03/20/2025
Revised 04/26/2025
Revised 05/12/2025

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PAGE 3

1.0	SITE DATA
2.0	PROPOSED PARKING
3.0	PARKING MANAGEMENT

1.0 SITE DATA

The subject parcel is located on the southwest corner of North Haverhill Road and Pine Grove Drive in Palm Beach County, Florida and contains approximately 3.39 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-26-02-000-0010. Proposed site development on the parcel is to consist of 101 multifamily dwelling units and a 5,000 SF place of worship with a project build-out of 2029. Site access is proposed via a full access driveway connection to Haverhill Road. For additional information concerning site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 PROPOSED PARKING

The following is the proposed parking to be provided at the project:

- Studio Dwelling Unit – 1 Space per Unit
- 1 Bedroom Dwelling Unit – 1 Space per Unit
- 2 Bedroom Dwelling Unit – 1.5 Spaces per Unit

The proposed unit breakdown consists of 43 one-bedroom units, 18 two-bedroom units and 40 studio units. Based on that unit breakdown and 0.20 spaces per unit for visitor parking, the parking demand for the proposed residential development is 180 spaces. In addition, the 150 seat church will require 50 parking spaces (1 space per 3 seats). Thus, the total proposed parking for the project is 180 spaces. As shown on the proposed Site Plan, a total of 184 parking spaces are provided for the overall development. The proposed Site Plan will accommodate a greater number of spaces than the required amount detailed above.

3.0 PARKING MANAGEMENT

Resident Parking Control:

- **Residents must agree and sign the “Residential Tenant Parking Agreement”**
All residents will be required to agree to the property’s management rules on resident and visitor vehicle registration and parking when signing their apartment lease.

See attached “Residential Tenant Parking Agreement”.
- Property rules on resident vehicles and parking will be based on the following:
 - **Number of registered resident vehicles allowed per apartment:** Residents will be limited to registering the amount of vehicles allowed per apartment unit size:
 - **Studio Apartment:** Only one (1) resident vehicle will be allowed to be registered and receive a parking permit.
 - **1-Bedroom Apartment:** Only one (1) resident vehicle will be allowed to be registered and receive a parking permit.
 - **2-Bedroom Apartment:** One (1) resident vehicle will be allowed to be registered and receive a parking permit. A second vehicle will be allowed to be registered and receive a parking permit for some of the 2-Bedroom apartment units, based on whether there are, at the time of application, permanent resident parking spaces available. At the time of request, the

3.0 PARKING MANAGEMENT (Cont.)

- property management staff will assess whether there are permanent resident parking spaces available to allow for a 2-Bedroom apartment unit tenant to be able to register a 2nd vehicle, and this will be assessed on a first-come-first-serve basis. If a second space is not available, the tenant will be informed of such, and they will be informed of these processes and rules before signing an apartment lease.
- **Resident vehicles registration process:** Residents will be required to register all their vehicles with property management and will receive “Resident Parking” stickers that must be placed on the front windshield of registered vehicles. Any resident vehicle that does not have its “Resident Parking” sticker displayed on its registered vehicle will get towed.
 - Registered vehicles will be able to park in any of the building’s market Resident Parking Spaces.
 - **Residential visitor parking process:** Every apartment will be provided with one (1) “Visitor Parking” pass per unit, which serves as a 24-hour parking pass. This pass must be placed on the dashboard of a visitor’s vehicle.
 - Visitors must immediately place the “Visitor Parking Pass” on the dashboard of their vehicle before parking on the property.
 - Visitors are to park in any of the building’s market Resident Visitor Parking Spaces.
 - If a Visitor Parking Space is not available, then the visitor cannot park at the property.
 - A resident may request that a visitor be allowed to park their vehicle on-site for longer than 24 hours by registering this visitor and their vehicle with the Property Management staff. The request must be based on additional 24-hour intervals and must be requested one day at a time. Property Management staff will be able to approve or deny these requests at their discretion and will take into account the amount of available Resident Visitor Parking Spaces.
 - Property Management staff will periodically patrol the parking lot to review vehicle parking compliance, and if they observe a “Visitor Parking” vehicle parked for more than 24 hours and not registered with Property Management as an approved extended stay visitor, that vehicle will be subject to being towed.
 - If a resident wants to request more “Visitor Parking” passes for a one-time use, the resident may request temporary/ one-time single-day “Visitor Parking” passes from the Property Management office. These one-time single-day visitor passes will be provided on a first-come, first-serve basis. Property Management staff will be able to approve or deny these requests at their discretion and will take into account the amount of available Resident Visitor Parking Spaces.
 - Residents will be provided with one (1) “Guest Parking” pass per unit, which is intended to serve as a 24-hour parking pass. This pass must be placed on the dashboard of a visitor’s vehicle.
 - A resident may request to have a guest allowed to park their car on-site for longer than 24 hours by registering this guest with the Property Management staff.

3.0 PARKING MANAGEMENT (Cont.)

- Property Management staff will periodically patrol the parking lot to review vehicle parking compliance, and if they observe a “Guest Parking” vehicle parked for more than 24 hours, and not registered with Property Management, that vehicle will be subject to being towed.
If a resident wants to request more “Guest Parking” passes for a one-time use, the resident may request temporary one-time single-day “Guest Parking” passes from the Property Management office. These one-time single-day guest passes will be provided on a first-come, first-serve basis.

