



**AGENDA
LOCAL PLANNING AGENCY MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JUNE 11, 2026
6:30 PM**

COUNCIL

- Mayor Bev Smith
- Vice Mayor Patti Waller
- Mayor Pro Tem Johnnie Tieche
- Council Member Gary Ready
- Council Member Kim Schmitz

ADMINISTRATION

- Village Manager Michael Bornstein
- Village Clerk Kimberly Wynn
- Village Attorney Christy Goddeau

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

AGENDA

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:

| | | |
|--------|--------|------|
| Motion | Second | Vote |
|--------|--------|------|

1. **(Quasi-Judicial Hearing) Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f/k/a. The Retreat) — 4020 Lake Worth Road:** Motion to recommend approval to the Village Council for an

application submitted by Mr. Jeffrey C. Lynne, agent for the applicants, property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC d/b/a Banyan Palm Beach (doing business nationally as “Banyan Treatment Centers”), (collectively the “Applicants”). The applicants are requesting a small-scale land use amendment and rezoning on 3.17 acres to facilitate the use of the property as a special residential facility.

Staff: Iramis Cabrera, PZB Director

| | | |
|--------|--------|------|
| Motion | Second | Vote |
|--------|--------|------|

ADJOURNMENT

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561) 584-8200 Ext. 8421

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561) 584-8200 Ext. 8422



Village of Palm Springs

Executive Brief

AGENDA DATE: June 11, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #1: *(Quasi-Judicial Hearing)* Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f/k/a The Retreat) — 4020 Lake Worth Road

SUMMARY: Mr. Jeffrey C. Lynne, agent for the applicants, is requesting a Small-Scale Land Use Amendment and Rezoning on 3.17 acres to facilitate the use of the property as a special residential facility.

The proposed small-scale land use change would be from Commercial and Commercial General to Mixed-Use, respectively. The property is less than 50 acres in size (3.17 acres) and is planned as a special residential facility.

The applicants are currently requesting Site Plan and Special Exception Use Amendments to increase the number of approved beds from 88 to 128 beds. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision regarding the appropriateness of the land use map and zoning amendments is approved on the second and final reading. The proposed site plan is subject to future Village Council review via a separate resolution.

The proposed request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review, and no comments were received.

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers, and provide opportunities to resolve potential disputes only within the plan amendment.

The Planning & Zoning Board considered this item during their May 12, 2022 meeting and recommended approval.

The Village Council will consider this item during its June 11, 2026, meeting.

If approved on the 1st reading, the proposed ordinance will be considered for the 2nd and final reading by the Village Council on July 9th, 2026.

FISCAL IMPACT:

The proposed request is not expected to provide a direct fiscal impact on the village. However, if approved, it would require various village services that would result in increased expenditures to the village.

ATTACHMENTS:

1. Proposed Ordinance No. 2026-04 Small Scale LU Amend the Retreat BIS
2. Proposed Ordinance No. 2026-04 - Small Scale Land Use Amendment - 4020 Lake Worth Road
3. Justification Statements
4. Proposed Future Land Use (FLU) Map
5. Proposed Zoning Map
6. Site Plan

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is advertised and published.

Proposed ordinance's title:

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, APPROVING A SMALL-SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT AND REZONING FOR PROPERTY GENERALLY AT 4020 LAKE WORTH ROAD, PALM SPRINGS, MORE PARTICULARLY DESCRIBED HEREIN; CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED-USE; CHANGING THE ZONING DESIGNATION FROM GENERAL COMMERCIAL (CG) TO MIXED-USE (MU); FINDING THE REQUEST CONSISTENT WITH THE VILLAGE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance serves a valid public purpose by promoting the public health, safety, morals, and general welfare of the community. The amendment will facilitate the development of a special residential facility that provides housing and supportive services for individuals requiring specialized residential care. The request is consistent with the Village's comprehensive planning objectives and will allow the property to be developed in a manner that addresses community housing and care needs while ensuring compatibility with surrounding development through subsequent site plan and special exception review processes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

The proposed ordinance is not anticipated to have a direct adverse economic impact on private, for-profit businesses. The ordinance is site-specific and affects only the subject property by changing its future land use designation and zoning classification. Any economic impacts are expected to be limited and may include positive economic effects associated with property improvements, construction activity, employment opportunities, and the purchase of goods and services related to the operation of the proposed facility.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Village estimates that one (1) property owner/applicant will be directly affected by the proposed ordinance. No existing private, for-profit businesses are anticipated to be negatively impacted by the proposed land use and zoning amendments.

4. Additional information the governing body deems useful (if any):

The proposed amendment was reviewed through the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), and no comments or objections were received. The request is limited to a 3.17-acre parcel and qualifies as a small-scale amendment under Florida law. The ordinance does not impose new regulatory requirements, fees, operational restrictions, or compliance obligations on existing businesses within the Village. Any future development of the site will remain subject to separate Village review and approval processes, including site plan and special exception approvals, to ensure consistency with applicable development regulations and community standards.

