

RESOLUTION NO. R-2026- 1126

RESOLUTION APPROVING ZONING APPLICATION ABN/Z/CA-2025-01117
(CONTROL NO. 2017-00059)
an Official Zoning Map Amendment
APPLICATION OF Haverhill ALF, LLC – Victoria Leggett
BY Schmidt Nichols, AGENT
(Victoria Village)

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 ABN/Z/CA-2025-01117 was presented to the Board of County Commissioners at a public hearing conducted on September 24, 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 Official Zoning Map Amendment;

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

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

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

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

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

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application ABN/Z/CA-2025-01117, the Application of Haverhill ALF, LLC – Victoria Leggett, by Schmidt Nichols, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Single Family Residential (RS) Zoning District on 3.97 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 September 24, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bobby Powell, Jr. moved for the approval of the Resolution.

The motion was seconded by Commissioner Joel G. Flores 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
- Absent
- Aye

The Mayor thereupon declared that the Resolution was duly passed and adopted on September 24, 2026.

Filed with the Clerk of the Board of County Commissioners on SEP 24 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 RAMSEY-CHESSMAN
CLERK & COMPTROLLER AD INTERIM

BY: [Signature]
COUNTY ATTORNEY

BY: [Signature]
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°58'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 258.01 FEET TO A POINT; THENCE NORTH 00°05'19" WEST, A DISTANCE OF 335.54 FEET TO A POINT; THENCE NORTH 89°58'53" EAST, A DISTANCE OF 257.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD (A COUNTY ROAD) AS NOW LAID OUT AND IN USE; THENCE SOUTH 00°07'06" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 335.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°58'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 308.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 258.03 FEET TO A POINT; THENCE NORTH 0°03'32" WEST, A DISTANCE OF 335.36 FEET TO A POINT; THENCE NORTH 89°58'53" EAST, A DISTANCE OF 257.85 FEET TO A POINT; THENCE SOUTH 0°05'19" EAST, A DISTANCE OF 335.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 173,093 SQUARE FEET (3.973 ACRES), MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

Exhibit A-2 - Zoning Map

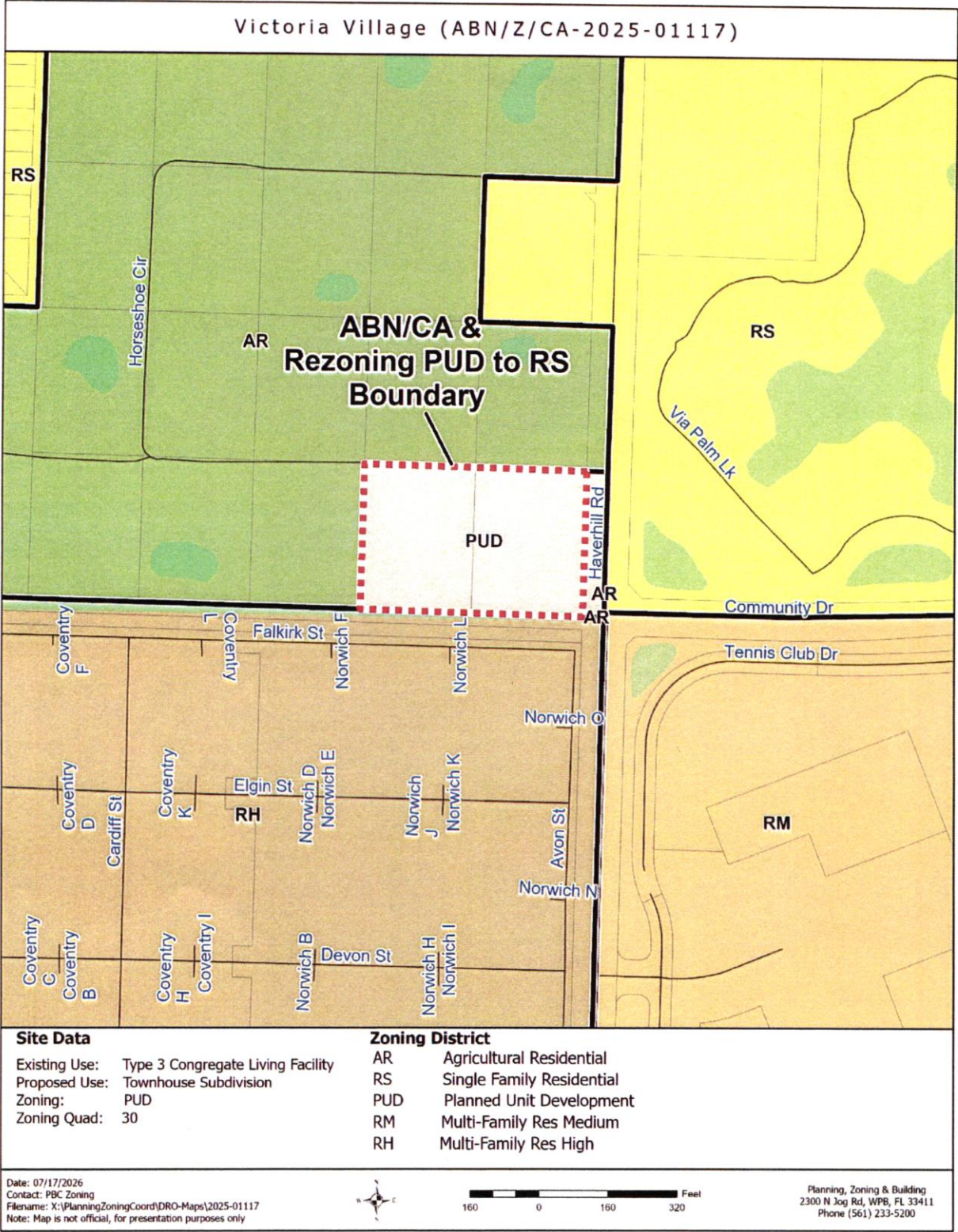


EXHIBIT C

CONDITIONS OF APPROVAL

DISCLOSURE

1. All applicable State or Federal permits shall be obtained before commencement of the development authorized by this Development Permit.