



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING  
NOTICE OF PUBLIC HEARING  
Control No. 2005-00327  
ZONING APPLICATION ZV/CA-2019-00333  
(GENESIS HOUSE)**

The April 2, 2020 Zoning Commission and April 23, 2020 Board of County Commissioners Hearings have been cancelled. Additionally, the May 7, 2020 Zoning Commission Hearing has also been cancelled. This Application will now be heard at the June 4, 2020 Zoning Commission and June 25, 2020 Board of County Commissioners Hearing. No changes have been made to any of the Plans or the requests. If you have any questions, or would like further information, please contact **Carrie Rechenmacher, Senior Site Planner**, at (561) 233-5209.



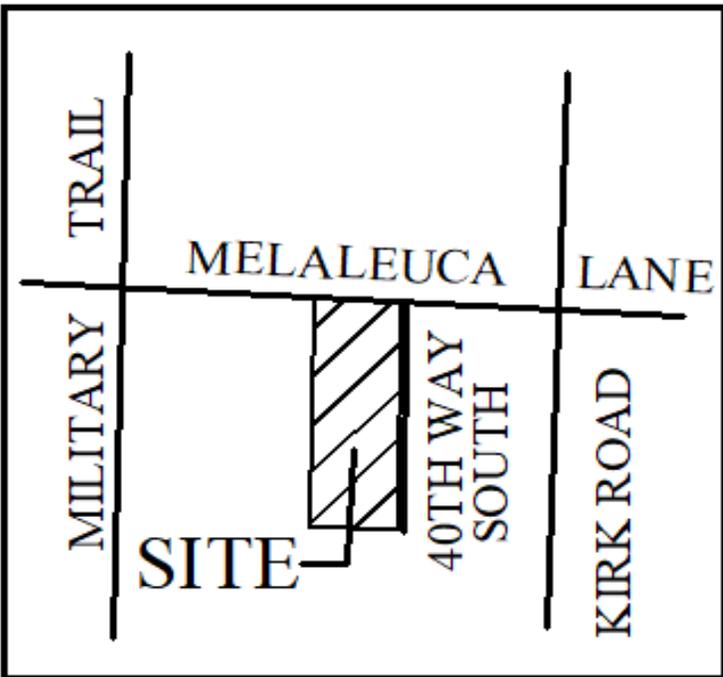
**PALM BEACH COUNTY  
 PLANNING, ZONING AND BUILDING  
 NOTICE OF PUBLIC HEARING  
 Control No. 2005-00327  
 ZONING APPLICATION ZV/CA-2019-00333  
 (Genesis House)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Carrie Rechenmacher, Senior Site Planner**, at **(561) 233-5209**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

<b>Zoning Commission:</b> April 2, 2020 at 9:00 a.m. Vista Center Complex 2300 North Jog Road, Room VC-1W-47 Ken Rogers Hearing Room West Palm Beach, Florida	<b>Board of County Commissioners:</b> April 23, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida
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**GENERAL LOCATION:** South side of Melaleuca Lane, approximately 450 feet west of Kirk Road.  
**TITLE:** a Type 2 Variance **REQUEST:** to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width. **TITLE:** a Class A Conditional Use **REQUEST:** to allow a Nursing or Convalescent Facility.

**APPLICATION SUMMARY:** Proposed are Type 2 Variances and a Class A Conditional Use for the Genesis Recovery House development. The 2.88-acre parcel has no prior approvals from the Board of County Commissioners and is currently vested for seven units (28 beds/residents) and recognized as being licensed by the Department of Children and Families as a Level 3 residence, with no rehabilitation services provided on-site. The site is comprised of five buildings originally constructed around 1970 for residential uses, which include an office, residential buildings, a recreation building and accessory uses totaling 8,724 square feet (sq. ft.).



The Applicant is requesting a Class A Conditional Use for a Nursing Home or Convalescent Facility to allow for an expansion to 40 beds (+12) with on-site services, and the addition of a maintenance shed.

As a result of the revised use and modifications to the east property line and access, the current request includes approximately ten Type 2 Variances. The Variances address the existing setbacks, landscaping, parking, and drive aisle non-conformities, to remain with only minor modifications to support the change of use. Although the structures will remain in their current location, additional landscaping, fencing and parking will be provided. A total of 17 parking spaces are provided and one access point is provided from Melaleuca Lane.

This application was reviewed for compliance with the Unified Land Development Code (ULDC) Ordinance 2003-067, Supplement No. 26.

RETURN TO:  
Planning, Zoning and Building Department  
PALM BEACH COUNTY ZONING DIVISION  
Attn: Carrie Rechenmacher  
2300 N. Jog Road, 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

Approve \_\_\_\_\_ Oppose \_\_\_\_\_

(Control No.2005-00327) Application No. ZV/CA-2019-00333 (Genesis House)

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DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

**CONDUCT OF HEARINGS:** Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

**GROUP REPRESENTATIVES:** Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

<input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Zoning Commission Hearing and/or <input type="checkbox"/> Board of County Commissioners hearing. My representative's name, address, and phone number are: NAME: _____ PHONE: _____ ADDRESS: _____ CITY/STATE/ZIP: _____
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**APPEALS:** If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.