

RESOLUTION NO. R-2026- 0967

RESOLUTION APPROVING ZONING APPLICATION EAC-2025-02046
(CONTROL NO. 1973-00206)

an Expedited Application Consideration
APPLICATION OF Place of Hope at the Haven Campus, Inc. - Charles Bender
BY Cotleur & Hearing, Inc., AGENT
(Place of Hope at the Rinker Campus)

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 EAC-2025-02046 was presented to the Board of County Commissioners at a public hearing conducted on August 27, 2026;

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

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

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

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 EAC-2025-02046, the Application of Place of Hope at the Haven Campus, Inc. - Charles Bender, by Cotleur & Hearing, Inc., Agent, for an Expedited Application Consideration to amend the previously approved Class A Conditional Use for an Assembly Non-Profit Institutional use to restart the Commencement of Development time frame 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 27, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Bobby Powell, Jr.

Commissioner _____ moved for the approval of the Resolution.

Maria Sachs

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

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

- Aye
- Aye
- Aye
- Aye
- Aye
- Aye
- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 27, 2026.

Filed with the Clerk of the Board of County Commissioners on AUG 27 2026.

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHANNON RAMSAY-CHESSMAN,
CLERK & COMPTROLLER

BY: *FX Moehle*
COUNTY ATTORNEY

BY: *Helin Faek*
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS:

THE NORTH 380.0 FEET OF THE SOUTH 405.0 FEET LESS THE WEST 52.83 FEET OF TRACT 59 AND 60, BLOCK 79, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LESS THE EAST 10 FEET OF SAID TRACT 60 FOR ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 22776, PAGE 930, PALM BEACH COUNTY RECORDS.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 58, 59 AND 60, BLOCK 79, OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 58, BLOCK 79; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 635.00 FEET; THENCE RUN EAST A DISTANCE OF 382.83 FEET; THENCE RUN NORTH A DISTANCE OF 380.00 FEET; THENCE RUN EAST A DISTANCE OF 560.84 FEET TO THE WEST RIGHT OF WAY LINE OF PARCEL 102 AS RECORDED IN OFFICIAL RECORDS BOOK 22776, PAGE 930, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 00°42'52" WEST ALONG SAID WEST RIGHT OF WAY LINE OF PARCEL 102, A DISTANCE OF 255.02 FEET; THENCE RUN WEST A DISTANCE OF 940.49 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL A, PLACE OF HOPE AT THE RINKER CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 566,501 SQUARE FEET, 13.005 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