Based on the information available, the Village finds that the proposed ordinance is not expected to have a significant negative economic impact on private, for-profit businesses and serves a legitimate public purpose by supporting housing and residential care opportunities within the community

ORDINANCE NO. 2026-04

(SMALL SCALE LAND USE AND REZONING AMENDMENT)

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, APPROVING A SMALL-SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT AND REZONING FOR PROPERTY GENERALLY AT 4020 LAKE WORTH ROAD, PALM SPRINGS, MORE PARTICULARLY DESCRIBED HEREIN; CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED-USE; CHANGING THE ZONING DESIGNATION FROM GENERAL COMMERCIAL (CG) TO MIXED-USE (MU); FINDING THE REQUEST CONSISTENT WITH THE VILLAGE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use designation for a parcel less than 50 acres in size (3.17 acres) to facilitate the use of the property at 4020 Lake Worth Road (PCN: 70-42-44-25-00-000-1010) to Mixed-Use for a special residential facility; and

WHEREAS, the subject property is currently designated Commercial on the Future Land Use Map and zoned General Commercial (CG); and

WHEREAS, the applicants have requested to amend the Future Land Use designation to Mixed-Use and rezone the property to Mixed-Use (MU) to facilitate the continued operation of a Special Residential Facility and related site plan amendments; and

WHEREAS, the subject property consists of approximately 3.17 acres and therefore qualifies as a Small-Scale Development Amendment pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the proposed amendment was reviewed through the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), and no objections or comments were received; and

WHEREAS, the Planning and Zoning Board reviewed the proposed amendment at its public meeting held on May 12, 2026, and recommended approval; and

WHEREAS, the Local Planning Agency reviewed the proposed amendment and determined the request to be consistent with the goals, objectives, and policies of the Village Comprehensive Plan; and

WHEREAS, the Village Council has conducted duly noticed public hearings in accordance with applicable law and has considered the application, staff report, public testimony, and all competent substantial evidence presented; and

WHEREAS, the Village Council finds that the proposed Small-Scale Future Land Use Amendment and Rezoning are in the best interests of the health, safety, and welfare of the residents of the Village and are consistent with the Comprehensive Plan and applicable provisions of the Village Code.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. Findings. The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

Section 2. Future Land Use. The Future Land Use designation in the Village’s Comprehensive Land Use Plan for the lands described herein, as more particularly designated in “**Exhibit A**” shall be established as “Mixed-Use” land use. Until such time as the appeal period expires, (if challenged, the new Future Land Use Designation is not effective until such time as the state land planning agency or the Administration Commission issues a final order of compliance) but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of the existing Village Land Use Plan, Zoning, and Subdivision Regulations.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective 31 days from adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

| | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> |
|-------------------------------|--------------------------|--------------------------|--------------------------|
| BEV SMITH, MAYOR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, VICE MAYOR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JOHNNIE TIECHE, MAYOR PRO TEM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY READY, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| KIM SCHMITZ, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Ordinance No. 2026-04 – 4020 Lake Worth Road

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this _____ day of _____, 2026.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
CHRISTY GODDEAU, VILLAGE ATTORNEY

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
LAND USE AMENDMENT, REZONING, SPECIAL
EXCEPTION USE AND SITE PLAN AMENDMENT
APPLICATIONS
ORIGINAL SUBMITTAL: MARCH 26, 2026

Introduction:

On behalf of the property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC dba Banyan Palm Beach (doing business nationally as “Banyan Treatment Centers”) (collectively the “Applicants”), their agents Jeffrey C. Lynne, Esq., of Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen, and 2GHO Inc., respectfully request approval of the following applications:

- Land Use Amendment to Mixed-Use Land Use;
- Rezoning from GC – General Commercial Zoning District to MU - Mixed-Use Zoning District;
- Special Exception to allow a Special Residential Facility (SRF);
- Site Plan Amendment to increase the total number of beds from the approved 88 beds to 128 beds; and
- A Waiver from Section 34-1002 – Development Standards for a SRF.

The 3.17-acre subject site (PCN 70-42-44-25-00-000-1010) is located on the southeast corner of Lake Worth Road and Cooley Court in the Village of Palm Springs, Florida.

Request:

The Applicants seek to amend the previously approved Resolution (Resolution has not been signed) which approved an amendment to the previously approved site plan and special exception uses for the property to increase the number of approved beds from 88 to 128. The Applicants are not proposing any exterior changes to the existing buildings nor any increase in the overall square footage of the buildings or changes to the physical site plan approved through the same resolution.

The purpose of the requested amendment is to meet ongoing increasing demand within the primary mental health space since the Covid pandemic. No addiction treatment services are expected to be provided on-property though persons with co-occurring disorders of both Substance Use Disorder and Mental Health may be treated on-site on a case-by-case basis. Many of the Clients using these services are from Palm Beach County and the Village of Palm Springs.

Hours of Operation for this facility are 24/7; staff is onsite 24 hours a day with clinicians present during the day working 8-hour shifts per day. The staff-to-resident ratio for clinicians is 1:10 and overall staff during waking hours 1:15. It should be noted, with the previous submittal and approval the “employee in the greatest shift” was a preliminary number and had not been fully vetted. With this application to request the increase in beds, the overall need for staff has been evaluated and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

The required security management plan has previously been provided to the Village and is being resubmitted as information and record with this application. This plan confirms established security protocols and procedures that ensure the safety of clients, staff, and visitors while also complying with state and local authorities.

