



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 2006-00305
ZONING APPLICATION Z/CA-2019-00515
(CERTUS Premier Memory Care at Boynton Beach)**

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 the June 25, 2020 Board of County Commissioners Hearings. 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 **Travis Goodson, Site Planner II**, at (561) 233-5034.



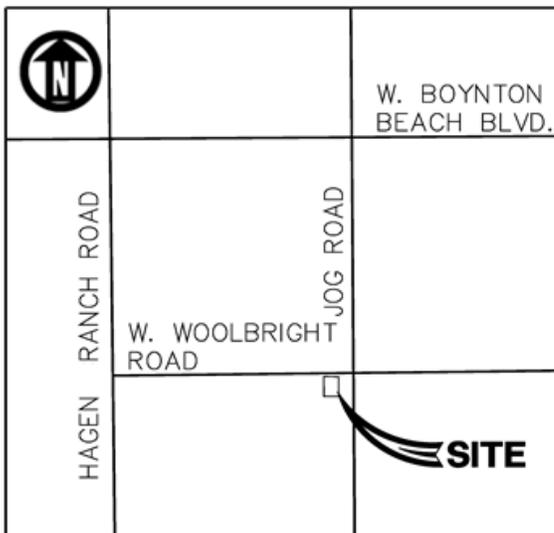
**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 2006-00305
 ZONING APPLICATION Z/CA-2019-00515
 (CERTUS Premier Memory Care at Boynton Beach)**

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 **Travis Goodson, Site Planner II**, at **(561) 233-5034**. 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>.

Zoning Commission: 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	Board of County Commissioners: April 23, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida
--	--

GENERAL LOCATION: South side of Woolbright Road, approximately 200 feet west of Jog Road.
TITLE: Official Zoning Map Amendment **REQUEST:** To allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District.
TITLE: a Class A Conditional Use **REQUEST:** to allow a Type 3 Congregate Living Facility.

APPLICATION SUMMARY: Proposed is an Official Zoning Map Amendment and a Class A Conditional Use for the CERTUS Premier Memory Care at Boynton Beach development. The 3.59-acre site is currently vacant. The site was approved by the Board of County Commissioners (BCC) on October 25, 2007, for a rezoning from Agricultural Residential (AR) to the Multiple Use Planned Development (MUPD) Zoning District, to allow for the development of 50,000 square feet (sq. ft.) of Business, Professional and/or Medical Offices.



The Applicant is proposing to rezone the site to the Multifamily Residential (RM) Zoning District with a Class A Conditional Use to allow for the development of a Type 3 Congregate Living Facility. The Preliminary Site Plan indicates a 43,400 sq. ft. single-story building, with 64 beds/residents, 40 parking spaces and, a single access point from Woolbright Road.

The site is also the subject of a concurrent Small Scale Future Land Use Atlas (FLUA) amendment (SCA-2020-00008), under review by the Planning Division, to change the FLU Designation from Commercial Low with an underlying Low Residential, 3 units per acre (CL/3) to Commercial Low Office with an underlying Congregate Living Residential (CL-O/CLR).

This application was reviewed for compliance with Unified Land Development Code Ord. 2003-067, Supplement No. 25.

RETURN TO:

Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Travis Goodson
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.2006-00305) Application No. Z/CA-2019-00515 (CERTUS Premier Memory Care at Boynton Beach)

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: _____
--

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.