Exhibit A-2 - Zoning Map

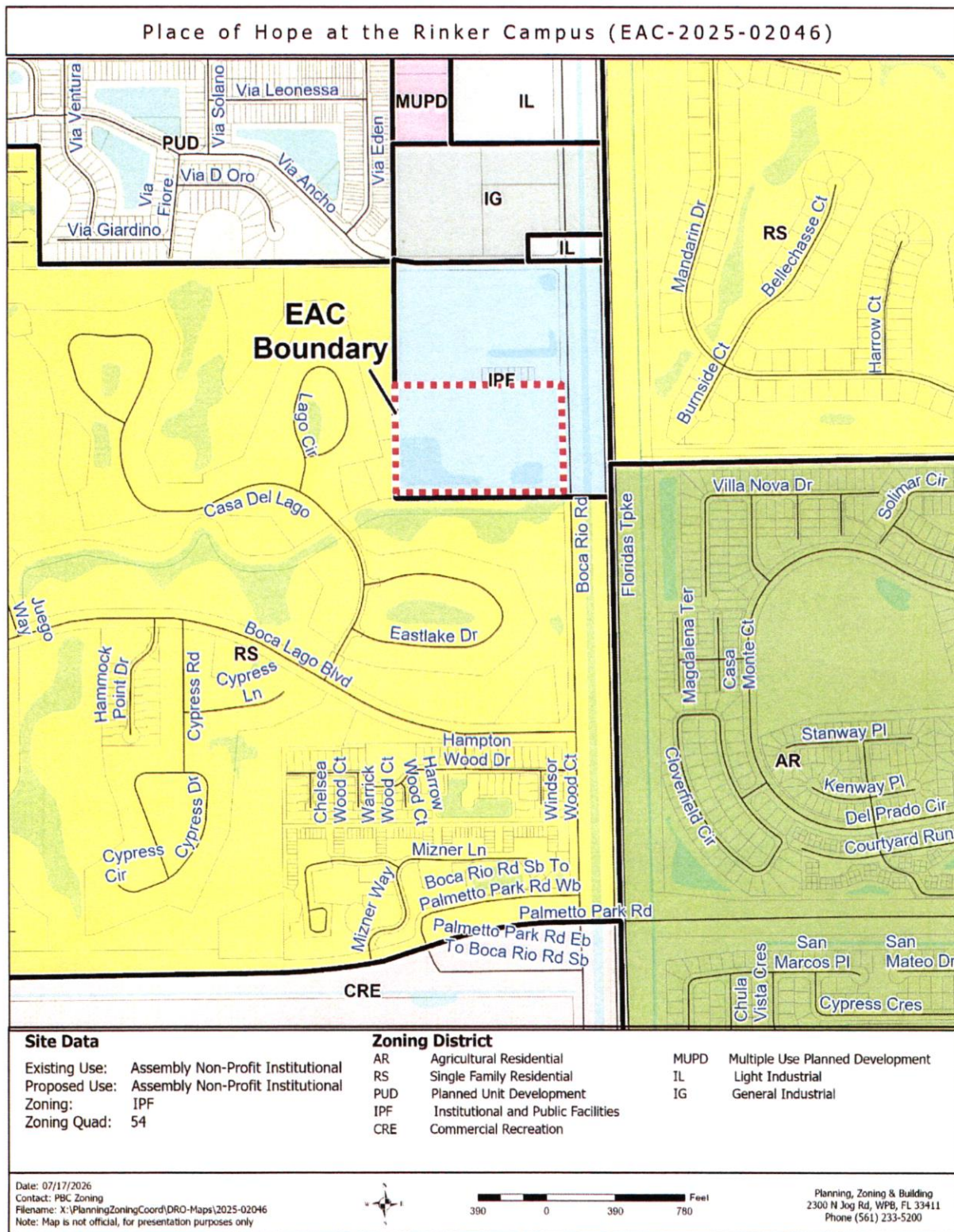


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment (Expedited Application Consideration)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated November 12, 2015 and the Preliminary Regulating, Master Sign Plan and Architectural Elevations are dated September 28, 2015. 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 or the Zoning Commission. (ONGOING: ZONING - Zoning)
2. Commencement of the Development Order shall be no later than August 27, 2030. (DATE: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Assembly, Nonprofit Institutional building shall be submitted for final review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the ULDC and shall be generally consistent with the Preliminary Architectural Elevations dated September 28, 2015. (DRO: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2016-135, Control No.1973-00206)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2016-135, Control No.1973-00206, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

- a. No Building Permits for the site may be issued after December 31, 2020. 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)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

- a. 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)

2. Prior to issuance of the first building permit, the Property Owner shall combine the property into a single lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2016-135, Control No.1973-00206)

3. Prior to the recordation of the plat, the Property Owner shall abandon or release, and relocate as necessary, the embankment easement recorded in ORB 22776 PG 930. (PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2016-135, Control No.1973-00206)

4. The Property Owner shall construct guardrails adjacent to the west bank of the Lake Worth Drainage District E-2-W Canal at the intersection of Boca Rio Road and all access drives.
 - a. Prior to the issuance of the first building permit, all right of way permits for the guardrail shall be acquired. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]
 - b. Prior to the issuance of the first Certificate of Occupancy, construction of the guardrails shall be complete. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2016-133, Control No.1973-00206)

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 violations 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.