Surrounding Property Information:

| | EXISTING FLU | EXISTING ZONING | PCN | EXISTING USE |
|--------------|--------------|-----------------|--|--------------------------|
| Subject Site | Commercial | CG | 70-42-44-25-00-000-1010 | CLF Type III |
| North | Commercial | CG | 70-42-44-24-11-000-0010 70-42-44-24-00-000-5620 | Commercial Commercial |
| South | PBC – MR-5 | RM | Multiple PCNs | Residential |
| East | Commercial | CG | 70-42-44-25-00-000-1380 | Retail |
| West | Commercial | CG | 00-42-44-25-00-000-1020 | Commercial |

History:

The original development order was approved in unincorporated Palm Beach County in 2009 for a rezoning to a Planned Mixed-Use Development and a Requested Use to allow a Congregate Living Facility – Type III, including outpatient services and a 65-bed inpatient residential treatment program for primary Substance Use Disorder (SUD), licensed by the Florida Department of Children and Families (DCF).

The following is a list of the approvals for the subject site:

| LIST OF APPROVALS | | |
|---|--|-------------------|
| Resolution No. | Application Request | Date of Approval |
| R-2009-0174 R-2009-0175 R-2009-0176 | PBC - These resolutions of approval were from the original approvals within unincorporated Palm Beach County – approval was a rezoning and a requested use to allow a CLF Type III | January 29, 2009 |
| R-2013-45 | The property was annexed into the Village of Palm Springs | 2013 |
| R-2013-49 | Approved the site plan and special exception uses on the property | 2013 |
| R-2015-23 | Approved a site plan amendment | 2015 |
| TBD | AP25-0094 Special Exception and Site Plan Amendment | February 12, 2026 |

The property was annexed into the Village on July 26, 2013 via Annexation Agreement as approved by Resolution 2013-45. The Annexation Agreement acknowledged the then-pending application before Palm Beach County to approve the requested inpatient treatment facility use as a Type III Congregate Living Facility (CLF). After annexation and approval by the Village, the property was subsequently approved for expansion in 2015 to incorporate adjacent property to build an accessory use of a gymnasium on site, as approved by Resolution 2015-23. On February 12, 2026, the Village approved an amendment to the approved site plan, the Special Exception uses and an increase of beds from 65 to 88 beds. Via correspondence from the Village dated June 10, 2025, the Village advised that any further requests to increase bed count would require a rezoning of the property to Mixed Use/MU, a Future Land Use Map amendment to Mixed Use, an application to convert the approved CLF Type III to a Special Residential Facility as a Special Exception use, and a Site Plan Amendment to facilitate same.

Comprehensive Plan Criteria:

The Village of Palm Springs Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems;

Response: The proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.

- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services;

Response: The proposed land use supports the efficient and cost-effective provision and extension of public infrastructure and services. As the site has existing buildings that are not being increased or modified, except for additional patients. Public infrastructure and services are anticipated to remain the same and not impact current levels of services or capacities of public utilities.

- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit;

Response: As the site is existing, there are sidewalks along the frontage road (Lake Worth Road) of the property. Based on the use of the site, state licensing and the previously approved security plan, non-patient pedestrians (except authorized guests), bicyclists, etc. are not allowed on the property or within the facility.

- d) The Land Use promotes conservation of water and energy;

Response: The proposed land use incorporates practices that promote the conservation of both water and energy. The development was designed to utilize efficient systems, reduce overall resource consumption, and support long-term sustainability consistent with applicable standards and best management practices.

- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs;

Response: Because the site was fully developed and no exterior modifications are proposed as part of this application, the existing open space, existing recreation areas and natural areas on the property will remain unchanged. The proposed land use does not reduce or alter any existing open space, and all current conditions related to natural lands and recreational areas will be preserved as they exist today.

- f) The Land Use will achieve and maintain the adopted level of service standards.

Response: The proposed land use will continue to meet the adopted level-of-service standards as adopted in the Village's Comprehensive Plan. Because the site is already developed and no exterior modifications or intensification of use are proposed, there should be no increase in demand on public facilities/utilities or services. All existing infrastructure is adequate to support proposed use, and the project will maintain compliance with the applicable level-of-service requirements.

Special Exception Standards:

1. The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.

Applicant's Response: The proposed special exception amendment remains consistent with the goals, objectives, and policies outlined in the Village's Comprehensive Plan. Specifically, it continues to support the Plan's intent to promote compatible land uses, encourage redevelopment and reinvestment in established areas, and enhance access to community-serving facilities. This project, including this request will serve residents of the Village of Palm Sprits.

2. The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant's Response: The applicant is requesting a Future Land Use Map amendment, a Rezoning, and Special Exception use approval to allow a Special Residential Facility (SRF). This use, as provided for in the Village's Code of Ordinances, will bring this facility consistent with the Village's Comprehensive Plan and all applicable land development and zoning regulations. The requested increase in the number of beds continues to align with the density and intensity calculations previously approved for the project, ensuring continued compliance with established development parameters. The Mixed Use zoning and future land use categories incorporate the RM uses specifically by reference and the proposed SRF complies with all RM density and development standards.

Please refer to the calculations referenced above for confirmation of consistency with prior approvals.