Church Parking Management:

- The building’s Residential Property Management team will have full management and regulation purview over managing Church parking space use and managing the compliance with and enforcement of the rules associated with these parking spaces.
- At all times, the number of parking decals the Church has access to, both of permanent registered vehicles and visitor passes, will be managed by the Residential Property Management staff, so as to be sure that the Church members and their visitors are not using more than the 50 parking spaces designated for their use.
- The Church will have access to register up to 50 “Church Member” vehicles and will receive a parking decal or pass for each registered “Church Member” vehicle. The decal/ pass will be required to be placed on the dashboard or front windshield of a registered vehicle, and these vehicles must be parked in the designated Church Parking spaces.
- The Church will also be provided with “Church Visitor” parking passes. Residential Property Management staff will manage how many “Church Visitor” parking passes the Church has access to, so that the total of “Church Member” parking decals and “Church Visitor” parking passes does not surpass the 50 parking spaces designated for their use.
 - “Church Visitor” passes must be placed on the dashboard of a Church visitor’s vehicle, and these vehicles must be parked in the designated Church Parking spaces.
- For special events (weddings, holiday celebrations, funerals, etc.) the Church will have the option of either using their allocated “Church Visitor” parking passes, still being required to not exceed their 50 designated parking spaces, or they will be required to establish an alternative parking plan that utilizes off-site parking locations.

Parking Enforcement:

Property management staff will periodically patrol the parking lot every day to review the compliance status of parked Resident, Resident Visitor, Church Member, and Church Visitor vehicles and will call for the towing away of any violating vehicles.

Exhibit E-13 - Tenant Parking Rules

Seventh on Haverhill

Tenant Parking Rules Agreement

This Tenant Parking Rules Agreement ("Agreement") is made between the undersigned tenant(s) ("Tenant") and the property management ("Management") of the residential community known as "Seventh on Haverhill" ("Property"), located at 1473 N. Haverhill Road, West Palm Beach, FL 33417.

By signing below, the Tenant acknowledges and agrees to comply with the following parking policies as a condition of tenancy:

1. Resident Vehicle Registration and Permit Limits

- Studio Apartment: Limited to one (1) registered resident vehicle and corresponding "Resident Parking" decal.
- 1-Bedroom Apartment: Limited to one (1) registered resident vehicle and corresponding "Resident Parking" decal.
- 2-Bedroom Apartment: Limited to one (1) registered resident vehicle and corresponding "Resident Parking" decal. A second vehicle may be allowed to be registered and have access to a corresponding "Resident Parking" decal only if a permanent resident parking space associated with 2-Bedroom units is available at the time of request, as will be determined by Management. Approval of registration of a second vehicle for 2-Bedroom unit tenants is on a first-come, first-served basis and must be confirmed with Management before lease signing.

2. Resident Vehicle Registration Process

- All resident vehicles must be registered with Property Management.
- Registered vehicles will be issued a Resident Parking sticker to be placed on the front windshield of the registered vehicle.
- Any resident vehicle without a properly displayed Resident Parking sticker is subject to towing at the owner's expense.
- Registered resident vehicles may park in any designated Resident Parking Space.

3. Visitor Parking Rules and Processes

- Each unit is issued one (1) "Visitor Parking" pass allowing for up to 24 hours of visitor parking.
- Visitors must display the Visitor Parking Pass on the dashboard upon arrival.
- Visitors are allowed to park only in designated Visitor Parking Spaces.
- If no Visitor Parking Space is available, the visitor may not park on the property.

- Extended guest stays (more than 24 hours) must be registered in advance with Property Management and will be extended on a day-by-day basis. Extended guest parking requests are approved or denied at management’s discretion based on space availability.
- Vehicles found to be in violation of visitor parking rules (e.g., overstaying, not registered) are subject to towing at the vehicle owner’s expense.

4. Additional Visitor Parking Passes for One-time Use

- Residents may request temporary one-day “Visitor Parking” passes for one-time use from Management.
- These passes are granted on a first-come, first-served basis, subject to availability.
- Approval is at the discretion of Management, as they assess the amount of available Resident Visitor Parking Spaces.

5. Enforcement

- Property Management will conduct routine parking patrols on a daily basis.
- Residents and their Visitors on never to park in the property’s Church Parking spaces.
- Non-compliance with any parking rule may result in the towing of the vehicle at the owner's expense.
- Repeated violations may result in fines or lease violations.

6. Acknowledgment and Agreement

By signing below, the Resident confirms that they have read, understood, and agree to abide by all of the parking rules outlined in this Agreement.

Resident Name:

Apartment Number:

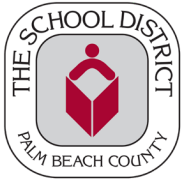
Resident Signature:

Date:

Property Manager Signature:

Date:

Exhibit E-14 - School Capacity Availability Determination



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

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

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	11/01/2024		
	SCAD No.	24110101F/FLU and 24110101D/D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Unincorporated Palm Beach County		
	PCN No. / Address	00-42-43-26-02-000-0010 / 1473 N Haverhill Road		
	Development Name	Seventh at Haverhill		
	Owner / Agent Name	West Palm Beach Baptist Seventh Day Church / Shutts & Bowen, LLP		
	SAC No.	137A		
	Proposed FLU Proposed D. O.	Maximum 40 Residential Units Permitted 101 Mid-Rise Apt/Condo Units		
Impact Review		Hope Centennial Elementary School	Bear Lakes Middle School	Palm Beach Lakes High School
	New Students Generated	3	2	2
	Capacity Available	126	446	-317
	Utilization Percentage	87%	69%	111%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$28,900.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from 11/12/2024 to 11/11/2025 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 11/11/2025 or this determination will expire automatically on 11/11/2025.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

November 12, 2024

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Kathleen Chang, Senior Planner, Palm Beach County
Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

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