

RESOLUTION NO. R-2025- 118²

RESOLUTION APPROVING ZONING APPLICATION CA/W-2024-01800
(CONTROL NO. 2000-00088)

a Type 2 Waiver
APPLICATION OF West Palm Beach Baptist Seventh
BY Shutts and Bowen, LLP, AGENT
(Seventh at Haverhill)

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

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

WHEREAS, Zoning Application CA/W-2024-01800 was presented to the Board of County Commissioners at a public hearing conducted on August 28, 2025;

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

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

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

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

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

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

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

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

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application CA/W-2024-01800, the Application of West Palm Beach Baptist Seventh, by Shutts and Bowen, LLP, Agent, for a Type 2 Waiver to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on August 28, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof, and Waiver Request as described in Exhibit D, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the resolution was duly passed and adopted on August 28, 2025.

Filed with the Clerk of the Board of County Commissioners on August 28, 2025.

This resolution shall not become effective unless or until the effective date of the Large Scale Land Use Amendment No. LGA-2025-009.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____

COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: _____

DEPUTY CLERK

EXHIBIT A

LEGAL DESCRIPTION

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
VICINITY SKETCH

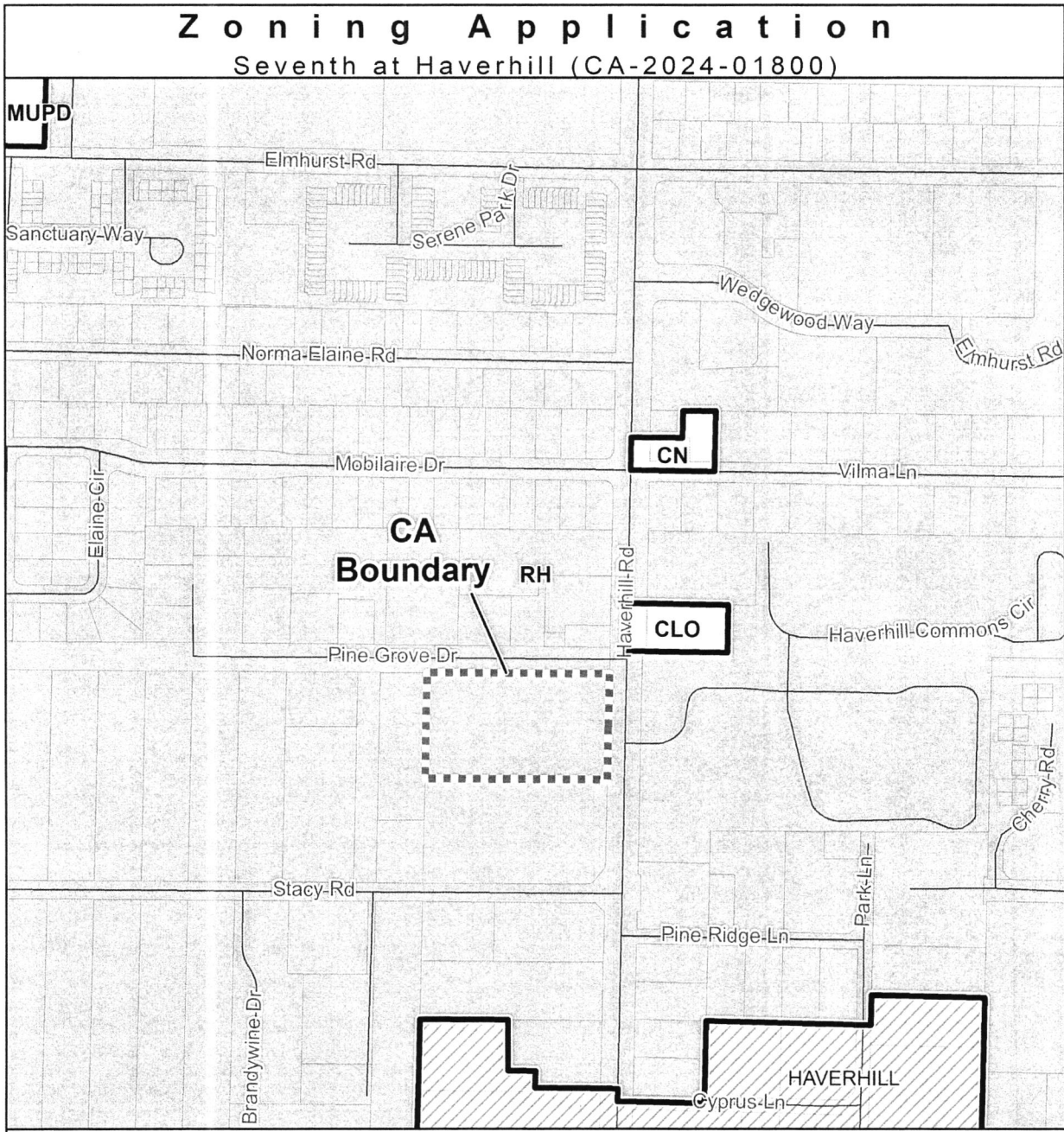


EXHIBIT C

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, the Parking Management Plan dated June 12, 2025, and the Tenant Parking Rules dated June 12, 2025. Only minor modifications by the Development Review Officer or Board of County Commissioners shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Zoning)

USE LIMITATIONS

1. Prior to final approval by the Development Review Officer the Applicant shall revise the Parking Management Plan to indicate the total proposed residential development spaces indicated in "2.0 Proposed Parking".

(DRO: ZONING - Zoning)

2. Prior to final approval by the Development Review Officer, the Applicant shall 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: 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 D
REQUEST

Waiver No.	Code Section	Required	Proposed	Waiver
1	Table 6.B.1.B – Minimum Parking and Loading Requirements	1 space per efficiency unit; 1.75 spaces per unit (1 bedroom or more); plus 1 guest parking space per 4 units. Total 172 Residential Spaces	1 space per efficiency and 1 Bedroom units; 1.5 spaces per 2-bedroom units, & 1 guest space per 5 units. Total: 135 Residential Spaces	-37 spaces

SITUS ADDRESS:	1473 N Haverhill Rd, West Palm Beach, FL 33409	
OWNER NAME & ADDRESS:	West Palm Beach Baptist Seventh 2725 Hawthorne Lane, West Palm Beach, FL 33409-7232	
PCN:	00-42-43-26-02-000-0010	
ZONING DISTRICT:	RH	
BCC DISTRICT:	2, Commissioner Gregg K. Weiss	
LAND USE:	HR-12	S/T/R: 26-43-42
CONTROL #:	2000-00088	
LOT AREA:	3.37 acres +/-	
REQUEST:	to allow a reduction in parking for an Affordable Housing Multifamily use on 3.37 acres	