3. The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Applicant's Response: The proposed SRF use remains compatible with the surrounding and adjacent land uses, which include institutional uses such as the Salvation Army, and adjacent multi-family residential developments. The property also exists with the Village's community redevelopment area and sits

along the municipal boundary with unincorporated Palm Beach County which maintains similar land use patterns. The increase in the number of beds will not alter the exterior of the existing buildings, nor will it affect the overall site layout. The structures on site have sufficient capacity consistent with Florida Building Code and the Life Safety Code to meet the additional requested residents. No additional parking is proposed as part of this application as the existing parking meets the code requirements. It should be noted, all residents using this facility are not permitted to have personal vehicles and do not otherwise drive themselves to this facility. They are transported to and from the property by non-emergency vehicles or private shuttle services provided by the applicant.

The anticipated traffic impact associated with the additional beds is minimal, with only a nominal increase in trip generation. The proposed expansion will operate within the capacity of existing infrastructure and will not adversely affect the surrounding transportation network or community character.

4. The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

Applicant's Response: The proposed special exception does not result in a concentration of similar facilities along the Lake Worth Road corridor and this facility pre-dated any other facility which may have been approved subsequent thereto. The proposed expansion remains contextually appropriate and does not contribute to any potential concentration of similar uses.

The requested Special Exception to allow the Special Residential Facility will not hinder future development within the area. On the contrary, the enhancement of services and capacity is expected to contribute positively to the corridor's economic vitality by further increasing local employment, improving access to care, and reinforcing the area's role as a diverse and sustainable community of various services.

5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception;

- b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Applicant's Response: The anticipated increase in beds and required employees will not strain local resources or negatively impact the surrounding properties. The number of persons anticipated to be using, residing, or working on the property as a result of the approval will not have any material impact on any adjacent properties or the surrounding neighborhood. All aspects of the use remain interior to the structures and the site, and therefore there is no noise, odor, visual, or other potential nuisance factor generated by the special exception use. There is only de minimis impact on the amount and flow of traffic within the vicinity of the proposed use per the accompanying Traffic Statement prepared and provided by the Pinder Troutman firm.

- 6. That the proposed special use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Applicant's Response: As noted above, the buildings are existing and the site layout will not change. The neighboring properties will continue to receive the same adequate light and air. The increase in beds will not adversely affect property values in adjacent areas as the current approvals have demonstrated to not adversely affects property values either. The existing use has not been a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations. The expanded use will not negatively impact adjacent natural systems or public facilities. The requested expansion of the use maintains existing pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

- 7. The proposed use would enhance and/or promote redevelopment of the village, fulfill redevelopment objectives, and/or have a positive economic impact on the village,

including creating new jobs, economic growth and provide needed community-serving (neighborhood retain and commercial) uses and businesses.

Applicant's Response: The existing approved use continues to enhance and promote the ongoing redevelopment efforts within the Village specifically in this Lake Worth Road redevelopment corridor by allowing the growth and continued economic viability of the program to meet high local demand. The further expansion of the use continues to align with established redevelopment objectives by contributing to the revitalization of the area and supporting long-term planning goals.

Waivers:

Based on the code requirements located in Subdivision VI. – Special Residential Facilities – Section 34-1102 – Development Standards:

(4) – Setbacks. No building in connection with such facilities shall be closer than 50 feet from all other lot lines.

As noted above, the buildings are existing and no external changes are proposed.

The buildings setbacks:

- **North (Lake Worth Road) – 21.05' for Building A; 19.78' for Gym;**
- **South (rear) – 146.07'**
- **East – 7.45' for Building B**
- **West – 25' for Gym**

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety and welfare.

Response: The request is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The waiver does not create any adverse impacts to the surrounding area and is not detrimental to public health, safety, or welfare. These are existing conditions which are requested to allow to continue.

- b. The request results from innovative design in which other minimum standards are exceeded.

Response: As noted above, the buildings are existing and no external changes are proposed.

- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
Response: The existing and proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
Response: The request provides and maintains existing public benefits, including enhanced site design and landscaping, preservation of existing open areas, and has incorporated desirable architectural and planning techniques. These elements have contributed positively to the surrounding community and overall development pattern.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
Response: Adequate screening and buffering were enhanced through the previous approvals and remain adequate to ensure that adjacent uses are protected from any potential adverse impacts associated with the waiver. Existing conditions and required landscape treatments maintain compatibility and visual separation.
- f. Economic hardship may not be used to justify waivers.
Response: The request is not based on economic hardship and is instead supported by planning, design, and functional considerations consistent with the intent of the Village's regulations and long-existing site conditions. Granting of the waiver enhances the services provided by this facility to residents of the Village of Palm Springs.
- g. The result is compatible with existing and potential land uses adjacent to the development site.
Response: The existing and expanded development remains compatible with existing and potential land uses adjacent to the site. The requested waiver does not alter the character of the area and maintains harmonious relationships with surrounding properties.

- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.

Response: Not applicable.

- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate step backs are provided as building height increases.

Response: Not applicable

Site Plan Amendment – Density

The requested increase in the number of beds continues to align with the permitted density and intensity calculations previously approved for the project at 19 du/acre.

Site Plan Amendment - Building Architecture:

The proposed site plan amendment does not include any changes to the exterior of the existing Buildings A, B, or C. All existing architectural features and site improvements will remain as currently constructed.

