



May 11, 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>Encompass Health Rehabilitation Hospital of Lake Worth, Z/CA-2021-01817</b>
<b>Control:</b>	Eastwood Mulch, 1997-00048
<b>Location:</b>	North side of Lantana Road, approximately 0.26 miles east of SR7/441
<b>ZC Hearing:</b>	June 2, 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>	June 23, 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 Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. 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)

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. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report 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 Imene Haddad, Senior Site Planner at (561) 233-5278 or IHaddad@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  
Imene Haddad, Senior Site Planner

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



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Gregg K. Weiss, Vice Mayor  
  
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Official Electronic Letterhead

### Zoning Application Summary

<b>Application:</b>	<b>Encompass Health Rehabilitation Hospital of Lake Worth, Z/CA-2021-01817</b>
<b>Control:</b>	Eastwood Mulch, 1997-00048
<b>Location:</b>	North side of Lantana Road, approximately 0.26 miles east of SR7/441
<b>BCC District:</b>	District 6, Commissioner Melissa McKinlay
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) Zoning District to Institutional and Public Facilities (IPF) Zoning District
<b>Title/Request:</b>	a Class A Conditional Use to allow a Hospital
<b>Overall Acres:</b>	8.21 acres

**Summary:** Proposed is an Official Zoning Map Amendment and Class A Conditional Use on a 8.21-acre site. A portion of the site had a previous approval for a Wholesale Nursery, pursuant to Control 1997-00048.

Concurrent with an application for a Small Scale Amendment, SCA 2022-00012, the request proposes to rezone the site from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District, along with a Class A Conditional Use in order to develop a Hospital.

The Preliminary Site Plan (PSP) indicates a two phased development, with 54,642 square feet (sq. ft.) and 50 beds within Phase 1, and 21,407 sq. ft and 30 beds in Phase 2. The total square footage will be 70,049 sq. ft with 80 beds. A total of 147 parking spaces are proposed with access from Lantana Road.

