



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING  
NOTICE OF PUBLIC HEARING  
Control No. 2019-00092  
ZONING APPLICATION SV/ZV/PDD/CA 2019-01090  
(Lees Landing PUD)**

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 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 **Ryan Vandenburg, Senior Planner**, at (561) 233-5233.



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 (Lee's Landing PUD)**

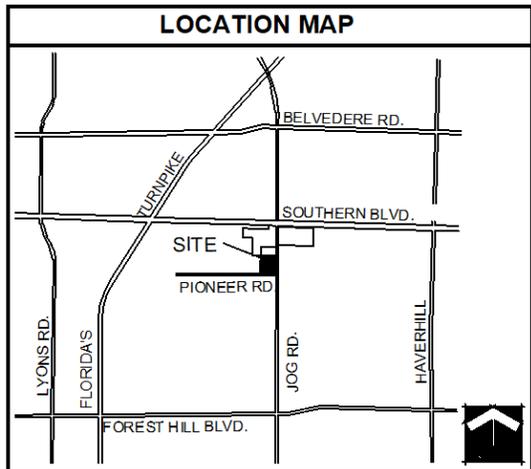
This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Ryan Vandenburg, Senior Site Planner**, at **(561) 233-5233**. 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>.

<p><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</p>	<p><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</p>
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**GENERAL LOCATION:** Northwest Corner of Jog Road and Pioneer Road.  
**TITLE:** a Subdivision Variance **REQUEST:** to access to a major street of higher classification (Jog Road).  
**TITLE:** a Type 2 Variance **REQUEST:** to eliminate a Type 3 Incompatibility Buffer. **TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) 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, a Class A Conditional Use, a Subdivision Variance, and a Type 2 Variance for the Lees Landing PUD development. The 9.33 acre subject site has no prior Zoning approvals and is comprised of three parcels, each developed with a single family residence.

The applicant is proposing to rezone the parcels from Agricultural Residential to the Planned Unit Development Zoning District, to allow for the development of a 201,156 square foot (sq. ft.) Type 3 Congregate Living Facility (CLF). In addition, the applicant is requesting a Subdivision Variance to allow for access from Jog Road whereas access would be required from Pioneer Road, and a Type 2 Variance to eliminate the west 160 feet of the north Type 3 Incompatibility Buffer.



The Preliminary Site Plan indicates a three-story CLF building with 250 beds/residents, 0.67 acres of recreation area, 121 parking spaces, and one access point on Jog Road at the existing signalized intersection of Jog Road and Gun Club Road.

This application is the subject of a concurrent Small-Scale Future Land Use Amendment (SCA 2020-01) under review by the Planning Division, to amend the Future Land Use (FLU) designation from Low Residential, 1 Unit per acre (LR-1), to Congregate Living Residential with an underlying LR-1 (CLR/1), which is consistent with the proposed zoning district.

This application was reviewed for compliance with Unified Land Development Code Ord. 2003-067, Supplement 25.

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

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

(Control No.2019-00092) Application No. SV/ZV/PDD/CA-2019-01090 (Lee's Landing PUD)

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.

I will have a representative at the  Zoning Commission Hearing and/or  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.