The scope of the site plan amendment is limited to interior modifications within Building B, to accommodate an increase of forty (40) additional beds within previously constructed and utilized bedroom spaces and these changes are confined to the building's interior and do not impact the overall footprint, massing, or external appearance of the structure.

Site Plan Amendment - Site Access, Parking and Traffic:

The primary access to the property remains via a gated entrance along Lake Worth Road, with a secondary access point located on Cooley Court. The proposed site plan amendment does not include changes to the overall site layout, and no additional parking spaces are proposed as part of this amendment.

All existing and previously approved access points and circulation patterns will remain unchanged, ensuring continued functionality and compatibility with surrounding infrastructure.

Palm Beach County Fire Station No. 31 will continue to provide service. Fire Station No. 31 is located at 3400 2nd Avenue North and is located on the north side of Lake Worth

Road approximately $\frac{3}{4}$ of mile east of the subject site. The proximity to the site will provide appropriate emergency access response to the facility.

Site Plan - Drainage and Utilities:

As previously noted, the overall site layout will remain unchanged as part of this application. Consequently, the existing drainage patterns and utility infrastructure will remain in place without modification. No site alterations are proposed that would impact stormwater management or utility service to the site. There are no existing deficiencies.

These conditions support the continued functionality of the site and ensure consistency with previously approved development standards.

Water and Sewer services to the site are existing from Palm Beach County Water Utilities Department and will remain with no proposed changes. There is a *de minimis* impact from the increase in beds.

The subject site abuts the Lake Worth Drainage District Canal L-12.

Site Plan - Buffers and Setbacks:

The current landscape plan has been most recently reviewed and approved by Resolution which has not been signed at the time of this application but remains in compliance with the applicable code requirements of the Village of Palm Springs. As the overall site layout remains unchanged under this application, all existing setbacks will be maintained without modification.

These conditions ensure continued consistency with previously approved development standards and reinforce compatibility with surrounding properties.

Conclusion:

On behalf of the Applicants, we respectfully request approval of the Future Land Use Amendment, Rezoning, Special Exception, and Site Plan Amendment to allow for a further increase in resident beds for this site. Should you have any questions or require additional information, please do not hesitate to contact George G. Gentile at (561) 718-4320, Patricia Lentini at (561) 348-0696 or Jeffrey Lynne, Esq. at (561) 791-4368.

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
CRA
ORIGINAL SUBMITTAL: MARCH 26, 2026

Introduction:

On behalf of the property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC dba Banyan Palm Beach (doing business nationally as “Banyan Treatment Centers”) (collectively the “Applicants”), their agents Jeffrey C. Lynne, Esq., of Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen, and 2GHO Inc. The 3.17-acre subject site (PCN 70-42-44-25-00-000-1010) is located on the southeast corner of Lake Worth Road and Cooley Court in the Village of Palm Springs, Florida.

The subject site is part of the Lake Worth Road District CRA

Below are the CRA Key Goals for projects with the CRA:

I. Improving utilities and infrastructure

- The increase in beds occurs entirely within the existing building footprint. No new construction, utility extensions, or infrastructure upgrades are required. All existing systems remain adequate to support the proposed operational capacity.

II. Expanding job development and economic growth

- Increasing the number of beds requires additional staffing, including clinicians, support staff, and administrative personnel. This expansion contributes to local employment opportunities and supports continued investment in essential mental-health services, a growing sector within Palm Beach County.

III. Enhancing public safety

- The facility operates under an established Security Management Plan previously reviewed by the Village. This plan is being resubmitted for the record and outlines protocols that ensure the safety of clients, staff, visitors, and the

surrounding community. No exterior changes or site modifications are proposed, and the increase in beds does not introduce new safety risks.

IV. Increasing and maintaining workforce housing

- The site does not contain workforce housing, and none is proposed as part of this amendment.

V. Advancing the partnership with Palm Beach County

- The increased bed capacity helps meet growing mental-health service needs within Palm Beach County, including residents of the Village of Palm Springs. The amendment supports countywide behavioral-health goals and strengthens coordination between local jurisdictions in addressing post-pandemic mental-health demands.

Proposal's effect on existing conditions (identified in CRA community redevelopment plan) in the CRA district.

- As noted above, all infrastructure and utilities serving the site are existing and adequate. The proposed amendments do not include any exterior modifications, new construction, or changes to the physical site plan. As a result, the proposal does not alter or negatively impact any existing conditions identified in the CRA Community Redevelopment Plan. The project maintains the current built environment and continues to operate within the established infrastructure framework of the CRA district.

