



June 24, 2022

Mr. Libes  
WGINC  
2035 Vista Pkwy  
West Palm Beach FL 33411

Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor  
Maria G. Marino  
Dave Kemer  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Lindsay Libes:

This letter is provide confirmation that the attached request dated June 15, 2022 for a Postponement by Right meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the July 7, 2022 Zoning Commission Public Hearing and the July 28, 2022 Board of County Commissioners Zoning Public Hearing to the August 4, 2022 and August 25, 2022 Public Hearings.

<b>Application:</b>	<b>Rainberry PUD Pods A &amp; B, DOA 2021-01763</b>
<b>Control:</b>	Rainberry PUD, 1984-00139
<b>Request Date:</b>	June 22, 2022
<b>Extension:</b>	30-days
<b>ZC Hearing:</b>	August 4, 2022
<b>BCC Hearing:</b>	August 25, 2022

This application will be heard at the ZC and BCC dates provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact Timothy Haynes, Senior Site Planner, at 561-233-5222 or [THaynes@pbcgov.org](mailto:THaynes@pbcgov.org).

Sincerely,

Lisa Amara  
Zoning Director

C: **Digital/Email Copy:**  
Wendy N. Hernández, Deputy Zoning Director  
Carlos Torres, Senior Site Planner  
Timothy Haynes, Senior Site Planner

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June 22, 2022

Ms. Lisa Amara  
Zoning Division Director  
2300 N. Jog Rd., 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

**RE: FORMAL REQUEST FOR 30-DAY POSTPONEMENT – JARC (AKA Rainberry PUD Pods A&B) DOA-2021-01763**

Ms. Amara,

Please let this letter serve as a formal request for a by right postponement pursuant to Article 2.B.6.E of the ULDC for the herein referenced project. The project consists of a Development Order Amendment (DOA) application.

The DOA Application was scheduled to be heard at the July 7, 2022, Zoning Commission and the July 28, 2022, Board of County Commissioners (BCC) hearing.

The Applicant is requesting a date certain postponement of the application to the Zoning Commission Hearing scheduled for August 4, 2022, and the BCC hearing scheduled for August 25, 2022. The request is being made to work with the property owners on securing the required consent and disclosure forms for the application.

**Application Name:** JARC (AKA Rainberry PUD Pods A&B)

**Application No:** DOA-2021-01763

**Control No:** 1984-00139

**Requests:** see below

- 1) **Development Order Amendment** to Development Order Amendment (DOA) to add square footage to the existing Jewish Association for Residential Care (JARC) Facility in Pod A of the Rainberry Planned Unit Development (PUD). This DOA will represent a 12,315 square foot (SF) building addition to the existing Resource Center use within the JARC Facility.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Lindsay Libes'. The signature is written in a cursive, flowing style.

**WGI, Inc.**

Lindsay Libes, AICP  
Director, PLACE Operations



June 15, 2022

**RE: Notice of a Proposed Zoning Application**

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Rainberry PUD Pods A &amp; B, DOA-2021-01763</b>
<b>Control:</b>	Rainberry PUD, 1984-00139
<b>Location:</b>	Southeast corner of 95th Avenue South and Ruth and Baron Coleman Boulevard
<b>ZC Hearing:</b>	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	July 28, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and 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 based.

If you have any questions and/or require additional information, please contact project manager Timothy Haynes, Senior Site Planner at (561) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Jeff Gagnon, AICP, Principal Site Planner  
Timothy Haynes, Senior Site Planner

**Department of Planning,**

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Official Electronic Letterhead

## Zoning Application Summary

<b>Application:</b>	Rainberry PUD Pods A & B, DOA-2021-01763
<b>Control:</b>	Rainberry PUD, 1984-00139
<b>Location:</b>	Southeast corner of the intersection of 95th Avenue South and Ruth and Baron Coleman Boulevard
<b>BCC District:</b>	District 5, Commissioner Maria Sachs
<b>Title/Request:</b>	a Development Order Amendment to modify the Site Plan to add building square footage
<b>Title/Request:</b>	a Development Order Amendment to modify the Master Plan to add building square footage
<b>Overall Development Acreage:</b>	115.62
<b>Affected Acres:</b>	40.22

**Summary:** Proposed is an amendment to previously approved Development Orders for the 115.62-acre Rainberry PUD development, and more specifically, Pod A (6.12 acres). The Pods A & B were last approved by the Board of County Commissioners (BCC) on May 23, 2019.

The request will modify the Master Plan to increase the intensity for Pod A; and, will modify the Site Plan, add square footage (sq. ft.). The Preliminary Site Plan (PSP), for Pod A, includes three separate lots, with four buildings, and a total 141,102 sq. ft. and 125 dwelling units. There will be no changes to Buildings G and H, the Multi-family structures. The Building I (Resource Center (Assembly Non-profit)) indicates an addition of a 12,315 sq. ft., with no additional students (97). The plan indicates 178 parking spaces and access is from 95th Avenue.

**Location Map:**

