



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING  
NOTICE OF PUBLIC HEARING  
Control No. 20005-00506  
ZONING APPLICATION PDD/DOA-2020-00268  
(Tuscan Gardens of Delray Beach)**

At the May 6, 2021 Zoning Commission (ZC) Public Hearing, the ZC voted to postpone this application to the June 3, 2021 Zoning Commission and June 24, 2021 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 **Travis Goodson, Planner II**, at (561) 233-5052. The Hearing Date, Time, Location, and Requests are stated below.

<b>Zoning Commission:</b> June 3, 2021 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> June 24, 2021 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida
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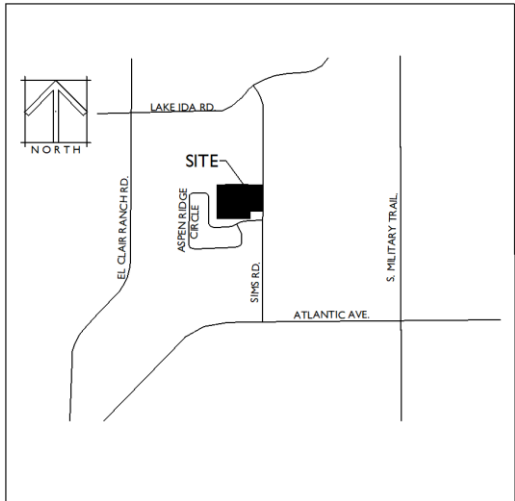
**PALM BEACH COUNTY  
 PLANNING, ZONING AND BUILDING  
 NOTICE OF PUBLIC HEARING  
 Control No. 2005-00506  
 ZONING APPLICATION PDD/DOA-2020-00268  
 (Tuscan Gardens of Delray Beach)**

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, Planner II**, at **(561) 233-5052**. 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>          May 6, 2021 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>          May 27, 2021 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:** West side of Sims Road, approximately 0.5 miles north of Atlantic Avenue.  
**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 Development Order Amendment to a Planned Development District and a Requested Use **REQUEST:** to reconfigure the Master Plan and Site Plan; add land area; add residents/beds; and, modify Conditions of Approval.

**APPLICATION SUMMARY:** Proposed is an Official Zoning Map Amendment to a Planned Development District (PDD) and a Development Order Amendment (DOA) for the Tuscan Gardens of Delray Beach development. The eastern 7.40-acre portion of the overall 12.78-acre subject site was first approved by the Board of County Commissioners (BCC) on September 24, 2015 for a rezoning from Agricultural Residential (AR) to the Planned Unit Development (PUD) Zoning District, with a Requested Use to allow a Type 3 Congregate Living Facility (CLF). The eastern portion of the site was last approved by the BCC on April 26, 2018 for a DOA to amend the Master Plan and reconfigure the Site Plan; add residents/beds; modify Conditions of Approval; and, to restart the commencement clock. The western 5.38-acre portion of the site has no prior Zoning approvals.



The Applicant is proposing to rezone the contiguous 5.38-acre parcel, located on the western boundary of the subject site, from AR to PUD. The Applicant is also proposing a DOA to the previously approved PDD and Requested Use to reconfigure the Master and Site Plans to add the 5.38 acres to the overall site; increase beds from 217 to 313 (+96 beds); and, modify Conditions of Approval.

The Preliminary Site Plan indicates an overall total of 313 residents/beds across 11 buildings, 1.05 acres of on-site recreation with 3,366 square foot (sq. ft.) clubhouse, and 227 parking spaces (inclusive of 2 parking garages). Access to the site remains unchanged with access from Frost Lane (1) and Sims Road (1).

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

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

(Control No.2005-00506) Application No. PDD/DOA-2020-00268 (Tuscan Gardens of Delray Beach)

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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.