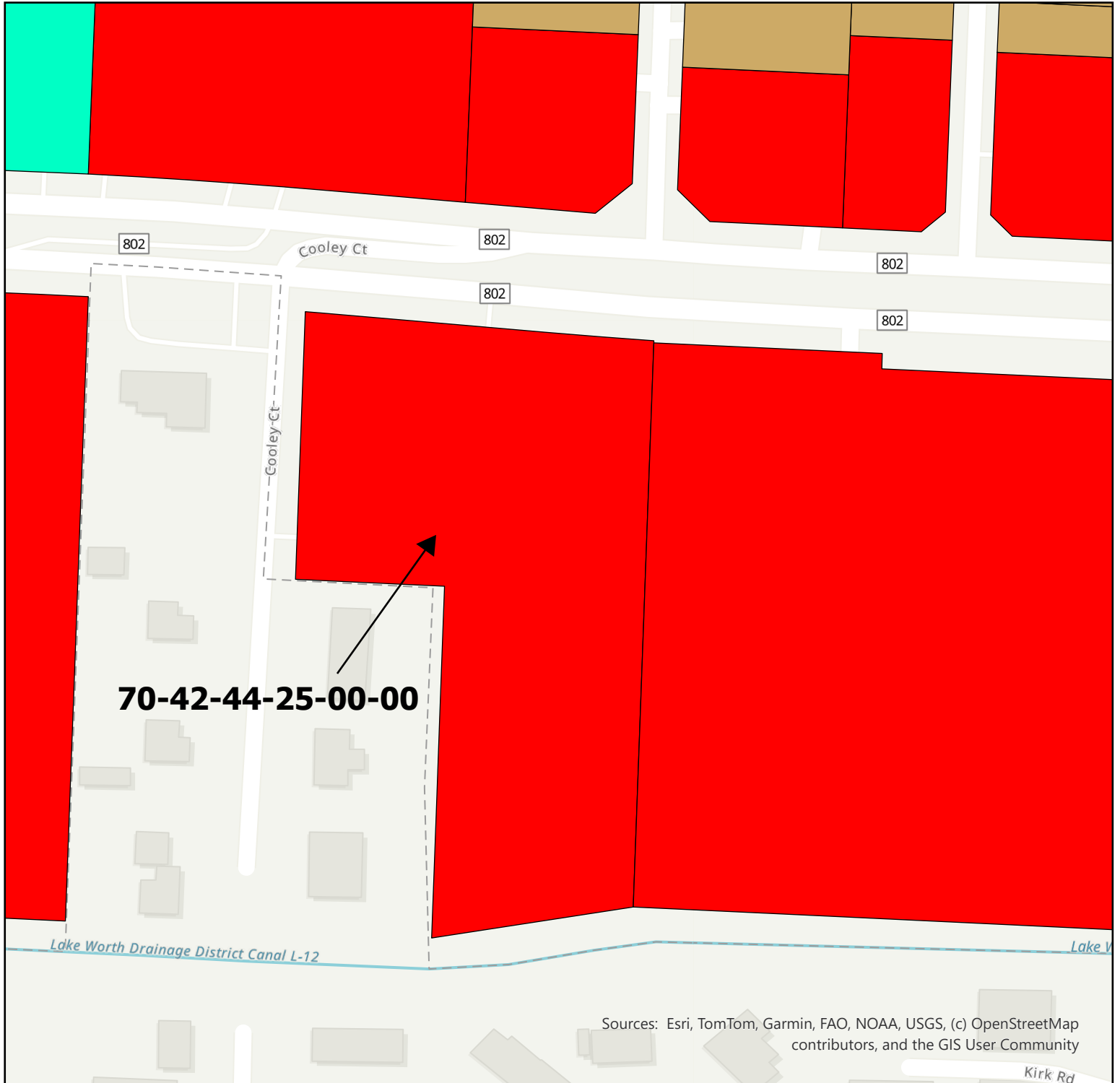
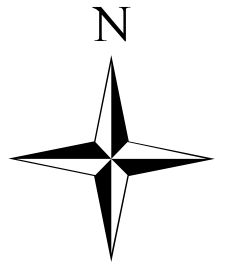
Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

- The proposal supports the strategies and objectives of the Palm Springs CRA by strengthening an existing healthcare use that provides essential mental-health services to residents of the Village and Palm Beach County. Increasing the number of beds within the existing building footprint enhances service capacity without requiring new development or additional land consumption. This aligns with CRA goals related to economic stability, reinvestment in existing properties, and the provision of community-serving uses.
- The amendment also contributes to local employment by increasing staffing needs, supporting job creation within the CRA district. By improving the operational efficiency and community benefit of an established facility, the proposal advances the CRA's broader objectives of promoting economic vitality, supporting essential services, and enhancing the overall quality of life within the redevelopment area.



Village of Palm Springs

4020 Lake Worth Rd
The Retreat - Proposed Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Kirk Rd

Date: 4/17/2026

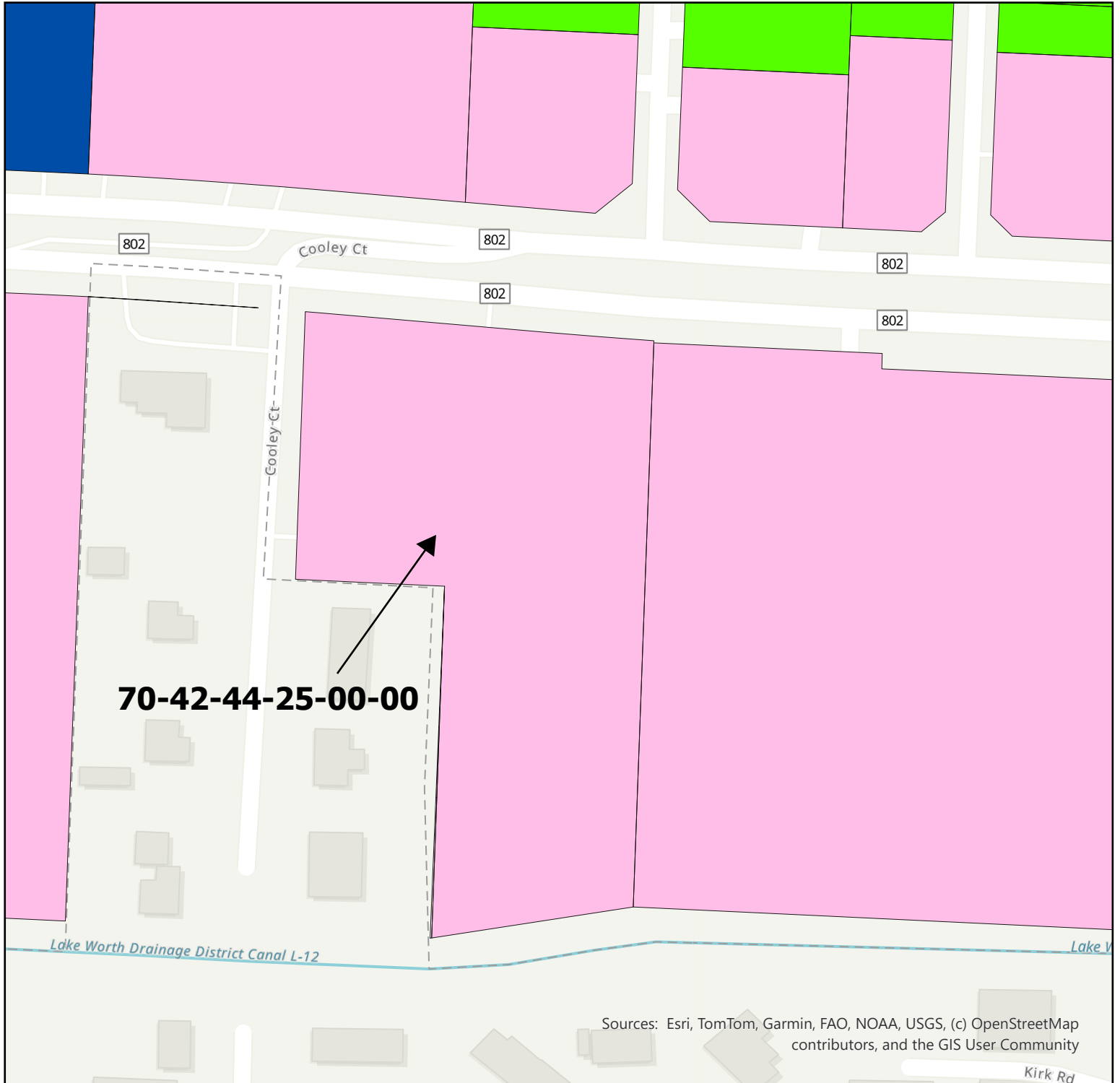


■ Mixed Use



Village of Palm Springs

4020 Lake Worth Rd
The Retreat - Proposed Map



Zoning Map
Mixed Use

Date: 4/17/2026

0 75 150 300 US Feet

Site Data

| | | |
|-------------------------------|--|----------|
| APPLICATION NAME | BANYAN PALM BEACH (F.K.A. THE RETREAT) | |
| APPLICATION NUMBER | T.B.D. | |
| EXISTING LAND USE DESIGNATION | COMMERCIAL | |
| PROPOSED LAND USE DESIGNATION | MIXED-USE | |
| EXISTING ZONING DISTRICT | CG | |
| PROPOSED ZONING DISTRICT | MIXED-USE | |
| PROPERTY CONTROL NUMBER | 70-42-44-25-00-000-1010 | |
| EXISTING USES | CONGREGATE LIVING FACILITY TYPE III, MEDICAL & PROFESSIONAL OFFICES, RETAIL | |
| PROPOSED USES | SPECIAL RESIDENTIAL FACILITY | |
| GROSS SITE AREA | 3.17 ACRES (137,895.28 S.F.) | |
| BUILDING LOT COVERAGE MAX | N/A | |
| BUILDING G.F.A. COVERAGE MAX | 50% (68,947.64) | |
| EXISTING | ±32,222 S.F. (23.3%) | |
| | EXISTING | PROPOSED |
| TOTAL GROSS FLOOR AREA (GFA) | 61,873 S.F. | N/A |

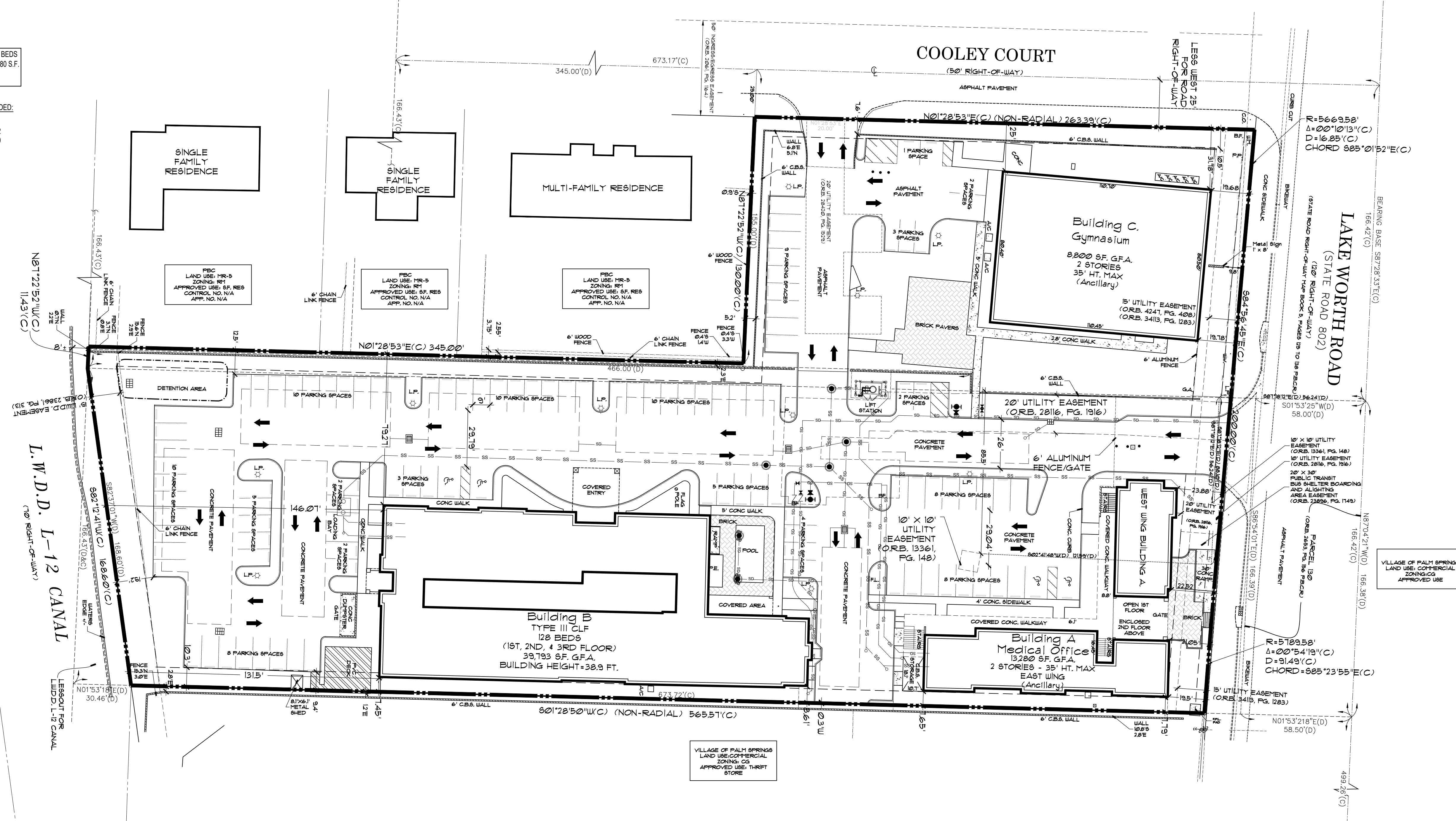
CONCURRENCY APPROVAL

| | |
|-------------------------------|-------------|
| SPECIAL RESIDENTIAL FACILITY | 128 BEDS |
| MEDICAL & PROFESSIONAL OFFICE | 13,280 S.F. |

*Concurrency is approved for the above uses and amounts shown on this plan.

PARKING & LOADING: EXISTING REQUIRED PROVIDED:

| | | | |
|--|----------------|----|-----|
| USE: (CLF TYPE III) | | | |
| 1 PER 4 PATIENTS (128 BEDS) | 32 | 32 | 32 |
| 1 PER EMPLOYEE IN THE GREATEST SHIFT (8,079 S.F. OF THE AVAILABLE OFFICE SPACE) | 50 | 50 | 50 |
| 1 PER 200 S.F. OF OFFICE SPACE (3,301 S.F.) | 20 | 17 | 20 |
| TOTAL SPACES: | 102 | 99 | 102 |
| HANDICAP PARKING: | 4 | 5 | 4 |
| LOADING SPACE(S): | 2 | 2 | 2 |
| BUILDING HEIGHT: | 45' MAX | | |
| BUILDING HEIGHT: | 38' (EXISTING) | | |
| NUMBER OF STORIES: | 3 STORY | | |
| TRAFFIC ANALYSIS ZONE: | 356 | | |



Location Map



Banyan Palm Beach

(F.K.A. The Retreat)
Village of Palm Springs, Florida

Designed: PSS
 Drawn: PSS/BRD
 Approved: GGG/EMO/MTM
 Date: 08/27/25
 Job no.: 25-0603
 Revisions: 10/30/25
 11/10/25
 12/15/2025
 03/05/26
 05/26/26

Seal

LA 0000530

Sheet Title:
Final Site Plan

Scale: 1" = 30'

Sheet No.

FSP-1

00-0000

FILE: N\BANYAN\HOLDINGS - THE RETREAT - 25-0603\DRAWING FILES\CURRENT\BANYAN - RETREAT FINAL SITE PLAN_FSP-1.DWG
PLOTTED: 4/16/26 AT 2:03PM BY: BEN XREFS